



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: 039133298Y et al. (1 Summons) DEPT OF BUILDINGS, -against- PHANOR, FLAMBERT Hearing Date: 03/31/2025 Hearing Location: Remote Type of Hearing: By Telephone
--	--

Total Penalty Amount: \$250.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039133298Y	Sustained	12/19/2024	9311 AVENUE N Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B383	ZR 25-41	Sustained	\$250.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared on behalf of Respondent for a phone hearing on March 31, 2025 in response to the above-issued summons. Deanna Burbridge appeared on behalf of Petitioner.

Respondent claimed that the issue was corrected before the first hearing date and submitted evidence in support.

Petitioner recommended mitigation after reviewing Respondent's evidence of correction.

I credit the observations of the issuing officer and find that Petitioner proved this violation by a preponderance of the evidence. I

also credit Respondent's evidence of timely correction. Therefore, the summons is sustained and a mitigated penalty is imposed.



03/31/2025

03/31/2025

Corey Lederman, Hearing Officer

Date