



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: 039127302R et al. (1 Summons) DEPT OF BUILDINGS, -against- 96-01/09 SPRINGFIELD BLVD. LLC Hearing Date: 01/13/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$400.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039127302R	Sustained	10/11/2024	96-05 SPRINGFIELD BOULEVARD Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2C4	27- 3018(B)	Sustained	\$400.00

Findings of Fact & Conclusions of Law

DANIEL BRICKMAN, ESQ., appeared for the Department of Buildings (DOB), the petitioner here. PHOEBE DOSSETT, ESQ., appeared for the respondent. The summons alleges that at the time of inspection of respondent's property the inspector asserted that he observed electrical wiring installed and exposed in the store front with no permit on DOB records for the scope of the work. Accordingly, the summons alleges a class 1 violation of section 27-3017 of the Building Code.

Upon reading the summons, Petitioner's counsel moved to amend the summons to a class 2 violation of section 27-3018(b). With respondent's consent I granted the motion, and petitioner rested on the allegations contained within the four corners of the summons as amended. I find that the summons makes an initial showing of the violation.

Respondent's counsel denied liability for the summons. However, counsel also conceded that she possessed no additional information, legal or factual, that can rebut petitioner's prima facie showing. In that light, I find that respondent has failed to establish a valid defense. I find respondent in violation but I impose only the mitigated penalty for a class 2 violation.

The summons is otherwise sustained.



01/20/2026

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Velly Polycarpe, Judicial Hearing Officer

Date