



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: 035666679Y 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

Total Penalty Amount: **\$800.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035666679Y	Sustained	03/22/2023	41 River Terrace Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B1C9	27- 3018(B)	Sustained	\$800.00

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 failure to obtain electrical permit for specified work observed. Petitioner submitted photos depicting the electrical wires with the new junction box as well as cables hanging from the ceiling.

Respondent moves to dismiss for lack of notice because it does state where the electrical box was situated and where the cables were located. It looks like it was within an individual apartment.

There was a certificate of correction submitted. The owner sent a letter to all the tenants in the building to locate the

unpermitted work that occurred.

Respondent argues that the certificate is not sufficient to establish a prima facie case. I am not persuaded that the details were insufficient in the matter and I am denying the motion to dismiss.

Petitioner argues that the details were sufficient. and noted that the certificate of correction was the date of the first hearing and recommended mitigation.

I am sustaining this matter and the mitigated penalty is \$800.

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