



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# : 039131590M et al. (1 summonses) DEPT OF BUILDINGS, -against- RAMPERSAD, MEERA Hearing Date : 3/3/2026 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount : 500.00	Community Service(Hr): Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039131590M	Sustained	11/29/2024	115-50 134 STREET, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B384	ZR-Misc.	Sustained	500.00

Total Penalty for Summons: 500.00

Findings of Facts & Conclusions of Law

The summons alleges the respondent violated ZR-Misc (ZR 23-451) by failing to comply with zoning resolution front yard planting requirements, a Class 3 violation, at 115-50 134th Street Queens on November 29, 2024. Phoebe Dossett, Esq., Nacmias Law Firm, PLLC, appeared for the respondent Meera Rampersad. Joe Casciano, Esq., appeared for the petitioner DOB.

The petitioner relied on the issuing officer's sworn statement in the summons. The issuing officer stated that RCA past due 60 days issued 4/30/24 by #3285 who noted planting removed and is less than the 25% requirement, concrete pavers installed. No permits issued or appointments made to show correction of RCA.

The respondent denied the charge without a rebuttal.

I credit the issuing officer's sworn statement in the summons. I find the respondent failed to comply with zoning resolution front yard planting requirements as described. The respondent provided no testimony or other evidence to refute this claim. Accordingly, I find the petitioner proved its Class 3 charge by a preponderance of the evidence. I find the respondent is in violation. I impose the standard penalty.

	03/03/2026
Anthony Feldmesser, Judicial Hearing Officer	Date