



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: 039168139R et al. (1 Summons) DEPT OF BUILDINGS, -against- HU, KUO CHING Hearing Date: 08/11/2026 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
039168139R	Sustained	11/24/2025	151 GREENPOINT AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B201	28-105.1	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

A hearing was conducted by telephone on August 11, 2026. Phoebe Dossett, Esq. appeared for the respondent. Kimberly Manas, Esq. appeared for the petitioner. The summons alleged a violation of NY Admin. Code sec. 28-105.1 there was work performed without a permit. The petitioner rested on the summons; the respondent denied the allegations without rebuttal. I, therefore, credit the summons allegations, uphold the summons, and impose a penalty of \$1250.



08/11/2026

08/11/2026

Chin Ho Cheng, Judicial Hearing Officer

Date