



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: 039112978P et al. (1 Summons) DEPT OF BUILDINGS, -against- CHET CORP. Hearing Date: 06/16/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$800.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039112978P	Sustained	04/29/2024	88 STARR STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2C4	27-3018(b)	Sustained	\$800.00

Findings of Fact & Conclusions of Law

On April 29, 2024 respondent was charged with a violation for AC installed.

Phoebe Dossett appeared for respondent. Maria Dollas appeared for DOB.

During the hearing, MS. Dollas relied on the summons. Ms. Dossett denied the allegations stating the AC was previously installed by tenant and predated respondent's occupancy, providing the deed. Ms. Dollas stated the summons was issued for electrical work, not preexisting conditions and that the affidavits from tenants are not persuasive due to them being unfamiliar with the electrical work involved.

Upon review of the summons, I credit the petitioner's allegations in the summons, finding respondent in violation, as the deed evidence and tenant affidavits are not persuasive and insufficient evidence to rebut the allegations as an electrical violation, not a work without permit offense.

Accordingly, the summons is sustained and the standard penalty is imposed.



07/01/2025

07/01/2025

Amanda Gayle, Hearing Officer

Date