



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

NORA BROWN - NACMIAS LAW FIRM PLLC 592 PACIFIC STREET NEW YORK,NY 11217	Summons No: 035518819M et al. (1 Summons) DEPT OF BUILDINGS, -against- RICHMOND HILL 123 CORP Hearing Date: 11/14/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount:\$1,250.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035518819M	Sustained	06/22/2021	103-28 123rd Street Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

Petitioner, NYC Dept. of Buildings appeared by attorney, Maria Dollas, and Respondent, Richmond Hill 123 Corp., appeared by Nora Brown, at a remote hearing held on 11/14/2025.

The Summons charges a class "2" violation of AC 28-201.1/28-204.4 for failing to comply with the commissioner's order contained in Summons # 35434019X issued on 7/11/2019, and to file a certificate of correction. The violation for Summons #35434019X charged failure to maintain building in code compliant manner.

Ms. Dollas submitted a copy of Violation Details for the underlying matter showing noncompliance. (Ex 1).

Ms. Brown denied the violation with no rebuttal.

I find the sworn statement establishes a prima facie case. Respondent did not establish a defense or rebuttal.

Accordingly, I find Respondent in violation and impose the statutory penalty.



11/17/2025

11/17/2025

Janet Gawthrop, Judicial Hearing Officer

Date