



Office of Administrative Trials and Hearings
Hearings Division

DECISION

MICHAEL SARGO, ESQ. 592 Pacific Street - 1st Floor BROOKLYN, NY 11217	Summons No: 039094770J et al. (1 Summons) DEPT OF BUILDINGS, -against- CONGREGATION KOL YAAKOV Hearing Date: 02/24/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,500.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039094770J	Sustained	09/13/2023	1197 EAST 17 STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B101	28-105.1	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

Malka Amar appeared with issuing officer (IO) Giovanni Citera for Petitioner, DOB. Michael Sargo, Esq. appeared for Respondent, Congregation Kol Yaakov, premises owner.

Respondent has been charged with a Class 1 violation of New York City Administrative Code Section 28-105.1 for work without a permit.

The IO stated the following. In the rear of the premises the deck was under construction with flooring, heavy lumber and supported underneath with sleepers and vertical uprights. They were also constructing a fence made from wood and composite

wood.

Mr. Sargo stated that the condition was not immediately hazardous.

The IO responded that it is a Class 1 because the work requires a permit, plans, the right wood, and structural soundness; it was an extensive job with heavy materials.

Petitioner maintained the Class 1 charge.

I credit the IO's statement in the summons, his testimony and photos, and find that they establish the Class 1 violation. The photos show that there was a huge deck installed covering the entirety of the rear of the premises, there was no assurance of proper work or materials without a permit. Respondent has not refuted the charge or established any defense. The violation is sustained and the mandatory penalty imposed.



03/05/2025

03/05/2025

Paula Mobley, Hearing Officer

Date