



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: 039184801M et al. (1 Summons) DEPT OF BUILDINGS, -against- ZSN LLC Hearing Date: 07/22/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$625.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039184801M	Sustained	04/16/2026	2628 ATLANTIC AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B254	28-301.1	Sustained	\$625.00

Findings of Fact & Conclusions of Law

The summons is sustained.

The Respondent, DAVID A. JONES, appeared by its counsel, Phoebe Dossett, Esq., Nacmias Law Firm, PLLC. The Petitioner, NYC DEPARTMENT OF BUILDINGS, appeared by its counsel, Daniel Brickman, Esq.

The summons alleges a Class 2 violation of NYC Administrative Code Section 28-301.1 for a failure to maintain a building in a Code-compliant manner: service--equipment boiler. The Issuing Officer specifically alleges in the violation details of the sworn summons that the triangle tube boiler in Apt. 3L was inoperable.

Petitioner's counsel relied on the summons for Petitioner's main case and stated that the violation had been corrected prior to the first scheduled hearing date. On this basis, Petitioner's counsel recommended a mitigated penalty for timey correction.

Respondent's counsel denied the existence of the violating condition but did not produce any evidence or assert any affirmative defenses to the charge.

I find on the Petitioner's credible case that the violating condition described in the summons existed as a Class 2 violation and the mitigated penalty for a Class 2 violation is imposed.

The summons is sustained.

Jamin Sewell

07/24/2026

07/24/2026

Jamin Sewell, Judicial Hearing Officer

Date