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:** 039174199J et al. (1 Summons) DEPT OF BUILDINGS, -against- ROWLEY, AVIVA **Hearing Date:** 09/25/2026 **Hearing Location:** Remote **Type of Hearing:** By Telephone

Total Penalty Amount: **$625.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039174199J	Sustained	01/16/2026	586 ONDERDONK AVENUE Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B202	28-301.1	Sustained	$625.00

Findings of Fact & Conclusions of Law

A telephonic hearing took place on September 25, 2026. Phoebe Dossett, Esq. appeared on behalf of the Respondent. Daniel Brickman appeared on behalf of Petitioner.

Respondent was issued a violation of Class 2, 28-301.1- Apts 2R and 2L had uncapped water and gas lines in kitchen.

Petitioner relies on the summons.

Respondent moves for mitigation as there was correction before first hearing date. Petitioner confirms and recommends

mitigation.

The summons is sustained and a mitigated penalty is assessed in the amount of: $625.



09/30/2026

09/30/2026

Aneeba Rehman, Judicial Hearing Officer	Date