



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: 039172092K et al. (1 Summons) DEPT OF BUILDINGS, -against- CITY BUILDER DEVELOPMENT 2 LLC Hearing Date: 03/10/2026 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
039172092K	Dismissed	12/31/2025	114-54 SUTPHIN BOULEVARD Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B187	28-201.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Respondent appeared through attorney Phoebe Dossett. Petitioner appeared through attorney Taylor Barje.

Summons 039172092K charged a Class 1 violation of Building Code § 28-201.1 for failure to comply with Commissioner's Order for summons 37025810N, DOB violation 121622CNE01KC/CN#338422.

Respondent provided Exhibit A, summons 37025810N, which was issued to David Jenkins. Respondent argued that the new owner had no relationship to the old owner.

Petitioner confirmed that ACRIS shows an arm's length transaction between the old owner and the new owner. Petitioner made no recommendation on this summons.

I find that Petitioner has not established the charge. The summons is dismissed.



03/13/2026

03/13/2026

Theresa Leary, Judicial Hearing Officer

Date