



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

NORA BROWN - NACMIAS LAW FIRM PPLC 592 PACIFIC STREET BKLYN,NY 11217	Summons No: 014210666H et al. (1 Summons) NEW YORK CITY FIRE DEPARTMENT, -against- 388 RICHMOND TERR LLC Hearing Date: 04/09/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$950.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
014210666H	Sustained	10/15/2025	388 Richmond Terrace Staten Island

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	BF12	VC12 .	Sustained	\$950.00

Findings of Fact & Conclusions of Law

Nora Brown appeared for Respondent. Joanne Guerra appeared for Petitioner FDNY.

Respondent was cited for violating VC12 for (1) failure to restore the sprinkler dry valve to proper working condition; and (2) failure to repair defective fire alarm panel to proper working condition.

Ms. Brown submitted the Certificate of Occupancy (Exhibit A). She motioned to dismiss on the basis that the fire alarm panel was not in place when the building was acquired. She stated that the fire panel has been out of service for 20 years.

Ms. Guerra argued that the panel is defective and Respondent has to maintain it. She also noted that Respondent did not correct the sprinkler dry valve. She recommended the standard penalty.

Respondent did not correct all the violating conditions. The summons is sustained. The standard penalty is imposed.

Viven Chiu

04/10/2026

04/10/2026

Viven Chiu, Judicial Hearing Officer

Date