



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# : 039125175Y et al. (1 summonses) DEPT OF BUILDINGS, -against- 1296 EAST 10TH STREET LLC Hearing Date : 11/6/2025 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount :	625.00	Community Service(Hr):	Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039125175Y	Sustained	09/18/2024	1296 EAST 10 STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B201	AC 28-105.1	Sustained	625.00

Total Penalty for Summons: 625.00

Findings of Facts & Conclusions of Law

Phoebe Dossett, Esq. appeared for Respondent. Joseph Casciano appeared for the DOB.

DOB stated that since this is HVAC for just a one family unit, they are amending to a Class 2, B201, for a lesser standard penalty of \$1250 with eligibility for mitigation for \$625.

Respondent submitted into evidence the invoice dated 11-29-2023 to show the size of units installed by professionals, with nothing immediately hazardous during the installation.

Respondent also submitted Property Details and Certificate of Correction that was accepted by the DOB on 11-21-24, days before the first scheduled hearing. DOB made a recommendation for the mitigated penalty of \$625 for the timely and sufficient proof of correction.

Summons is sustained for the mitigated penalty of \$625.

 11/06/2025	11/06/2025
Jihee Lee, Judicial Hearing Officer	Date