



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: 039128659Y et al. (1 Summons) DEPT OF BUILDINGS, -against- QUEENS VENTURES NY LLC Hearing Date: 02/25/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,000.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039128659Y	Sustained	10/28/2024	103-28 123 STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B211	BC 3307.7	Sustained	\$1,000.00

Findings of Fact & Conclusions of Law

The summons alleges that on 10/28/24 the Respondent, Queens Ventures NY LLC, was in violation of BC section 3307.7, Class 2 in that Respondent had a green construction fence with an expired permit and FTM fence with cracked glass, bent green fence panels, and gaps at 103-23 123rd Street, Queens, NY.

Phoebe Dossett, Esq. appeared for Respondent. Malka Amar appeared for Petitioner DOB. Petitioner rested on the IOs statement in the summons.

Ms. Dossett denied the charge but offered no rebuttal.

Respondent has not rebutted the charge. Accordingly, the summons is sustained.



02/27/2025

02/27/2025

Lara Bianchi, Hearing Officer

Date