



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: 035187044M et al. (1 Summons) DEPT OF BUILDINGS, -against- ALL STATE FUNDING EAGLES Hearing Date: 12/08/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035187044M	Dismissed	08/01/2016	103-24 123 STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B187	28- 201.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Petitioner appeared by Gutej Sahni, Esq. and Respondent appeared by its counsel, Phoebe Dossett, Esq. Respondent is charged with failing to comply with the underlying summons ending in 14M. Respondent moved to dismiss because it is the wrong party. A correction deed was filed in 2015 (year before summons was issued) . The prior violation, 14M, was held in violation on 10/21/2025.

Respondent argues that this is an impossibility to comply as Respondent is not the proper party --they were never an owner not even a prior owner-- of the property. As evidenced by the documents Respondent submitted, it appears that the deed history reflects the error initially made and subsequently corrected to show that Respondent was never a titled owner to the

property and had nothing to do with the work done or the failure to obtain permits. Despite the fact that the underlying summons was held in violation, Respondent's counsel argues that it did not represent Respondent at that hearing and does not know what was stated or raised. However, it is clear that there was an error and that there is no obligation to continue the error in this decision.

I credit Respondent's evidence and dismiss this summons.



12/08/2025

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Herbert Israel, Judicial Hearing Officer

Date