



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS  
Hearings Division

DECISION

|                                                                                                              |                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC<br/>592 Pacific Street 1st Floor<br/>Brooklyn, NY 11217</p> | <p>Summons No: 039160568Z et al. (1 Summons)</p> <p>DEPT OF BUILDINGS,</p> <p>-against-</p> <p>522 GRAND HOLDINGS LLC</p> <p>Hearing Date: 08/03/2026</p> <p>Hearing Location: Remote</p> <p>Type of Hearing: By Telephone</p> |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                              |
|----------------------------------------------|
| Total Penalty Amount: <b>\$0.00</b>          |
| Community Service(Hr): <b>Not Applicable</b> |

| SUMMONS #  | SUMMARY DISPOSITION | DATE OF OCCURRENCE | PLACE OF OCCURRENCE       |
|------------|---------------------|--------------------|---------------------------|
| 039160568Z | Dismissed           | 09/16/2025         | 522 GRAND STREET Brooklyn |

| LINE ITEM | OATH CODE | CODE SECTION/RULE | RESULT    | PENALTY |
|-----------|-----------|-------------------|-----------|---------|
| 1         | B103      | 28-118.3.2        | Dismissed | \$0.00  |

Findings of Fact & Conclusions of Law

Phoebe Dossett appeared as the authorized representative of the named respondent, Henry Pita appeared for the Department. The inspector was not available.

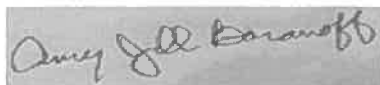
The summons cites a violation of 28-118.3.2 as an agg1, however since the predicate was dismissed, the Petitioner withdrew the "agg 1" designation.

The respondent challenged service, .She also challenged the class, insofar as the use groups at issue were both commercial. Finally, she challenged the merits, insofar as as of December, 2024, there was no longer a use group distinction between 16a

and 6.

As to service, the Petitioner stated that he spoke to the inspector, who told him he did not recall if he asked the employee if anyone else who was authorized to accept service was available.

Regardless of the merits, the case must be dismissed for improper service. It is established law that if an inspector encounters someone affiliated with the premises, he must ask if that individual or anyone else is available who is authorized to accept service. Here, while the inspector asked the employee if he was authorized, he did not also ask if anyone else was available who was authorized. Accordingly, the summons is dismissed.



08/03/2026

08/03/2026

Amy Jill Baranoff, Judicial Hearing Officer

Date