



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: 035669744P et al. (1 Summons) DEPT OF BUILDINGS, -against- 26 ON 47 LLC Hearing Date: 10/09/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,250.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035669744P	Sustained	05/26/2023	26 W. 47th Street Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B203	AC 28-118.3.2	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared on behalf of the Respondent and waived translation. On behalf of the DOB appeared Kimberly Manas, Esq.

The summons was issued for a violation of AC 28-118.3.2

The IO, Ricky Chung (Badge No. 2217) was supposed to appear but failed to, but he stated to the DOB rep that he was amenable to a Class 2. So, the charge is amended from a B103 to a B201--same provision of law.

The Respondent is not seeking mitigation as it is not timely.

The Parties waived his appearance and agreed to a class 2 violation, and the Respondent denied without rebuttal.

The violation is sustained and a penalty of \$1250 is imposed.

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10/09/2025

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Sofia Balile, Hearing Officer

Date