



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# : 037028941R et al. (2 summonses)

DEPT OF BUILDINGS,

-against-

LYUDMILA FAYMAN, AS TRUSTEE

Hearing Date : 1/29/2026

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
037028941R	Sustained	08/26/2024	144 Avenue T, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037028951K	Sustained	08/26/2024	144 Avenue T, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

Respondent was served with two summonses both alleging a class 2 violation of NYC Administrative Code 28-204.4 in that respondent failed to comply with the commissioner's order in the summons/violation and file certificate of corrections.

Joseph Casciano, Esq. appeared for the petitioner, NYC Department of Buildings, and relied on the sworn statements of the issuing officer.

Phoebe Dossett, Esq. appeared for the respondent, Ludmilya Fayman as Trustee, and denied the violations with no rebuttal.

NYC Administrative Code 28-204.4 provides, in pertinent part, "Failure to comply with an order of the commissioner issued pursuant to section 28-204.2 or pursuant to any provision of law or rule enforced by the department in effect at the time the order was issued to correct and to certify correction of a violation within the applicable time period shall be a violation of this code for which penalties may be imposed in addition to the penalties that may be or have been imposed for the violation referred to in such order."

A class 2 violation is considered a Major violation. Major violations are those specified as such by the New York City Construction Codes or those where the violating condition affects life, health, safety, property, or the public interest but does not require immediate corrective action.

I credit the factual allegations in the summonses which support a violation of the cited code section. Accordingly, the summonses are sustained, and the mandatory penalties are imposed.

	01/29/2026
Ilene Sussman, Judicial Hearing Officer	Date