



**Office of Administrative Trials and Hearings**  
Hearings Division

**DECISION**

|                                                                                                            |                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC</b><br>592 Pacific Street 1st Floor<br>Brooklyn, NY 11217 | <b>Summons No: 039112989K et al. (1 Summons)</b><br><br><b>DEPT OF BUILDINGS,</b><br><br><b>-against-</b><br><br><b>CHET CORP.</b><br><br><b>Hearing Date: 12/05/2025</b><br><br><b>Hearing Location: Remote</b><br><br><b>Type of Hearing: By Telephone</b> |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                              |
|----------------------------------------------|
| <b>Total Penalty Amount: \$0.00</b>          |
| <b>Community Service(Hr): Not Applicable</b> |

| <b>SUMMONS #</b> | <b>SUMMARY DISPOSITION</b> | <b>DATE OF OCCURRENCE</b> | <b>PLACE OF OCCURRENCE</b> |
|------------------|----------------------------|---------------------------|----------------------------|
| 039112989K       | Dismissed                  | 04/30/2024                | 88 STARR STREET Brooklyn   |

| <b>LINE<br/>ITEM</b> | <b>OATH<br/>CODE</b> | <b>CODE<br/>SECTION/RULE</b> | <b>RESULT</b> | <b>PENALTY</b> |
|----------------------|----------------------|------------------------------|---------------|----------------|
| 1                    | B202                 | 28-301.1                     | Dismissed     | \$0.00         |

**Findings of Fact & Conclusions of Law**

Cassie Rene, DOB

Phoebe Dossett, attorney for Respondent

28-301.1: Failure to maintain

Respondent challenged service of the summons stating the affidavit service fails to make out a reasonable attempt at service . Ms. Dossett noted the affidavit did not state what bell was rung and the building had multiple units and also noted the affidavit failed to state how long they waited. A copy of an HPD building overview was submitted in support. Respondent's Exhibit A. Ms. Rene claimed the I/O made a reasonable attempt at service arguing there appeared to be only one bell on the building and submitted 6 photos in a .pdf file in support. Petitioner Exhibit 1. Respondent additionally submitted a google maps photo. Resp. Exhibit B.

The affidavit os service states "No building owner and/or other authorized person present at site to accept service. Rang bell no response." I find the affidavit of service fails to show that a reasonable attempt at service was made. The evidence shows that there are multiple units in the building however the affidaivt of service fails to state how many bells there were on the building, how long the issuing officer waited for a response, nor how they knew there was no person present to accept service. Summons dismissed.

*David Pantaleoni*

12/11/2025

12/11/2025

David Pantaleoni, Judicial Hearing Officer

Date