



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: 039131327P et al. (1 Summons) DEPT OF BUILDINGS, -against- GREAT JONES ST REALTY Hearing Date: 09/30/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$312.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039131327P	Sustained	11/26/2024	35 GREAT JONES STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B202	28-301.1	Sustained	\$312.00

Findings of Fact & Conclusions of Law

Daniel Brickman, Esq. appeared for the Petitioner. Phoebe Dossett, Esq. appeared for the Respondent charged with a class 2 violation of NYC Admin code §28-301.1 for having water leaking from a sewer line.

Petitioner rested on the sworn details of violation, and indicated that DOB records indicated that correction was made on December 24, 2024, which was prior to the first hearing date.

Petitioner recommended a mitigated fine.

Respondent agreed and stated that they had nothing further to add.

I credit the sworn allegations and sustain the charge.

I credit the Respondent.

The class 2 mitigated fine is imposed based on timely correction.



09/30/2025

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Susan Kippins, Hearing Officer

Date