



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# : 039516650M et al. (5 summonses) DEPT OF BUILDINGS, -against- JSB WORKS INC. Hearing Date : 10/22/2024 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount : 4,750.00	Community Service(Hr): Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039516650M	Sustained	05/16/2023	166 WASHINGTON AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B211	BC3307.7	Sustained	500.00

Total Penalty for Summons: 500.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039516652X	Sustained	05/15/2023	166 WASHINGTON AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B106	AC 27MISCAC28MISCBCMI	Sustained	2,500.00

Total Penalty for Summons: 2,500.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039516655L	Sustained	05/15/2023	166 WASHINGTON AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B206	AC 27MISCAC28MISCBCMI	Sustained	625.00

Total Penalty for Summons: 625.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039516656N	Sustained	05/15/2023	166 WASHINGTON AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B2F7	BC3301.7(2014 CODE)	Sustained	625.00

Total Penalty for Summons: 625.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039516657P	Sustained	05/15/2023	166 WASHINGTON AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B211	BC3307.7	Sustained	500.00

Findings of Facts & Conclusions of Law

Respondent appeared by counsel, Ms. Phoebe Dossett, Esq. Petitioner Department of Buildings was represented by Mr. Gurtej Sahni, along with Inspector S. Saweeres, badge #3309.

Respondent is cited with five violations of the Building Code.

After conferring with the Inspector, and confirmation that all matters were certified corrected and approved by the DOB on 6.13.23, Mr. Sahni moved to amend four of the five summonses and recommended mitigation for each. Ms. Dossett did not object and submitted evidence of compliance to each summons including, full SWO rescind, SOE, photos, and plans.

They are amended as follows:

Summonses ending 50M and 57P each amended to the class 2 level of BC 3307.7.

Summons ending 55L amended to class 2 miscellaneous provisions.

Summons ending 56N amended to class 2 BC 3301.7

As to summons ending 52X, Petitioner stands on the class 1 designation and Ms. Dossett stated that Respondent does not challenge the class, noting timely compliance. I note that 52X cites a class 1 violation of BC 3309.16, which is not subject to mitigation.

I find that Respondent has credibly established timely compliance for which mitigation is appropriate for all summonses except summons ending 52X.

I accordingly impose the mitigated class 2 penalty for summonses ending 50M, 55L, 56N, and 57P, I impose the standard class 1 penalty for summons ending 52X.



10/29/2024

10/29/2024

Maria Pocchia, Hearing Officer

Date