



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division
Decision

Phoebe Dossett, Esq. - Nacmias Law Firm, I LLC 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons# : 039527318Y et al. (4 summonses) DEPT OF BUILDINGS, -against- EMPIRE PROP PARTNERS LLC Hearing Date : 10/28/2025 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount :	12,400.00	Community Service(Hr):	Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039527318Y	Sustained	04/09/2024	312 FENIMORE STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B223	BC3307.1	Sustained	2,400.00

Total Penalty for Summons: 2,400.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039527319X	Sustained	04/09/2024	312 FENIMORE STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B2P7	MISC .BC-CHAPTER 33	Sustained	2,500.00

Total Penalty for Summons: 2,500.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039527320N	Sustained	04/09/2024	312 FENIMORE STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B2P7	MISC .BC-CHAPTER 33	Sustained	2,500.00

Total Penalty for Summons: 2,500.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039527352H	Sustained	04/09/2024	312 FENIMORE STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B191	28-401.4	Sustained	5,000.00

Total Penalty for Summons: 5,000.00

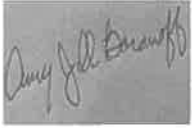
Findings of Facts & Conclusions of Law

Phoebe Dosset appeared as the authorized representative of the named respondent and Kimberly Manas appeared for the Petitioner. Summons 039527318Y cites a violation of 3307.1, summons 039527319x cites a violation of 3307.2.1, summons 039527320n cites a violation of 3308.1 and summons 039527352H cites a violation of 28-401.4

As to 18y, the Petitioner moved to amend to a violation of 3307.1 as a class 2 under code B223, and as to 19x and 20N, the Petitioner maintained the provisions of law but amended to a "class 2."

The respondent denied, but offered no evidence to rebut the charges, and indicated correction had been made.

I find the sworn account of the issuing officer to be credible, and that it establishes the charge. The respondent failed to set forth a valid legal defense. The summonses are sustained.



10/28/2025

10/28/2025

Amy Jill Baranoff, Judicial Hearing Officer

Date