



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

SUPERSEDING DECISION

Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons No: 039136248J et al. (1 Summons) DEPT OF BUILDINGS, -against- 2705 AVENUE Z LLC Hearing Date: 07/07/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$0.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039136248J	Withdrawn	01/23/2025	2705 AVENUE Z Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B201	28-105.1	Withdrawn	\$0.00

Findings of Fact & Conclusions of Law

This is a superseding decision issued pursuant to the Memorandum issued by Ivy Chu, Director of Legal Matters for the Department of Buildings on February 20, 2026, and addressed to Maria L. Marchiano, Esq., Deputy Commissioner & Chief Clerk Office of Administrative Trials & Hearings. The Department has withdrawn prosecution of this summons based on Local Law 15/2026, which extends a moratorium on the issuance of summonses for business signs, until February 8, 2028. Pursuant to the Local Law, which was effective January 1, 2025, summonses should not be issued to respondents for business signs installed on or before February 9, 2025.



02/26/2026

02/26/2026

Patricia Cardoso, Judicial Hearing Officer

Date