



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# : 039114485X et al. (1 summonses) DEPT OF BUILDINGS, -against- 304 ST NICHOLAS LLC Hearing Date : 7/24/2025 Hearing Location : Remote Type of Hearing : By Telephone
--	--

Total Penalty Amount :	2,500.00	Community Service(Hr):	Not Applicable
-------------------------------	-----------------	-------------------------------	-----------------------

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039114485X	Sustained	05/15/2024	304 ST NICHOLAS AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B101	28-105.1	Sustained	2,500.00

Total Penalty for Summons: 2,500.00

Findings of Facts & Conclusions of Law

Petitioner New York City Department of Buildings (DOB) was represented by DOB attorney RAFEENA KHAIRULLAH, ESQ. Issuing Officer G. BHULAI appeared as complaining witness.

Respondent 304 ST NICHOLAS LLC was represented by attorney PHOEBE DOSSETT, Esq., of the Nacmias Law Firm.

Respondent was charged with a Class 1 violation of § 28-105.1 of the Administrative Code of the City of New York (Code), for work without a permit.

Petitioner's attorney, based upon testimony of the issuing officer, stated that the DOB would not be pursuing the "Illegal Conversion" daily penalties checked off in the body of the summons, and withdrew that portion of the charge from prosecution.

I find the Issuing Officer's sworn-to summons narrative to be credible and persuasive.

Respondent's attorney denied the violation, without rebuttal.

Petitioner's attorney recommended noted no correction on file, and recommended the standard penalty.

The credible evidence, here the sworn-to summons narrative of the Issuing Officer, is sufficient to establish, and I find, that respondent was in violation on the date of the offense. The violation is SUSTAINED, and I impose the standard penalty of \$2,500.



07/27/2025

07/27/2025

Mark Goichman, Hearing Officer

Date

