



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: 039547529M et al. (1 Summons) DEPT OF BUILDINGS, -against- JC CONTRACTING.MGMT LLC Hearing Date: 08/17/2026 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
039547529M	Sustained	12/01/2025	200 EAST 62 STREET Manhattan

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 on behalf of the Respondent, JC CONTRACTING MGMT LLC

Anuj Vaidya, Esq., appeared on behalf of the Petitioner, DOB.

The summons alleges a Class 2 violation of miscellaneous Chapter 33, BC 3303.7.2, during my inspection of an active job site for a 30-story ALT, I observed inadequate fire extinguishers. Specifically, there were missing safety inspection tags and missing monthly inspections.

Ms Dossett stated that the Class 2 penalty cited on the summons, \$2,500 standard, \$10,000 maximum, is incorrect. She stated that the summons cites 3303.7.2, which has Class 2 penalties of \$625 standard and \$3,125 maximum. She referenced DOB v. Volvy's Management Corp., Appeal No. 2400772 (August 29, 2024), in support.

Mr. Vaidya stated that the summons charged a miscellaneous violation of Chapter 33, as is permitted in the code.

I find that Ms Dossett's reliance on Volvy's Management Corp is in error. The Board stated in the appeal that "it is the Code section charged that provides notice of the penalty amount sought, not the infraction code cited." In this instance, the code section charged is miscellaneous Chapter 33. While BC 3303.7.2 is referenced in the narrative of the summons, that is not the charge. The penalties listed on the summons are correct for a miscellaneous Chapter 33 violation.

Therefore, I find that the penalties were correctly indicated on the summons.

Ms Dossett presented no further rebuttal.

The summons is sustained.

Sean Gralton

08/26/2026

08/26/2026

Sean Gralton, Judicial Hearing Officer

Date