



# 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# : 037032076N et al. (1 summonses)

DEPT OF BUILDINGS,

-against-

11 MT MORRIS HOLDINGS LLC

Hearing Date : 2/5/2026

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 625.00

Community Service(Hr): Not Applicable

| SUMMONS #  | SUMMARY<br>DISPOSITION | DATE OF OCCURRENCE | PLACE OF OCCURRENCE                     |
|------------|------------------------|--------------------|-----------------------------------------|
| 037032076N | Sustained              | 12/16/2024         | 11 MOUNT MORRIS PARK<br>WEST, Manhattan |

| LINE ITEM | OATH CODE | CODE SECTION / RULE | RESULT    | PENALTY |
|-----------|-----------|---------------------|-----------|---------|
| 1         | B265      | AC 28-303.7         | Sustained | 625.00  |

Total Penalty for Summons: 625.00

### Findings of Facts & Conclusions of Law

Petitioner, NYC DOB, appeared by Daniel Brickman. Respondent appeared by Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC.

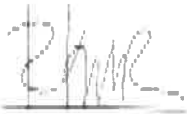
This hearing was conducted via telephone on February 4, 2026.

**Respondent is charged** under New York City Building Code Section 28-303.7 (failure to file annual report for the boiler).

DOB rested on the violation.

Respondent states that there was no correction, no rebuttal evidence presented.

Sustained with the standard penalty.

|                                                                                                 |            |
|-------------------------------------------------------------------------------------------------|------------|
| <br>02/05/2026 | 02/05/2026 |
| Rebecca Kramer, Judicial Hearing Officer                                                        | Date       |