OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

DECISION

Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street 1st Floor Brooklyn,NY 11217	**Summons No:** 037033241M et al. (1 Summons) DEPT OF BUILDINGS, -against- IRMA PORETSKY **Hearing Date:** 10/14/2026 **Hearing Location:** Remote **Type of Hearing:** By Telephone

Total Penalty Amount:**$1,250.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037033241M	Sustained	02/11/2025	2470 Bedford Avenue Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	$1,250.00

Findings of Fact & Conclusions of Law

Phoebe Dosset appeared for the respondent and Maria Dollas appeared for the Petitioner.

The summons cites a violation of 28-204.4

There was no dispute that the prior was in violation.

The respondent denied, but offered no evidence to rebut, the charge.

I find the sworn account of the issuing officer to be credible, and that it establ shes the charge. The respondent failed to set forth a valid legal defense. The summons is sustained.



10/14/2026

10/14/2026

Amy Jill Baranoff, Judicial Hearing Officer **Date**