



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# : 039527324K et al. (4 summonses) DEPT OF BUILDINGS, -against- EMPIRE PROP PARTNERS LLC Hearing Date : 1/6/2025 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount :	13,125.00	Community Service(Hr):	Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039527324K	Sustain	04/09/2024	314 FENIMORE STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B2N8	BC3307.2	Sustained	625.00

Total Penalty for Summons: 625.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039527325M	Sustained	04/09/2024	314 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
039527326Y	Sustained	04/09/2024	314 FENIMORE STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B1P7	Misc. BC-Chapter 33	Sustained	5,000.00

Total Penalty for Summons: 5,000.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039527354L	Sustained	04/09/2024	314 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

Summons #:039527324K

Kim Manas appeared for Petitioner and stated she moved to amend the violation to a BC3307.2.

Phoebe Dossett appeared for Respondent and stated she denies the summons without rebuttal.

I credit the summons and find at time of inspection there was a violation of BC3307.2. Summons is sustained.

Summons #:039527325M

Kim Manas appeared for Petitioner and stated she moved to amend the violation to a Class 2 Misc BC Chapter 33 violation.

Phoebe Dossett appeared for Respondent and stated she denies the summons without rebuttal.

I credit the summons and find at time of inspection there was a violation of a Class 2 Misc BC33 violation.. Summons is sustained.

Summons #:039527326Y

Kim Manas appeared for Petitioner and stated she stands by the summons and submitted supplemental evidence (in file) .

Phoebe Dossett appeared for Respondent and stated that there was netting in place but was loose and the summons does not state that the condition created an immediately hazardous condition.

I credit the summons and find at time of inspection there was a violation of Misc. BC-Chapter 33. loose netting as an immediately hazardous condition. Summons is sustained.

Summons #:039527354L

Kim Manas appeared for Petitioner and stated she stands by the summons and submitted supplemental evidence (in file) .

Phoebe Dossett appeared for Respondent and stated that the license was renewed 06/07/2024 and the client stated the license was renewed on the date of the issuance of the ticket.

I credit the summons and find at time of inspection there was a violation of BC 28-401.4. Summons is sustained.

 01/06/2025	01/06/2025
Beth Badner, Hearing Officer	Date