



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: 039164703K et al. (1 Summons) DEPT OF BUILDINGS, -against- 547 HUDSON LLC Hearing Date: 02/05/2026 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
039164703K	Dismissed	10/24/2025	547 HUDSON STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B187	28-201.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Petitioner, NYC DOB, appeared by Daniel Brickman. Respondent appeared by Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC.

This hearing was conducted *via* telephone on February 4, 2026.

547 HUDSON LLC 039164703K- In this violation, Respondent was charged with one class 2 violation for failure to comply with the Commissioner's Order.

Respondent's attorney argued for a dismissal and argued that the violation failed to state the Order that Respondent fails to abide by and is therefore, defective. In support, Respondent submitted Appeal No. 2500982 DOB v. Diogenes D Abreu September 25, 2025. See, Respondent's Exhibit A.

DOB provided no order or Commissioner's Order that was violated.

A full omission of the Commissioner's Order I the failure to comply summons, is a fatal defect.

Respondent's attorney also presented evidence that violation was corrected before this summons was issued. See, Respondent's Exhibit B.

DOB acknowledged that there is no information about the predicate violation listed.

Considering the lack of any prior Order, the violation is dismissed.



02/05/2026

02/05/2026

Rebecca Kramer, Judicial Hearing Officer

Date