



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# : 039136759L et al. (2 summonses) DEPT OF BUILDINGS, -against- The owner of 645 Madison Street Hearing Date : 11/3/2025 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount :	2,250.00	Community Service(Hr):	Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039136759L	Sustained	01/29/2025	645 MADISON STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B207	105.8.2 (2014 code) & BC 106.8.2 (2022 c	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039136760Z	Sustained	01/29/2025	645 MADISON STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B211	BC 3307.7	Sustained	1,000.00

Total Penalty for Summons: 1,000.00

Findings of Facts & Conclusions of Law

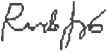
The summonses allege that respondent committed a class 2 violation of the New York City Building Code section 105.8.2/106.8.2 by having a fence with an expired permit (-59L) and 3307.7 by having a fence with graffiti and missing panels (-60Z). The summonses are alleged to be recurring condition Aggravated I conditions.

Phoebe Dossett, attorney, appeared on behalf of Respondent. Maria Dollas appeared on behalf of the Department of Buildings, along with Carl Kanev observing.

Ms. Dollas submitted photographs in support of the allegations of the summonses.

Ms. Dossett denied the allegations.

I credit the allegations contained in the summonses as well as petitioner's evidence. Respondent failed to rebut the allegations or argue a valid defense thereto. Respondent is found in violation as to both summonses and the standard penalty shall be imposed, as petitioner failed to submit evidence in support of the aggravated I designations.

 11/03/2025	11/03/2025
Ricardo Luigi, Judicial Hearing Officer	Date