



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

NORA BROWN - NACMIAS LAW FIRM PPLC 592 PACIFIC STREET Brooklyn, NY 11217	Summons No: 014216636Y et al. (1 Summons) NEW YORK CITY FIRE DEPARTMENT, -against- 85 W BWAY CONDO Hearing Date: 01/07/2026 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
014216636Y	Sustained	11/19/2025	85 West Broadway Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	BF20	VC20 .	Sustained	\$0.00

Findings of Fact & Conclusions of Law

This is a hearing by phone held January 7, 2026. Respondent, 85 W BWay Condo, appeared by Nora Brown, authorized representative. Petitioner, FDNY, appeared by Joanne Guerra.

This summons alleges a violation of VC 20 for inspection and testing. The first hearing date was 1/7/2026, with a compliance date of 12/24/2025.

Petitioner's representative rested on the summons. She noted that FDNY received correction on 12/11/2025. She recommended a finding of violation with a zero penalty.

Respondent's representative had nothing further.

Summons sustained. A zero penalty is imposed based on Petitioner's issuance of a cure.

<i>Sarah Axtell</i>	
01/12/2026	01/12/2026
Sarah Axtell, Judicial Hearing Officer	Date