



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: 039525325N et al. (1 Summons) DEPT OF BUILDINGS, -against- 611 REALTY, LLC Hearing Date: 03/06/2025 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
039525325N	Sustained	02/02/2024	611 EAST 11 STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2P8	BC 105.8.2 BC 106.8.2	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

The Department of Buildings (DOB) issued this Summons to 611 Realty LLC charging a violation defined by law as Class 2 or "major" on the date and at the location indicated above for an expired permit for a sidewalk shed. Kemberly Manas, Esq., represented DOB at the remote hearing and relied on the Summons. Phoebe Dossett, Esq., represented the LLC; after reviewing service, she denied the violation but offered no defense. Accordingly, I credit the sworn statement of facts in the Summons and find that it supports the Class 2 violation charged. This Summons is sustained, and the standard penalty of \$1,250 is imposed.



03/06/2025

03/06/2025

Sara Piovio, Hearing Officer

Date