



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Michael Nacmias, Esq. - Nacmias Law Firm 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons No: 039120353P et al. (1 Summons) DEPT OF BUILDINGS, -against- SELTZER, MICHAEL Hearing Date: 04/10/2026 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
039120353P	Sustained	07/31/2024	621 WALTON AVENUE Bronx

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B201	28-105.1	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

A telephonic hearing was held on April 10, 2026 in connection with summons number 039120353P.

Attorney Henrietta Baidoo appeared on behalf of the Petitioner, and Attorney Frank Tamberino appeared for the Respondent.

The Petitioner relied upon the summons.

The Respondent made a motion to dismiss based on a pre-existing condition defense. The Respondent had no documentation to support the defense.

The summons makes out a prima facie violation of N.Y.C. Building Code Section 28-105.1. The Respondent has not established a meritorious defense to the summons. Therefore, the summons will be sustained. The standard applicable penalty for a violation of N.Y.C. Building Code Section 28-105.1 in the amount of \$1,250.00 will be imposed.



04/10/2026

04/10/2026

April Forbes, Judicial Hearing Officer

Date