



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

Decision

Michael Nacmias, Esq. - Nacmias Law Firm
592 Pacific Street 1st Floor
Brooklyn, NY 11217

Summons# : 039144399R et al. (2 summonses)

DEPT OF BUILDINGS,

-against-

SAIF REALTY LLC

Hearing Date : 2/2/2026

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
039144399R	Dismissed	04/09/2025	4525 FLATLANDS AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B101	28-105.1	Dismissed	0.00

Total Penalty for Summons: 0.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039144400P	Dismissed	04/09/2025	4525 FLATLANDS AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B101	28-105.1	Dismissed	0.00

Total Penalty for Summons: 0.00

Findings of Facts & Conclusions of Law

Frank Tamborino, Esq. appeared for Respondent and moved to dismiss the summonses, arguing that service was not properly effectuated. There were workers on site and the summonses were posted. The affidavit said that "No one on site to receive summons" so it was posted.

Maria Dollas, Esq. appeared for Petitioner with serving and issuing Inspector T. Lucas who testified that there were about 3-4 guys working and they did not speak English. The house they were working on was vacant. She did not describe what questions she asked to determine that no one was on site to receive the summons. Nor did she give any other evidence of reasonable attempts taken to find someone to accept for the Respondent LLC.

Ms. Dollas submitted 2 evidence packages with photographs in support of the violations. Mr. Tamborino said that the fence was put up by the City after an Emergency Declaration but had no evidence to support this.

I find that service was not properly effectuated. There was insufficient evidence to explain what reasonable efforts were taken to determine that there was no one to accept service.

Accordingly, both summonses are dismissed.

 03/05/2026 03/05/2026	
Joan Silverman, Judicial Hearing Officer	Date