



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

Decision

Michael Anthony Sargo, Esq.
592 Pacific Street
Brooklyn, NY 11217

Summons# : 012176307R et al. (1 summonses)

NEW YORK CITY FIRE DEPARTMENT,

-against-

LIFE 31 LLC

Hearing Date : 3/4/2026

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 935.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
012176307R	Sustained	01/06/2026	19 West 31 St, Manhattan

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	BF35	VC12 .	Sustained	935.00

Total Penalty for Summons: 935.00

Findings of Facts & Conclusions of Law

The hearing was conducted via telephone conference call on March 4, 2026.

Michael Sargo, Esq. appeared as authorized representative for respondent LIFE 31 LLC. Kofi Speed appeared on behalf of petitioner FDNY.

The summons charges VC 12, failure to maintain fire protection system, as a repeat. Mr. Sargo stated that the respondent does not dispute the prior summons. Mr. Speed stated that FDNY records already contain proofs of correction, recommending the reduced repeat penalty be imposed.

I credit the summons details and I find that the petitioner has established a valid charge against the respondent as a repeat. I credit that the respondent submitted timely correction, which does not establish a valid defense but warrant reduced penalty. I find the respondent in violation and impose the reduced repeat penalty of \$935.



03/04/2026

03/04/2026

Joan Giaccio, Judicial Hearing Officer

Date