



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: 039101800Y et al. (1 Summons) DEPT OF BUILDINGS, -against- TENRIT STUDIOS, INC., Hearing Date: 01/13/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,250.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039101800Y	Sustained	12/19/2023	55 WEST 110 STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

DANIEL BRICKMAN, ESQ., appeared for the Department of Buildings (DOB), the petitioner here. PHOEBE DOSSETT, ESQ., appeared for the respondent. The summons alleges that at the time of issuance respondent had failed to comply with the Commissioner's Order contained in prior summons 39076743P to file a Certificate of Correction. Accordingly the inspector issued this summons as a class 1 violation of section 28-201.1 of the Building Code.

Upon reading the summons, Petitioner's counsel determined that the predicate summons for this violation was a class 2 violation, which also restricts this issuance to a class 2. Accordingly, counsel moved to amend the summons to a class 2, and with respondent's consent I granted the motion. Counsel rested on the summons as amended. I find that the summons

as amended makes a prima facie showing of the violation.

Respondent's counsel denied liability for the summons. However, she also conceded that she possessed no additional information, legal or factual, that can rebut petitioner's prima facie showing. Accordingly, I find that respondent has failed to establish a valid defense. I find respondent in violation and I impose the applicable penalty for a class 2 violation.

The summons is sustained.



01/16/2026

01/16/2026

Velly Polycarpe, Judicial Hearing Officer

Date