



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: 037032219L et al. (1 Summons) DEPT OF BUILDINGS, -against- 1167 FULTON, Hearing Date: 09/30/2025 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
037032219L	Dismissed	12/16/2024	1165 Fulton Street Brooklyn

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

Findings of Fact & Conclusions of Law

Daniel Brickman, Esq. appeared for the Petitioner. Phoebe Dossett, Esq. appeared for the Respondent charged with a class 2 violation of NYC Admin code §28-303.7 for failing to file a boiler inspection report.

Petitioner rested on the sworn details of violation.

Respondent moved to dismiss the charge stating that the boiler had been removed in 2019. Proof of the removal was submitted into evidence (Resp. exhs. 1-3).

The documentation was acceptable to the Petitioner who made no recommendation.

I credit the Respondent and find that they have established a legally valid defense to the charge.

The summons is dismissed.



09/30/2025

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Susan Kippins, Hearing Officer

Date