



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 No: 037036033L et al. (1 Summons) DEPT OF BUILDINGS, -against- 556 WEST 156TH STREET NYC LLC Hearing Date: 11/20/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037036033L	Dismissed	07/01/2025	556 WEST 156TH STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B265	AC 28-303.7	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

On July 1, 2025, 10 a.m., Respondent, 556 West 156th Street NYC LLC, is charged with violating Section 28-303.7 of the New York City Administrative Code, a Class 2 violation, for failure to file required annual boiler inspection reports. The Issuing Officer indicated that for low-pressure boiler 10000009696Y0001 an annual inspection report was not submitted in accordance with the rules of the Department that said report be filed with each inspection cycle for the boiler at the premises located at 556 West 156th Street, New York, New York. The Issuing Officer further noted that no annual boiler inspection report has been filed with DOB in over three years.

At the hearing, Kimberly Manas, Esq. represented the Petitioner, NYC Department of Buildings. Phoebe Dossett, Esq.,

represented the Respondent, 556 West 156th Street NYC LLC. The parties pre-conferenced this matter.

Ms. Dossett made a motion to dismiss and submitted as evidence in support a screenshot from DOBNow that shows the report was filed on February 2025 before the issuance of this summons (Respondent's Exhibit A). . This report was for boiler no. 96Y00001 and on 2/13/25 the filing fee was paid and the boiler id numbers match that of the one on the summons. Respondent asserted that this summons was issued in error.

Ms. Manas confirmed that the boiler filing was accepted on 2/13/25 and this predates the issuance of the instant summons. Petitioner had no recommendation going forward.

I credit the testimony and evidence submitted in this matter. I find that Petitioner issued this summons in error. Respondent established a valid defense that the boiler report was filed and accepted prior to the issuance of this summons by Petitioner.

Accordingly, this summons is Dismissed.



12/08/2025

12/08/2025

Eva Marie Russo-Lane, Judicial Hearing Officer

Date