



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Michael Nacmias, Esq. - Nacmias Law Firm 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons No: 039126912J et al. (1 Summons) DEPT OF BUILDINGS, -against- TO THE OWNER OF THE PROPERTY AND/OR BUILDING Hearing Date: 06/04/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$250.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039126912J	Sustained	10/08/2024	259 WEST 4 STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B301	28-105.1	Sustained	\$250.00

Findings of Fact & Conclusions of Law

The summons alleges that respondent committed a class 3 violation of the New York City Administrative Code section 28-105.1 by having a new raised PVC deck installed on the sidewalk level in connection with interior renovation.

Frank Tamberino, attorney, appeared on behalf of Respondent, with Alexander Stratis observing. Cassie Rene appeared on behalf of the Department of Buildings.

Mr. Tamberino denied the allegations.

I credit the allegations contained in the summons. Respondent failed to rebut the allegations or argue a valid defense thereto . Respondent is found in violation and the standard penalty shall be imposed.

Ricardo Luiggi

06/11/2026

06/11/2026

Ricardo Luiggi, Judicial Hearing Officer

Date