



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: 035682469X et al. (1 Summons) DEPT OF BUILDINGS, -against- STATION SQUARE APARTMENTS CORP Hearing Date: 01/14/2025 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
035682469X	Sustained	05/02/2024	1 Station Square Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B104	AC 28-302.1	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

Pheobe Dossett appeared as the authorized representative of the named respondent, and Andrew Engel appeared for the Petitioner.

The summons cites a violation of 28-302.1.

The petitioner submitted photos.

The respondent challenged class, contending that the photos themselves showed that the respondent was providing

protection, and as such, the condition was not immediately hazardous.

The petitioner contended that on pages 8 and 9 of the photos, there are loose tiles shown in several locations at exposure 1 but that there is no sidewalk shed there.

Page 13 also shows there is no sidewalk shed in the back yard where there are cracked and spalling bricks in the back yard, there is also no sidewalk shed protection.

As such, there is a danger of falling debris in areas that might be trafficked by passers-by.

I find the sworn account of the issuing officer to be credible, and that it establishes the charge. The respondent failed to set forth a valid legal defense. For the reasons stated by the Petitioner, the "class 1" designation is proper. Accordingly, the summons is sustained.,

A. Baranoff

01/14/2025

01/14/2025

Amy Baranoff, Hearing Officer

Date