



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: 035666680L 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: \$2,500.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035666680L	Sustained	03/22/2023	41 River Terrace Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B181	BC 3303.4 27-1018	Sustained	\$2,500.00

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 inadequate housekeeping with combustible materials improperly stored.

Petitioner submitted photos of combustible materials piled high, indicating an immediate hazard.

Respondent moved to dismiss based on insufficient notice; referred to submitted appeals; failure to state which apartment this occurred in.

I am not persuaded by respondent's arguent of insufficient evidence. I find the summons gave sufficient details. I am persuaded by petitioner's arguments and evidence.

I am sustaining this violation and the standard penatly is applied.

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