



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: 039544705Z et al. (1 Summons) DEPT OF BUILDINGS, -against- PRIMROSE SERVICE INC Hearing Date: 06/09/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,500.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039544705Z	Sustained	09/10/2025	28-38 200 STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2P7	Misc. BC—Chapter 33	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared at the hearing by phone for Respondent. Anuj Vaidya, Esq. appeared by phone along with IO Zaniewski. Respondent was charged with a Misc. BC Chap 33 violation of BC 3314.1 for a supported scaffold built in an unsafe manner. Petitioner submitted photos in support. IO Zaniewski testified that there was no guardrail system in place and that it was plank on plank which is prohibited. He stated that that they were working on the façade at the time of inspection and that there were workers and tools visible on the scaffold as seen in the photos. Ms. Dossett stated that the scaffold was in the process of being dismantled. She stated that the SWO order was lifted right away, submitting the rescind in support. IO Zaniewski stated that scaffold was not being dismantled at the time of inspection and was in use for the work taking place on the façade.