



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# : 039121351X et al. (1 summonses) DEPT OF BUILDINGS, -against- KINGS BAY MARINA LLC Hearing Date : 9/23/2025 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount :	0.00	Community Service(Hr):	Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039121351X	Dismissed	08/08/2024	175-11 67 AVENUE, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B201	28-105.1	Dismissed	0.00

Total Penalty for Summons: 0.00

Findings of Facts & Conclusions of Law

Respondent, TANG, KYLE appeared by his counsel, Phoebe Dossett, Esq and petitioner, NYC Dept. of Buildings, appeared by its counsel, Laura Slavin, Esq.

The SUMMONS alleged a class 2 violation of Section 28-105.1 of the NYC Administrative Code for work without a permit to erect a wooden structure at the rear of the building.

Ms. Slavin submitted the packet (Exh. 1) of photos depicting the cited structure.

Ms. Dossett stated that the Respondent transferred the place of occurrence to his wife as a result of a divorce settlement and that Respondent was not the owner on the date of offence and submitted the recorded deed that indicated that Respondent sold the place of occurrence to Lien Tang Tse on 4/21/24 (Exh. A) and submitted the NYC Dept of Finance property tax bill issued to Lien Tang Tse dated 7/1/24 (Exh. B) and the NYC Dept of Finance property tax bill issued Respondent dated 4/1/24 (Exh. C).

Counsel stated that the deed did not indicate an arms-length transaction because the Respondent gave the place of occurrence to his wife during the divorce.

I do not credit the allegations. I credit the statements and evidence and find that the prior owner was named.

Accordingly, I dismiss.

Linda Agoston

09/24/2025

09/24/2025

Linda Agoston, Hearing Officer

Date

