

P.O. Box 2339
Peck Slip Station
New York NY 10272-2339



Mailing date of this order: 08/11/2025
Respondent: 608 DEGRAW REALTY LLC
Summons # : 039145385K



NACMIAS MICHAEL
592 PACIFIC ST STE A
BROOKLYN, NY 11217-2077

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DECISION BASED ON FAILURE TO ANSWER SUMMONS

On 04/18/2025 at 608 DEGRAW STREET BROOKLYN NY 11217, an agent from the DEPT. OF BUILDINGS gave summons 039145385K to 608 DEGRAW REALTY LLC. The agent claims that 608 DEGRAW REALTY LLC violated section AC 28-118.3.2 of the Administrative Code, the Rules of the City of New York, the New York City Health Code, or another City or State Law. The summons or a further notice instructed 608 DEGRAW REALTY LLC to come to OATH Hearings Division on 02/03/2026 for a hearing.

608 DEGRAW REALTY LLC did not come to OATH Hearings Division on 02/03/2026. The case has now been decided against 608 DEGRAW REALTY LLC. 608 DEGRAW REALTY LLC must pay a fine of \$10,000.00 and fix the problems shown on the summons immediately. To avoid paying \$10,000.00, 608 DEGRAW REALTY LLC must either:

- (A) Admit the violation, pay a special reduced fine of \$3,155.00 and fix the problems shown on the summons. Full payment must be received by OATH Hearings Division no more than 30 days from 08/11/2025. See the back of this paper for more instructions; or
- (B) Immediately ask for a new hearing. This is done by filling out the form called "Request for a New Hearing After a Failure to Appear." You can find this form on our website at: www.nyc.gov/oath. Or you can pick up the form at any OATH Hearings Division office.

A first request for a new hearing will be granted if it is received by OATH Hearings Division:

- no more than 75 days of the mailing or hand delivery date of the default decision.

If 608 DEGRAW REALTY LLC does not do either (A) or (B), 608 DEGRAW REALTY LLC must pay \$10,000.00. If 608 DEGRAW REALTY LLC does not pay \$10,000.00, the City will get a legal judgment against 608 DEGRAW REALTY LLC. Then the City can take money and property from 608 DEGRAW REALTY LLC to pay the fine.

The summons you received from the Department of Buildings contained an order from the Commissioner of the Department of Buildings directing you to timely correct the cited conditions and file a certificate of correction. Failure to do so may result in the Department of Buildings issuing you additional summonses charging violations of Administrative Code Section 28-201.1, for failure to comply with the order, and/or Administrative Code Section 28-204.4, for failure to file a certificate of correction.

See the back of this Order for more instructions

G15G-DOB Default with Late Admit
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REPRESENTATIVE