



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: 039545722P et al. (1 Summons) DEPT OF BUILDINGS, -against- ZSN DEVELOPMENT INC Hearing Date: 06/29/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039545722P	Dismissed	10/08/2025	436 BLAKE AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B263	28-204.4	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared on behalf of Respondent ZSN Development, Inc.

Gurtej Sahni, Esq. appeared on behalf of Petitioner, Dept. of Buildings.

Petitioner charges AC 28-204.4. Class 2. Petitioner alleges failure to comply with a commissioner's order to file a Certificate of Correction with the Dept. of Buildings. Violating condition was not corrected. No Certificate of Correction was filed with the Dept. Remedy: File a Certificate of Correction, comply with Commissioner's Order. Violation no. 03954316H.

Mr. Sahni states summons ending in 316H was issued on 8/8/25 and found in violation at a hearing on 4/17/26.

Ms. Dossett states respondent denies the violation moves to dismiss because the underlying summons no. ending in 316H was not alleged in the violation details section of the summons and while it is noted in the remedy section that is insufficient to give respondent notice of the underlying summons being charged. She produced Appeal no. 2001387, DOB v. 1296 Sheridan Associates LP, 2/11/21 and Appeal No. 2600336, DOB v. Chai Crown Family Trust, 5/28/26 in support.

In response, Mr. Sahni argues the section of law was listed in the remedy section which is part of the narrative and therefore gives adequate notice to the respondent of the underlying violation. Appeal No. 2100103, DOB v. Eutia Realty Corp., 4/22/21.

I credit respondent's evidence and find it rebuts petitioner's evidence. I find petitioner's failure to list the underlying violation in the violation details fails to give respondent adequate notice of the charge including the failure to comply with a Commissioner's Order contained in summons ending in 31H.

Accordingly, this summons is dismissed.

D. Mbabazi

07/07/2026

07/07/2026

Deborah Mbabazi, Judicial Hearing Officer

Date