



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 No: 039135026J et al. (1 Summons) DEPT OF BUILDINGS, -against- EDP REALTY, LLC Hearing Date: 03/19/2026 Hearing Location: Remote Type of Hearing: By Telephone
--	---

Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039135026J	Dismissed	01/09/2025	282 MESEROLE STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B202	28-301.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared at the hearing by phone for Respondent. Henrietta Baidoo, Esq. appeared by phone for Petitioner along with IO Barbieri. Respondent was charged with violation of 28-301.1 for failure to maintain building in code compliant manner. Ms. Dossett argued that either the place of occurrence or the named respondent was incorrect. She submitted the deed for Lot 1, the violation details, the property profile for 282 and ACRIS printouts for Lots 90 and 1. Petitioner submitted the deed for Lot 90 in support. IO Barbieri testified that the complaint was auto-generated and that the address showed as 282 Meserole Street at lot 90. He noted that DOB listed the owner as the named respondent. He said that there are several buildings on the lot with different bins but that he had conducted the inspection and served the summons at 282 Meserole Street. Ms. Dossett argued that they also had different lot numbers and owners.

The summons lists the place of occurrence as 282 Meserole Street, Block 3056, Lot 90. The IO stated that he conducted the inspection and served the summons at 282 Meserole Street. As per the property profile, 282 Meserole Street is in actuality Block 3056, Lot 1. 274 Meserole Street is found at Block 3056, Lot 90. The property profile for 274 Meserole Street shows a range address of 274-280 and 282A-282A Meserole Street. The property profile for 282 Meserole Street does not show a range address or any related bins. The deed dated 8/31/95 for Block 3056, Lot 1 lists the owner as Hoffman & Sons Realty, Inc. The blocking section on the deed lists the address as 282A-300 Meserole Street. The deed dated 6/23/09 for Block 3056, Lot 90 lists the owner as EDP Realty, LLC. The "being" clause lists the address as 274-280 Meserole Street. The source of title section does not reference the 1995 deed. The IO testified that he conducted the inspection at 282 Meserole Street which is found at Block 3056, Lot 1. The owner of Block 3056, Lot 1 is Hoffman & Sons Realty, Inc. and not EDP Realty, LLC. I find that Petitioner has failed to establish that 282 Meserole Street is contained in the range address for 274 Meserole Street. There was no evidence presented that 282 Meserole Street and 282A Meserole Street are one in the same. On the contrary, the property profile for 282 Meserole Street shows that it has a separate block and lot and a separate bin. Based upon a review of the record, I find Respondent has successfully disputed ownership of the cited premises.

Accordingly, the summons is dismissed.



04/09/2026

04/09/2026

Daniella Caputo, Judicial Hearing Officer

Date