



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: 039134465R et al. (1 Summons) DEPT OF BUILDINGS, -against- SMITH, YVETTE R. AUSTIN Hearing Date: 09/29/2025 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
039134465R	Sustained	01/03/2025	355 WARREN STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B206	27-Misc, 28-Misc, BC -Misc	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

Summons # 039134465R was issued to respondent Smith, Yvette R. Austin a violation of section 27-Misc, 28-Misc, BC-Misc Failure to sign off permitted job as required by Department of Buildings. DOB record shows that work under job # B00535466 not signed off, permit expired. 28-116.4.

Attorney Phoebe Dossett appeared for the respondent.

Rafeena Khairullah appeared for the Petitioner, DOB.

The respondent denied the charge and did not offer a rebuttal.

The summons is credited.

Since the respondent denied the charge and did not offer a rebuttal, the summons is sustained and a standard penalty in the amount of \$1,250.00 is imposed.

<i>Michelle Mason</i>	
09/29/2025	09/29/2025
Michelle Mason, Hearing Officer	Date