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# : 039153576N et al. (3 summonses) DEPT OF BUILDINGS, -against- ALLIANCE ENERGY LLC Hearing Date : 8/28/2026 Hearing Location : Remote Type of Hearing : By Telephone

Total Penalty Amount : 3,750.00	**Community Service(Hr):** Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039153576N	Dismissed	07/10/2025	495 EAST 180 STREET, Bronx

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B263	28-204.4	Dismissed	0.00

Total Penalty for Summons: 0.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039153577P	Sustained	07/10/2025	495 EAST 180 STREET, Bronx

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B283	ZR 25-41	Sustained	1,250.00

Total Penalty for Summons: **1,250.00**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039153578R	Sustained	07/10/2025	495 EAST 180 STREET, Bronx

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B107	28-118.1	Sustained	2,500.00

Total Penalty for Summons: **2,500.00**

Findings of Facts & Conclusions of Law

Respondent, Alliance Energy LLC., appeared by Phoebe Dossett Esq., as attorney, and Shiva Chakraborty Esq., appeared as attorney for the petitioner, DOB.

The respondent is charged with three violations of the NYC Administrative Code, to wit: a violation of Section 28-204.1 of the Code under summons no. 039153576N (76N) for failure to comply with Commissioner's order to file a certificate of correction for summons no. 39094186K issued on 09/06/2023 for work without a permit; a violation of parking regulation in a residential district under NYC ZR 25-41 under summons no. 039153577P (77P). The violation alleges: NOTED AT TIME OF INSPECTION OBSERVED STORAGE OF APPROXIMATELY 7 VEHICLES PARKED ON SIDEWALK REDUCING THE PEDESTRIAN WALKWAY IN A R64A GENERAL RESIDENTIAL DISTRICT; a violation of section 28-118.1 of the Administrative Code under summons no. 039153578R (78R). The violation alleges: BUILDING OR OPEN LOT OCCUPIED WITHOUT A VALID CERTIFICATE OF OCCUPANCY; NOTED CERTIFICATE OF OCCUPANCY NUMBER 56485 ISSUED ON 06/15/1987 HAS EXPIRED ON 06/28/1995.

Ms. Dossett moved to dismiss the violation no. 76N, stating that the cited underlying violation no. 39094186K issued on 09/06/2023 for work without a permit was dismissed.

Mr. Chakraborty raised no objection and made no recommendation for imposition of penalties.

Respondent's motion is granted. As the underlying violation no. 39094186K which is the basis of the instant violation was dismissed, there is no basis to sustain the instant violation for failure to correct a dismissed violation. The respondent has established a sufficient legal defense to the charge. Therefore, violation 76N is dismissed.

Ms. Dossett denied but did not rebut violations 77P and 78R. She stated that the respondent is in the process of correcting the violations.

Mr. Chakraborty reaffirmed the violations and recommended the applicable statutory penalty for each of the violations respectively.

Violations 77P and 78R are sustained. As the petitioner has proved its case on each of the violations, and the respondent has not established a sufficient legal defense to any of the violations, I credit the facts alleged in each of the charges. Therefore, the violations are sustained, and an approved penalty is hereby imposed for each of the violations respectively.



09/08/2026 **09/08/2026**

Cornelius Ojinnaka, Hearing Officer **Date**