



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: 039161286P et al. (1 Summons) DEPT OF BUILDINGS, -against- EL-KAM REALTY CO Hearing Date: 07/30/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,500.00

Community Service(Hr): Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039161286P	Sustained	09/23/2025	952 1 AVENUE Manhattan

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

Findings of Fact & Conclusions of Law

The summons was issued on September 23, 2025, with a return date of December 4, 2025.

Attorney Henrietta Baidoo appeared for Petitioner, Department of Buildings and Attorney Phoebe Dosset appeared for Respondent, EL-KAM REALTY CO., on July 30, 2026.

Respondent is charged with NYC Administrative Code Section 28-301.1. The allegation is designated as a Class 1 immediate hazardous condition.

Summons alleges that ...failure to maintain building code complaint manner...wood-framed windows...observed in advanced deterioration...Conditions include rotted frames...posing a hazard of falling...

Petitioner rested on the summons.

Respondent denied the charge but had no rebuttal.

Section 28-301.1 provides, in pertinent part, that an owner shall be always responsible to maintain its building in a safe and code-compliant manner.

I credit the Issuing Officer's sworn statement. I find that the Respondent did not have a valid defense to the charge. I find that class 1 immediately hazardous condition was established because violating condition poses a threat that severely affects life, health, safety, property, the public interest, or a significant number of persons and does warrant immediate corrective action.

Accordingly, the summons is sustained. Standard penalty of \$2500 is imposed.

Iyayi Uwa

08/05/2026

08/05/2026

Iyayi Uwa, Judicial Hearing Officer

Date