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: 039547014N et al. (1 Summons)** **DEPT OF BUILDINGS,** **-against-** **FRONT WAVE CONSTRUCTION*** **Hearing Date: 09/10/2026** **Hearing Location: Remote** **Type of Hearing: By Telephone**

Total Penalty Amount:**$2,500.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039547014N	Sustained	11/14/2025	59 HENRY STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B181	BC 3303.4 27-1018	Sustained	$2,500.00

Findings of Fact & Conclusions of Law

Respondent FRONT WAVE CONSTRUCTION* appeared at a remote telephonic hearing on 9/10/2026 by Phoebe Dossett, Esq.

Petitioner NYC Buildings Dept. appeared by Deanna Lamberti, Esq.

Respondent is charged with a Class 1 violation of BC 3301.5. It is alleged in the Summons that the issuing officer {Observed jobsite w/cable SYS. @ multiple locations w/missing zero cable. loose netting & cables. Also. balconies on expo#l , #3, HVAC shafts w/out guardrails or CAZ as r SSP, excessive amount of const debris on multiple floors, extinguishers missing

tags & not mounted. Stop all work l0ft back from all cable systems & interior balcony doorways 3301.5.

Ms. Dosset stated that a more applicable section of law is BC 3303.4 as it is more of a housekeeping issue.

Ms. Lamberti agreed and moved to amend the charge to BC 3303.4. The motion was granted at the hearing.

After the amendment Ms. Dossett denied the violation but presented no facts to rebut the allegations in the Summons and presented no defense to the charge.

Accordinlgy, the Summons is sustained (as amended) and the Class 1 penalty is imposed for a violation of BC 3303.4.

09/17/2026

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Jerilyn F. Rubin, Judicial Hearing Officer **Date**