OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

DECISION

Michael Anthony Sargo, Esq. 592 Pacific Street Brooklyn,NY 11217	**Summons No: 039548735H et al. (1 Summons)** **DEPT OF BUILDINGS,** **-against-** **JEFFERSON 1308 REALTY LLC** **Hearing Date: 09/08/2026** **Hearing Location: Remote** **Type of Hearing: By Telephone**

Total Penalty Amount:**$2,400.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039548735H	Sustained	01/05/2026	1308 JEFFERSON AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B223	BC 3307.1	Sustained	$2,400.00

Findings of Fact & Conclusions of Law

Petitioner NEW YORK CITY DEPARTMENT OF BUILDINGS (DOB) was represented by DOB attorney CARL KANEV, ESQ.

Respondent JEFFERSON 1308 REALTY LLC was represented by attorney MICHAEL ANTHONY SARGO, ESQ. of Nacmias Law.

The Respondent is charged with a Class 2 violation of § 3307.1 of the Building Code (BC), found in Title 28 of the Administrative Code of the City of New York, for pedestrian protection that does not meet Code specifications.

In the summons, the Issuing Officer affirmed observing on January 5, 2026, at 1308 Jefferson Avenue in Brooklyn, "Pedestrian protection does not meet code specifications. At time of inspection observed: Sidewalk Shed installed at expo# 1 not maintained as per BC 3307.6.5.3 Rotten wood mudsills under vertical members. Unstable structure not plumb creates a potential safety hazardous condition for public and property. Could collapse pedestrian seriously injured and vehicles damage . Remedy: Comply to code specifications Maintain sidewalk shed in a safety manner."

In support, petitioner submitted into evidence (1) the instant summons; (2) 8 color photographs taken contemporaneously by the Issuing Officer detain the violating conditions, showing rotten and broken mudsills.

I find the Issuing Officer's sworn-to summons narrative and the submitted documentary evidence to be credible as to their observations.

Respondent denied the violation without further rebuttal.

The credible evidence, here the sworn-to summons narrative of the Issuing Officer and the submitted evidence, is sufficient to establish, and I find, that respondent was in violation on the date of the offense. The violation is SUSTAINED, and I impose the penalty of $2,400.

Mark Goichman

09/10/2026

09/10/2026

Mark Goichman, Judicial Hearing Officer **Date**