



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Caroline Kane, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street, 1st Floor Brooklyn, NY 11217	Summons No: 039098002P et al. (1 Summons) DEPT OF BUILDINGS, -against- 154-140 GROUP LLC Hearing Date: 03/21/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,250.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039098002P	Sustained	10/25/2023	244 TROUTMAN STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B102	28-301.1	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

Respondent 154-140 GROUP LLC appeared by Carolyn Kane Esq. Petitioner NYC DOB appeared by Daniel Brickman Esq.

An adjournment request for Inspector Vicari to appear was denied as it would have been a 4th request.

At the time, date and place of occurrence, petitioner charged that respondent violated NYC Admin. Code Section 28-301.1(Class 1): Observed front entrance stairs not structurally stable.

Petitioner produced the inspection photographs which showed the defects in the stairs. Ms. Kane moved to dismiss because

the photographs don't explain enough, and they don't establish a Class 1 condition. Mr. Brickman declined to amend the charge to Class 2.

I find that the allegations, as supported by the photographic evidence show the stairs to be in defective condition to warrant a Class 1 designation and to support a prima facie case. As respondent offered no evidence in rebuttal, I credit the observations of the issuing inspector, sworn under penalty of perjury, and find that respondent violated Code Section 28-301.1, as alleged, and sustain the charge. Standard Class 1 penalty for this charge is imposed.

	03/25/2025
Laura Fieber, Hearing Officer	Date