



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: 039121280H et al. (1 Summons) DEPT OF BUILDINGS, -against- NTF MANAGEMENT INC. Hearing Date: 09/16/2025 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
039121280H	Sustained	08/06/2024	200-08 36 AVENUE Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B106	27-Misc, 28-Misc, BC -Misc	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

Petitioner appeared by DOB representative, Deanna Bubridge Esq. and Issuing Officer, Insp. Colin Thompson, Badge # 3374. Respondent, NTF MANAGEMENT INC., appeared by its attorney, Phoebe Dossett Esq., to answer a charge of having an active rigging crew without valid rigging certificates. The first hearing date was October 29, 2024.

Ms. Bubridge relied on the allegations in the summons as well as the evidence which included pictures in support of the charge (see Pet. Exhs. A & B). Insp. Thompson reiterated the allegations as stated in the summons.

Ms Dossett challenged the violation being charged as a class 1 stating that Petitioner has not alleged or demonstrated that

the work being done was being carried out in an unsafe manner or immediately hazardous. Insp. Thompson stated that allowing workers to perform rigging work without actually having a rigging certificate is in itself hazardous in that having rigging work done by persons not certified meant that there was a high possibility that the rigging work was not being done according to specifications which could result in grave injury to persons and property in the vicinity, and therefore is immediately hazardous. I agree.

I therefore find that Petitioner properly charges the instant violation as a class 1 as it is immediately hazardous and has the potential of causing grave harm/injury to persons and property in the vicinity.

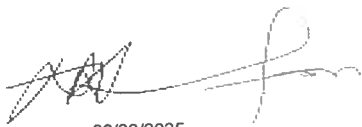
Ms. Dossett further moved to dismiss the summons for being duplicative of summons # 039121231L, issued to the same Respondent, at the same place of occurrence, at the same time, adjudicated by me in the same group of summonses as the instant summons. The summons charged Respondent of operating a Knuckle Boom Crane with rigging crew operating without being certified, operator of the crane not a NYC license HMO, no Lift Director present, and no certificate of on-site inspection was provided. Ms. Dossett stated that both summonses have the same elements of proof and the same factual basis.

Ms. Burbridge testified that the instant summons has different factual basis from summons # 039121231L and also different remedies for each of the summonses. Ms. Burbridge stated that for summons # 039121231L which charges Respondent of operating a Knuckle Boom Crane with rigging crew operating without being certified, operator of the crane not a NYC license HMO, no Lift Director present, and no certificate of on-site inspection was provided, Respondent will need to obtain a NYC HMO license, the rigging crew will have to be certified, and a certificate of on-site inspection provided, but that for the instant summons, in order for Respondent to remedy the violation, Respondent will have to only provide rigging certificates for the rigging members involved in attaching/detaching the steel beams. Ms. Burbridge stated that for the foregoing reasons the summonses are not duplicative. I agree.

I find that the instant summons is not duplicative of summons # 039121231L.

Ms. Dossett presented nothing on the merits.

I credit the allegation in the summons as well as the testimonies and evidence presented by Ms. Burbridge and Insp. Thompson. I find that Respondent has neither rebutted the charge nor established a defense to the violation. Therefore, the summons is SUSTAINED and the standard class 1 penalty is imposed.



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Akinwale Akinrefon, Hearing Officer

Date