



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: 039114487J et al. (1 Summons) DEPT OF BUILDINGS, -against- 304 ST NICHOLAS LLC Hearing Date: 07/24/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,500.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039114487J	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

Findings of Fact & 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.