



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: 039114022J et al. (1 Summons) DEPT OF BUILDINGS, -against- 611 REALTY, LLC Hearing Date: 07/17/2025 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
039114022J	Dismissed	05/10/2024	611 EAST 11 STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B151	28-304.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

PHOEBE DOSSETT, ESQ. appeared via Court Call on 07/17/25. DEANNA BURDRIDGE, ESQ. appeared on behalf of DOB.

Summons # 039114022J was issued on 5/10/24 in violation of §28-304.1.

Ms. Dossett makes a motion to dismiss based on improper service and classification of the violation. Ms. Dossett notes that a missing TAG does not rise an immediately hazardous condition.

Ms. Burbridge states that the IO was only required to make one attempt of service. IO is permitted to rely on the Super

informing him to post the violation. Ms. Burbridge further states that a 2-way communication system is crucial and rises to a class 1.

The Board finds that Respondent's failure to maintain any working communication system in its elevator posed a threat to passenger safety so as to warrant immediate corrective action. *DOB v. 3120 Bainbridge LLC*, Appeal No. 220327 (May 26, 2022).

I credit the Issuing Officers statements regarding the merits of the violation. However, this summons is dismissed due to improper service. It is not reasonable to infer that the IO asked if the Super was authorized or if anyone else was authorized to accept service prior to posting it.

<i>Malka Daniel</i>	
07/29/2025	07/29/2025
Malka Daniel, Hearing Officer	Date