



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: 039159487Z et al. (1 Summons) DEPT OF BUILDINGS, -against- N SHORE BAPTIST CHURCH C/O THOMAS VOLTS CHAIRMAN Hearing Date: 07/30/2026 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
039159487Z	Sustained	09/08/2025	202-09 42 AVENUE Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B206	27-Misc, 28-Misc, BC -Misc	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

The summons was issued on September 8, 2025, with a return date of November 18, 2025.

Attorney Henrietta Baidoo appeared for Petitioner, Department of Buildings and Attorney Phoebe Dosset appeared for Respondent, N SHORE BAPTIST CHURCH C/O THOMAS VOLTS CHAIRMAN., on July 30, 2026.

Respondent is charged with New York Administrative Code 28-116.4. The allegation is designated as a Class 2 major hazardous.

Summons alleges, in relevant parts, failure to comply with dept. of buildings requirement for permit sign-off...

Petitioner rested on the summons.

Respondent denied the charge but offered no rebuttal.

Code § 28-116.4 provides: Upon submission of a satisfactory report of final inspection and all required submittal documents, the department shall document the sign-off of the project and issue a letter of completion, or, if applicable, a certificate of occupancy for the work. The owner shall take all necessary steps required by the department for the issuance of such letter of completion or certificate of occupancy within one year following the expiration of the last permit.

I credit the Petitioner's argument and the IO's testimony. I find that Respondent did not have a valid defense. I find that this is a class 2 major condition because the violating condition affects life, health, safety, property, the public interest but does not require immediate corrective action.

Accordingly, the Summons is sustained and the mitigated penalty of \$1250 is imposed.

Iyayi Uwa

08/06/2026

08/06/2026

Iyayi Uwa, Judicial Hearing Officer

Date