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:** 039179077Y et al. (1 Summons) DEPT OF BUILDINGS, -against- BEVERLY APARTMENT CORP **Hearing Date:** 08/25/2026 **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
039179077Y	Sustained	03/03/2026	66-20 WETHEROLE STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2C4	28-105.1	Sustained	$625.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Attorney for Respondent, BEVERLY APARTMENT CORP and Ralph Mondiello, Attorney for Petitioner, Department of Buildings. The parties appeared for a hearing by telephone on August 25, 2026.

Respondent was charged with a Class 2 violation of Section 28-105.1 of the Administrative Code for plumbing work done without a permit.

At the hearing, Petitioner's representative confirms that the violation was certifed corrected as of May 20, 2026, which is prior to the first hearing date.

Based on the evidence, Petitioner recommends the mitigated penalty.

I credit the summons and Respondent's evidence of timely correction. Therefore, this violation is sustained and the mitigated penalty is imposed.

09/04/2026

09/04/2026

Amita Rodriguez, Judicial Hearing Officer **Date**