



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: 039137070X et al. (1 Summons) DEPT OF BUILDINGS, -against- 647 MADISON LLC Hearing Date: 11/03/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$5,000.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039137070X	Sustained	01/31/2025	647 MADISON STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B112	28-207.2.2	Sustained	\$5,000.00

Findings of Fact & Conclusions of Law

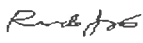
The summons alleges that respondent committed a class 1 violation of the New York City Administrative Code section 28-207.2.2 by continuing work while on notice of a stop work order.

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

Ms. Dollas submitted photos and other documents in support of the allegations.

Mr. Kanev testified as to his inspection.

I credit the allegations contained in the summons as well as petitioner's evidence. Respondent failed to rebut the allegations or argue a valid defense thereto. Respondent is found in violation and the standard penalty shall be imposed.

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