



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: 039093534N et al. (1 Summons) DEPT OF BUILDINGS, -against- MOONEY HOUSE LLC Hearing Date: 11/14/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$625.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039093534N	Sustained	08/28/2023	18 BOWERY Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B254	28-301.1	Sustained	\$625.00

Findings of Fact & Conclusions of Law

A hearing was held via telephone on November 14, 2025 in connection with summons number 039093534N ("the summons") due to a low water cutoff, manual type missing, and openings in walls and ceilings.

Attorney Kim Manas appeared on behalf of the Petitioner, and Attorney Phoebe Dossett appeared on behalf of the Respondent.

The Petitioner produced the affidavit of service at the hearing, and relied upon the summons.

The Respondent denied the summons without any rebuttal.

Based upon the foregoing, the summons is sustained and a standard penalty shall be imposed.



11/14/2025

11/14/2025

April Forbes, Judicial Hearing Officer

Date