



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: 039106448R et al. (1 Summons) DEPT OF BUILDINGS, -against- DEFILIPPO, CAMILLE Hearing Date: 01/21/2025 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
039106448R	Dismissed	02/21/2024	19 BRUNO LANE Staten Island

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

Findings of Fact & Conclusions of Law

The hearing was held via Court Call on January 21, 2025. Respondent appeared by Phoebe Dossett, attorney. Petitioner, Department of Buildings, appeared by Joe Casciano. Respondent is charged with a violation of 28-105.1. Summons states that a structure has been erected and attached to the rear wall with no permit. Respondent states that this is a preexisting condition and submits 3 affidavits. One affidavit is from Mike Greco. Mr. Greco swears that he is a friend and a neighbor of the respondent. That he has visited the property many times. The structure has always been there prior to the respondent purchasing the property. A second affidavit is from Barbara Brofsky. Ms. Brofsky swears that she lives across the street from 19 Bruno Lane and has known the property prior to the respondent purchasing the property. That the structure existed prior to the respondent purchasing the property. A third affidavit is from Albert Morti. Mr. Morti swears that he is a neighbor of the

respondent and has lived in the neighborhood for 20 years. That the structure existed prior to the respondent purchasing the property. I credit all the affidavits. I find that this is a preexisting condition. I find that the respondent is not in violation of the statute and the summons is dismissed.



01/23/2025

01/23/2025

Martin Jaffe, Hearing Officer

Date