



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: 039127604M et al. (1 Summons) DEPT OF BUILDINGS, -against- 388HARBORVIEW HOUSING DEVELOPM Hearing Date: 09/23/2025 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
039127604M	Sustained	10/16/2024	388 RICHMOND TERRACE Staten Island

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B151	28-304.1	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

The hearing was held on September 23, 2025. Frank Tamberino from Nacmias Law Firm appeared on behalf of Respondent. Kimberly Manas appeared on behalf of DOB. The summons charges a Class 1 violation of 28-304.1.

DOB provides histroy report of the elevator noting this is a chronic issue. DOB also argues no permits were on file at time of issuance. Respondent requests mitigation and challenges the class 1 designation. DOB stands by the class 1 designation. Respondent argues the elevator was being worked on. DOB states there is no record or proof presented showing any work being done prior to issuance. I do not credit Respondent's general denial. Respondent make no other arguments.

Therefore, summons sustained.



09/26/2025

09/26/2025

Eric Howard, Hearing Officer

Date