



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearing : Division

Decision

Caroline Kane, Esq. - Nacmias Law Firm, PLLC
592 Pacific Street, 1st Floor
Brooklyn, NY 11217

Summons# : 039529461X et al. (3 summonses)

DEPT OF BUILDINGS,

-against-

SAT CONSTRUCTION SERVICES

Hearing Date : 7/18/2025

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 15,000.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039529461X	Sustained	06/07/2024	185 AINSLIE STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B131	1 (2008 code), 27-1021(a) & BC 3307.6.2 (	Sustained	10,000.00

Total Penalty for Summons: 10,000.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039529462H	Sustained	06/07/2024	185 AINSLIE STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B120	3C 3301.2 & 27-1009(a)	Sustained	2,500.00

Total Penalty for Summons: 2,500.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039529463J	Sustained	06/07/2024	185 AINSLIE STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B182	28- 105.12.2	Sustained	2,500.00

Total Penalty for Summons: 2,500.00

Findings of Facts & Conclusions of Law

Respondent, SAT Construction Services, appeared by its attorney, Caroline Kane, Esq., in response to the above issued summonses for alleged violations issued by the Department of Buildings. Petitioner appeared by Tylor Barje, Esq.

Summons 039529461X

Ms. Barje presented photographs taken by the Issuing Officer (IO) in support of the allegations in the summons.

Ms. Kane moved to dismiss the summons and argued that the property was set back so it does not pose a true hazard to the public. She further argued that a charge for failing to adhere to approved construction documents would be more appropriate.

Ms. Barje argued that the property was still accessible, and she declined to amend the charge.

Motion to dismiss is denied. I find that Petitioner proved this violation by a preponderance of the evidence through the summons and credible evidence presented at the hearing, and Respondent failed to mount a successful challenge. Summons is sustained, and Respondent is ordered to pay the standard penalty for a first offense.

Summons 039529462H

Ms. Barje referenced the IO's photographs, specifically page 6 of the packet.

Ms. Kane challenged the class designation and noted that the stairs had sturdy walls on each side.

Ms. Barje declined to amend the class and stated that there was a hole in the wall, and handrails should have been provided for the safety of the workers.

Motion to dismiss is denied. I find that Petitioner articulated a credible immediately hazardous condition, and Respondent failed to credibly rebut the hazard or articulate a valid defense. Summons is sustained, and Respondent is ordered to pay the standard penalty.

Summons 039529463J

Ms. Barje moved to amend the section of law from BC 3309.1 to NYCAC 28-105.12.2 for failure to adhere to approved construction documents for lacking overhead protection for the neighboring property.

Ms. Kane did not oppose the amendment or present a rebuttal.

Amendment granted. I credit the allegations in the summons and find that Petitioner proved this violation by a preponderance of the evidence. Summons is sustained.



08/08/2025

08/08/2025

Samantha Chetrit, Hearing Officer

Date

IF YOU ARE FOUND IN VIOLATION, AND ARE NOT ELIGIBLE OR DO NOT CHOOSE COMMUNITY SERVICE, YOU MUST PAY THE PENALTY WITHIN 30 DAYS OF THE DECISION DATE OR 35 DAYS IF MAILED.

- To pay by mail, send a check or money order to the Dept. of Finance Commissioner, P.O. Box 2307, Peck Slip Station, New York, NY 10272. The check or money order should be made out to "Finance Commissioner, City of New York." Write the summons number on the check or money order.
- To pay in person, bring a check, money order or credit card and this decision to any OATH Hearings Division location between 8:30 a.m. to 4:30 p.m.
- To pay online using a credit or debit card, go to www.nyc.gov/citypay/oath

If you do not pay the penalty, the City may: (1) file papers with the Civil Court ("docket a judgment"), (2) charge you a late fee, and (3) continue attempts to collect the debt.

CAN I DO COMMUNITY SERVICE?

If your summons is for the type of offense that gives you a Community Service option you can choose to complete Community Service instead of paying a penalty. Your decision will give you that option. You have to complete your Community Service by the deadline in the decision or else you will end up owing the penalty. You can even do your Community Service on the day you receive your decision.

COMPLETION OF COMMUNITY SERVICE

The Help Center will arrange for you to complete your Community Service. The Help Center is run by the Ombudsperson/*Pro Se* Clerk at OATH and is located at each Hearing Division in all five boroughs. To schedule your Community Service, call, email or visit a Help Center location.

How to Contact the Help Center to Schedule Community Service:

Manhattan: (212) 436-0845 CSmanhattan@oath.nyc.gov
Brooklyn: (718) 923-6216 CSbrooklyn@oath.nyc.gov
Queens: (718) 393-6044 CSqueens@oath.nyc.gov
Bronx: (718) 503-5565 CSbronx@oath.nyc.gov
Staten Island: (718) 876-2314 CSstatenisland@oath.nyc.gov

If you complete your Community Service by the deadline in the decision, you will receive a Certificate of Completion and will not have to pay a penalty. If you need an extension to complete your Community Service, please contact the Help Center.

If you do not complete your Community Service by the deadline, you will have to pay the penalty.

NON-DISCLOSURE FOR SUMMONSES ELIGIBLE FOR COMMUNITY SERVICE

If you either completed the Community Service or paid the penalty, OATH will remove your identifying information from public records related to your case.

If you do not complete the Community Service or pay the penalty, your identifying information may remain on public records related to your case.

IF YOU DISAGREE WITH THE DECISION, YOU MAY APPEAL IT

To submit your appeal, you **MUST** use OATH's online or mail-in appeal forms available on OATH's website at www.nyc.gov/oath/appeal. Instructions for filing an appeal may be found on the form and OATH's website.

Your appeal **MUST** be received by the OATH Hearings Division **within 30 days** of the decision date, or 35 days if the decision was mailed to you.

To appeal you **may need to** pay the full penalty stated in this decision.

- If you cannot pay because of financial hardship, you may ask to not pre-pay by submitting with your appeal a Financial Hardship Application, available on OATH's website.
- If you are eligible and choose to perform Community Service instead of paying the penalty, you do not have to pay the penalty or complete the Community Service to appeal.

APPEAL BY ENFORCEMENT AGENCY

If you wish to answer an appeal filed by an enforcement agency, you **MUST** use OATH's Response To Appeal form. Instructions for filing an answer may be found on the form and OATH's website.

Your answer must be received **within 30 days** of the date of the enforcement agency's appeal, or 35 days if it was mailed to you.

If the enforcement agency wins the appeal, you may have to pay a penalty or, if eligible, complete Community Service even if your case was originally dismissed after the hearing.

For more information,
 visit OATH's website www.nyc.gov/oath
 or call 1-844-OATH-NYC

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