



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: 035666678M et al. (1 Summons) DEPT OF BUILDINGS, -against- TRIBECA POINTE LLC ROCK ROSE D Hearing Date: 05/08/2025 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
035666678M	Dismissed	03/22/2023	41 River Terrace Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B157	AC 28-105.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Respondent appeared by Phoebe Dossett, attorney, hereinafter "respondent." Petitioner appeared by Deanna Burbridge of DOB. Respondent is charged with plumbing work without a permit.

Petitioner submitted photos indicating a man working in a tub.

Respondent moved to dismiss based on lack of notice; respondent 6-08.c requires that a summons must provide the essential facts alleged to cause the condition; this is a large building with 42 stories; with 340 units; the wording of the summons is work without a permit and they observed work in building without a permit; it does not say what plumbing work was being

performed or where in the building it was occurring.

Respondent argues that notification of plumbing work is sufficient and submitted appeals to that effect. Petitioner differentiated the appeal and said that the appeal referred to a summons that did not say the type of work being performed.

I am persuaded by respondent's argument that the summons was vague and insufficient to notify respondent of what specifics are to be defended. I find inadequate summons on the face and I am dismissing this matter.

<i>Janet Winter</i>	
05/13/2025	05/13/2025
Janet Winter, Hearing Officer	Date