



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: 039140423J et al. (1 Summons) DEPT OF BUILDINGS, -against- 2246 FOREST AVE, LLC Hearing Date: 05/21/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$625.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039140423J	Sustained	03/05/2025	2246 FOREST AVENUE Staten Island

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B263	28-204.4	Sustained	\$625.00

Findings of Fact & Conclusions of Law

Petitioner, DOB, appeared by Dallas Mahan. The hearing was conducted via CourtCall, a telephone hearing, on May 21, 2025.

Respondent appeared by Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC.

Respondent is charged under NYC Building Code Section 28-204.4. The underlying violation was resolved.

DOB recommended the mitigated penalty having identified acceptable correction within their agency records.

The violation is sustained with the mitigated penalty.

	
05/21/2025	05/21/2025
Rebecca Kramer, Hearing Officer	Date