



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Michael Nacmias, Esq. - Nacmias Law Firm 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons No: 035689198P et al. (1 Summons) DEPT OF BUILDINGS, -against- 20 OCEAN COURT ASSOCIATES Hearing Date: 09/08/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$625.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035689198P	Sustained	12/06/2024	20 OCEAN CT. Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B204	AC 28-302.1	Sustained	\$625.00

Findings of Fact & Conclusions of Law

Summons # 035689198P was issued to respondent 20 Ocean Court Associates for a violation of section 28-302.1; failure to maintain building's exterior walls and appurtenances. At time of inspection observed a loose, detached metal connecting plate (connects fire escape landing to railing) on the 4th floor fire escape of exposure 1 (north elevation). Loose foam box on top of a window air conditioner on 7th floor of exposure 1 north. Deteriorated mortar joints at place in multiple locations of exposure 1 (north) above observed conditions are not mentioned in QEWI's TR6-913113-9A-A1 filing. This is a class 1 charge.

Attorney Frank Tamborino appeared for the respondent.

Laura Slavin appeared for the Petitioner, DOB.

The Petitioner submitted an evidence package. See Petitioner's Exhibit 1.

The respondent requested that this charge be reduced to a class 1. The condition was not egregious as indicated in the evidence package.

The Petitioner moved to amend the charge to a class 2, based on a review of the conditions of the area, that some repairs were done, and some were ongoing, and the masonry was in fair condition. There was timely correction.

The Petitioner's motion is granted.

The charge is reduced from a class 1 to a class 2.

The summons and evidence submitted by the Petitioner are credited.

Any post violation corrections are not legally valid defenses.

Accordingly, the summons is sustained.

The Petitioner recommended a mitigated penalty.

A mitigated penalty for a class 2 charge in the amount of \$625.00 is imposed.

	
09/10/2025	09/10/2025
Michelle Mason, Hearing Officer	Date