OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

Decision

Michael Anthony Sargo, Esq. 592 Pacific Street Brooklyn,NY 11217	**Summons# : 039155372K et al. (5 summonses)** **DEPT OF BUILDINGS,** **-against-** **SAYWACK, DANNY** **Hearing Date :** 10/23/2026 **Hearing Location :** Remote **Type of Hearing :** By Telephone

Total Penalty Amount : 51,750.00	**Community Service(Hr):** Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039155372K	Sustained	07/29/2025	2168 CROTONA AVENUE, Bronx

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B1E8	28-210.1	Sustained	15,000.00
2	B172	28-202.1	Sustained	1,000.00

Total Penalty for Summons: 16,000.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039155373M	Sustained	07/29/2025	2168 CROTONA AVENUE, Bronx

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B102	28-301.1	Sustained	2,500.00

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039155374Y	Sustained	07/29/2025	2168 CROTONA AVENUE, Bronx

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B202	28-301.1	Sustained	1,250.00

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039155375X	Sustained	07/29/2025	2168 CROTONA AVENUE, Bronx

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B1E8	28-210.1	Sustained	15,000.00
2	B172	28-202.1	Sustained	1,000.00

Total Penalty for Summons: **16,000.00**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039155376H	Sustained	07/29/2025	2168 CROTONA AVENUE, Bronx

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B1E8	28-210.1	Sustained	15,000.00

2	B172	28-202.1	Sustained	1,000.00

Total Penalty for Summons: **16,000.00**

Findings of Facts & Conclusions of Law

A hearing was conducted by telephone on October 23, 2026. Michael Sargo, Esq. appeared for the respondent. Anuj Vaidya, Esq. appeared for the petitioner. Summonses 72K 75X, and 76H each alleged a violation of NYC Admin. Code secs. 28-210.1 and 28-202.1. Summons 73M alleged a violation of NYC Admin. Code sec. 28-301.1. Summons 74Y alleged a violation of NYC Admin. Code sec. 28-301.1.

The petitioner presented an evidence packet that included photographs of the alleged violations. Inspector Michael Russin also testified to his observations, specifically, that there were illegal single room occupancies at the premises. The respondent's attorney submitted photographs as well as an affidavit from the respondent to show that the respondent corrected the violations for summonses 72K, 75X, and 76H on July 30, 2025 by vacating the units and removing the locks from each unit. The petitioner did not challenge the respondent's evidence and stated that the corrections appeared acceptable. The respondent made no other rebuttals. I credit the respondent's corrections. I also credit the allegations in summonses 72K, 75X, and 76H, and uphold these summonses. A penalty of $15,000 is imposed for each sec. 28-210.1 violation and a penalty of $1000 is imposed for each sec. 28-202.1 violation.

As to summons 73M, Inspector Russin testified that he issued the summons as a Class I violation because the objects in the staircase posed an obstruction that created tripping and fire hazards. The respondent challenged the class, arguing that the obstruction was not complete. I do not agree with the respondent and credit the petitioner's evidence. The presence of various items in the staircase, including a ladder and water dispensing machine, created an immediate hazard. This summons is, therefore, upheld, and a penalty of $2500 is imposed.

For summons 74Y, the respondent denied the allegations without rebuttal. I, therefore, credit the summons allegations, uphold the summons, and impose a penalty of $1250.



10/23/2026 **10/23/2026**

Chin Ho Cheng, Hearing Officer **Date**