



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# : 039532600Y et al. (3 summonses)

DEPT OF BUILDINGS,

-against-

WINDERMERE PROPERTIES LLC

Hearing Date : 7/17/2025

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 4,900.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035686243L	Sustained	09/12/2024	400 WEST 57 STREET, Manhattan

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B207	BC105. 8.2 BC106.8.2	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039532600Y	Sustained	09/20/2024	400 WEST 57 STREET, Manhattan

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B223	BC 3307.1	Sustained	2,400.00

Total Penalty for Summons: 2,400.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039532601X	Sustained	09/20/2024	400 WEST 57 STREET, Manhattan

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B207	105.8.2 (2014 code) & BC 106.8.2 (2022 c	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

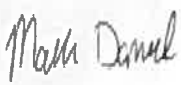
PHOEBE DOSSETT, ESQ. appeared via Court Call on 07/17/25. DEANNA BURDRIDGE, ESQ. appeared on behalf of DOB.

Summonses 039532600Y, 039532601X, and 035686243L were issued to Windermere Properties.

Ms. Dossett denies the violations but does not offer a rebuttal on the merits. The violations were corrected.

Ms. Burbridge stands by the violations. Ms. Burbridge further states corrections were done after the initial hearing date. Ms. Burbridge recommends the standard penalties.

I credit Issuing Officers statements made within the summonses. Based on the facts and law, the summonses are sustained with standard penalties imposed. Summons 039532600Y is not mitigatable and summonses 039532601X and 035686243L were corrected after the initial hearing date.

	07/29/2025
Malka Daniel, Hearing Officer	Date