



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: 039546662R et al. (1 Summons) DEPT OF BUILDINGS, -against- BAY RESTORATION CORP Hearing Date: 02/10/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,400.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039546662R	Sustained	11/05/2025	108-53 62 DRIVE Queens

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

Findings of Fact & Conclusions of Law

TAYLOR BARJE, ESQ. appeared for the Department of Buildings (DOB), the petitioner here. PHOEBE DOSSETT, ESQ., appeared for the respondent. The summons alleges that respondent's property contained pedestrian protection that did not meet code specification while the building was undergoing alteration. Accordingly, the summons alleges a violation of section 3307.1 of the Building Code.

Petitioner rested on the allegations contained within the four corners of the summons. I find that petitioner makes a prima facie showing of the violation.

Respondent's counsel denied liability for the summons. However, she conceded that she possessed no additional probative information, factual or legal, that can rebut petitioner's prima facie showing. In that light, I find that respondent has failed to establish a valid defense. I find respondent in violation and I impose the applicable penalty.

The summons is sustained.



02/27/2026

02/27/2026

Velly Polycarpe, Judicial Hearing Officer

Date