



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: 039141543Z et al. (1 Summons) DEPT OF BUILDINGS, -against- 147-25 NORTHERN ASSOCIATES, Hearing Date: 06/12/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,250.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039141543Z	Sustained	03/14/2025	147-25 NORTHERN BOULEVARD Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B151	28-304.1	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

Petitioner appeared by D. Burbridge, Esq., and IO Alexander. The respondent appeared by F. Tamberino, Esq.

The summons charges a Class 1, violation of AC 28-304.1, for failure to maintain elevator. The inspector noted, only one elevator in building (or section of building) out of service. The device is out of service creating a hazardous condition as per 1 RCNY 11-02.

Petitioner rested on the contents of the summons and presented a copy of the complaint which states there is a single device in the building and it's out of service. Mr. Tamberino challenged the class 1 designation arguing there is another elevator in

the building. He emailed copy of the NYC DOB Elevator records showing that there are two elevators in the building, and photos of the inside of the elevator (s) (R. Evidence).

Inspector Alexander credibly testified that although the records list two elevators in the property the elevators serve different sections of the building, and those sections do not connect. He further testified, since the elevators provide service to different sections of the building, the Class 1 classification is warranted. I find petitioner established this violating condition and that it is properly classified as Class 1. The summons is sustained.

E. Garcia

06/18/2026

06/18/2026

Elizabeth Garcia, Judicial Hearing Officer

Date