



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: 035726348L et al. (1 Summons) DEPT OF BUILDINGS, -against- SCOTTI JR PHILIP A Hearing Date: 03/19/2026 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
035726348L	Dismissed	12/16/2025	44 WEST 63 STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B204	28-302 .1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared at the hearing by phone for Respondent. Henrietta Baidoo, Esq. appeared by phone for Petitioner. Respondent was charged with violation of 28-302.1 for failure to maintain building façade, walls and appurtenances. Ms. Dossett made a motion to dismiss for improper party. She argued that Respondent does not own the cited premises. She submitted the deed, DOB NOW property profile and the HPD property registration in support. Ms. Baidoo stated that Respondent is listed in DOF records as the owner and that Petitioner can rely on the information found in DOF records. She submitted the tax bill, assessment and property profile in support.

I credit Respondent's documentary evidence and find that the named Respondent is not the owner of the cited premises.

Accordingly, the summons is dismissed.

 04/09/2026	04/09/2026
Daniella Caputo, Judicial Hearing Officer	Date