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:** 039539691K et al. (1 Summons) DEPT OF BUILDINGS, -against- B SOSA ENTERPRISES CORP **Hearing Date:** 09/01/2026 **Hearing Location:** Remote **Type of Hearing:** By Telephone

Total Penalty Amount:**$1,000.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039539691K	Sustained	04/30/2025	150-26 12 ROAD Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B211	BC 3307.7	Sustained	$1,000.00

Findings of Fact & Conclusions of Law

Phoebe Dossett appeared as the authorized representative of the named respondent, and Ralph Mondiello appeared for the Petitioner, along with Inspector Pilios.

The summons cites a violation of BC 3307.7.

There was a challenge as to service.

The inspector testified that he visited the cited premises as a part of routine monitoring on 4/30/25. When he arrived, he

encountered two or three people. He identified himself and advised them why he was there.

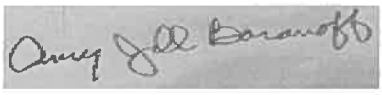
He issued the summons, but it was much later in the day, and he did not return until after 3:00 pm.. The gate was closed, and the fence was locked, and no other people were around. He knocked multiple times, but there was no response.

Upon questioning, he testified that he waited about ten or fifteen minutes, and walked around. He called out "Hello" just to make sure. He looked into the viewing panel but did not see anyone.

Based upon the foregoing, I find there was a reasonable attempt at personal service made prior to posting.

As to the merits, the respondent denied, but offered no evidence to rebut, the charge.'

I find the sworn account of the issuing officer to be credible, and that it establishes the charge. The respondent failed to set forth a valid legal defense. The summons is sustained.



09/02/2026

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Amy Jill Baranoff, Judicial Hearing Officer **Date**