



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: 039161856H et al. (1 Summons) DEPT OF BUILDINGS, -against- MOONEY HOUSE LLC Hearing Date: 08/06/2026 Hearing Location: Remote Type of Hearing: By Telephone
--	--

Total Penalty Amount: \$5,000.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039161856H	Sustained	09/29/2025	18 BOWERY Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B102	28-301.1	Sustained	\$5,000.00

Findings of Fact & Conclusions of Law

Petitioner appeared by C. Rene. Respondent appeared by P. Dossett. Also testifying was Issuing Officer Pollard. Petitioner charges Respondent with a class 1 failure to maintain building in a code compliant manner, charged as an aggravated 1 condition. Ms. Rene submitted documents and photos taken by the Inspector, and support for the aggravated charge (Pet Ex 1). Inspector Pollard testified regarding conditions observed which included an angle iron attached through a space in a window where the pane had been removed. Inspector Pollard explained he did not gain access to the building and therefore could not directly assess the risk of dislodgement. Ms. Dossett challenged the class, arguing that since the Inspector could not directly assess the risk, it cannot be established that this was immediately hazardous. Ms. Rene argued that the installation depicted in the photos was clearly improper, which creates a hazardous condition, and I agree with Petitioner. No

further valid defense or evidence was presented. I credit the allegations in the summons and find Respondent was in violation on the cited date. I uphold the violation and impose the aggravated penalty.



08/19/2026

08/19/2026

Kristina Ross, Judicial Hearing Officer

Date