



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: 039144020N et al. (1 Summons) DEPT OF BUILDINGS, -against- GREAT EMPIRE BEVERLY REALTY LL Hearing Date: 06/11/2025 Hearing Location: Remote Type of Hearing: By Telephone
--	--

Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039144020N	Dismissed	04/06/2025	2225 65 STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B102	28-301.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Petitioner, Department of Buildings, appeared by authorized representative, Maria Dollas, Esq.; Respondent, appeared by authorized representative, Phoebe P. Dossett, Esq.

The summons sets forth a violation of NYC Administrative Code, section, 28-301.1, failure to maintain building, a class 1 violating condition.

Ms. Dollas stated that she would rely on the allegations as set forth in the summons.

Ms. Dossett stated that the summons was issued to the wrong Respondent; that the named Respondent had transferred the cited premises to 65 and Bay Towers, LLC, on 3/24/25, prior to the issuance of the summons; that 65 and Bay Towers, LLC, should have been named as Respondent and produced a supporting document.

I find that the summons sets forth a prima facie case. I credit Ms. Dossett's argument and I find that she has established a valid defense to the allegations as set forth in the summons.

Accordingly, the summons is dismissed.



06/18/2025

06/18/2025

Aubrey Lees, Hearing Officer

Date