



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: 035669915K et al. (1 Summons) DEPT OF BUILDINGS, -against- THE 29 MONTROSE AVENUE CONDOMI Hearing Date: 03/03/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,500.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035669915K	Sustained	06/08/2023	29 MONTROSE AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B189	28-301 .1	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

THE 29 MONTROSE AVENUE CONDOMI

035669915K

Respondent is charged with a Class 1 violation under NYC AC 28-301.1.

Taylor Barje, Esq. appeared on behalf of Petitioner. Phoebe Dossett, Esq. appeared on behalf of Respondent.

Ms. Barje submitted the relevant companion transient use summons (P Ex 1), which was found in violation, and stated this fire safety charge rises and/or falls with the transient use violation. She said as the transient use violation was found in violation, the instant charge should stand.

Ms. Dossett stated Respondent denies the allegations contained in the summons but offers no evidence to rebut them and offered nothing further.

I credit the details as alleged in the summons and find Respondent failed to rebut them.

Therefore, the summons is SUSTAINED.

The Class 1 standard penalty is imposed.

 03/05/2025	03/05/2025
Susan Brand, Hearing Officer	Date