



# OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

## Decision

|                                                                                                              |                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC<br/>592 Pacific Street 1st Floor<br/>Brooklyn, NY 11217</p> | <p>Summons# : 039134473R et al. (1 summonses)</p> <p>DEPT OF BUILDINGS,</p> <p>-against-</p> <p>HASSAN, ISSAM</p> <p>Hearing Date : 5/26/2026</p> <p>Hearing Location : Remote</p> <p>Type of Hearing : By Telephone</p> |
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|                        |      |                        |                |
|------------------------|------|------------------------|----------------|
| Total Penalty Amount : | 0.00 | Community Service(Hr): | Not Applicable |
|------------------------|------|------------------------|----------------|

| SUMMONS #  | SUMMARY DISPOSITION | DATE OF OCCURRENCE | PLACE OF OCCURRENCE              |
|------------|---------------------|--------------------|----------------------------------|
| 039134473R | Dismissed           | 01/03/2025         | 6676 SEDGWICK PLACE,<br>Brooklyn |

| LINE ITEM | OATH CODE | CODE SECTION / RULE | RESULT    | PENALTY |
|-----------|-----------|---------------------|-----------|---------|
| 1         | B101      | 28-105.1            | Dismissed | 0.00    |

Total Penalty for Summons: 0.00

### Findings of Facts & Conclusions of Law

A telephonic hearing took place on May 26, 2026. Phoebe Dossett, Esq. appeared for Respondent. Joseph Casciano appeared for Petitioner.

On 1/3/2025 Respondent was issued a violation of:

73R Class 1, 28-105.1 (B101)- full stop work order b101 for plumbing work done (newly installed cast iron pipes and plumbing traps without permits).

These matters were adjourned to today for the IO to appear, IO E. Jarratt, Badge #3603.

The IO was unavailable, and while Petitioner tried to locate him, he was not able to find him in the system. The Petitioner amend this to a Class 2 violation (B201). Respondent was challenging the class.

Respondent does not object to class amendment. However, Respondent was submits evidence that shows that prior to first hearing date, there was a permit pulled. She seeks mitigation.

In the alternative, moves to dismiss as this is for window panes removed but replacing door/windows as those replaced here does not require a permit. This was a minor construction permit, and the windows replaced did not require a permit. The stop work order was rescinded as the permit was pulled.

Petitioner recommends mitigation.

I credit Respondent's evidence and find their position credible. I find that this was a one family home, minor renovation and was just a renovation. The windows replacement did not require a permit. Per Item VIII of Table 3 contained in 1 RCNY § 101-14, a permit is not required for "[r]eplacement of existing windows (balcony doors) that satisfy the following conditions. See DOB v SMI Construction Management, Appeal No. 2401441 (October 24, 2024).

The summons is dismissed.

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| <br>05/26/2026 | 05/26/2026 |
| Aneeba Rehman, Hearing Officer                                                                   | Date       |