



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: 035484762H et al. (1 Summons) DEPT OF BUILDINGS, -against- 1837 STILLWELL LLC Hearing Date: 02/25/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,500.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035484762H	Sustained	12/03/2023	1837 Stillwell Avenue Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B103	AC 28-118.3.2	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

The summons alleges that on 12/3/23 the Respondent, 1837 Stillwell LLC, was in violation of NYCAC section 28-118.3.2, Class 1 in that there was occupancy contrary to that allowed by the CO and/or DOB records at 1837 Stillwell Avenue, Brooklyn, NY (illegal Class A apartment in cellar).

Phoebe Dossett, Esq. appeared for Respondent. Malka Amar appeared for Petitioner DOB. Petitioner rested on the IOs statement in the summons.

Ms. Dossett denied the charge but offered no rebuttal.

Respondent has not rebutted the charge. Accordingly, the summons is sustained.

	
02/26/2025	02/26/2025
Lara Bianchi, Hearing Officer	Date