



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Michael Nacmias 592 Pacific Street Brooklyn, NY 11217	Summons No: 049189421X et al. (1 Summons) THE NEW YORK CITY DEPARTMENT OF SANITATION, -against- QUEENS VENTURES NY LLC Hearing Date: 02/12/2026 Hearing Location: Remote Type of Hearing: By One-Click
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Total Penalty Amount: \$50.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
049189421X	Sustained	06/28/2025	103-24 123rd ST Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	AS26	A.C. 16-118(2)(A)	Sustained	\$50.00

Findings of Fact & Conclusions of Law

Respondent appears by online submission (Exhibit A) by its' representative, Michael Nacmias.

The summons charges Respondent with a violation of 16-118(2)(a) of the New York City Administrative Code.

The representative moves to dismiss the summons based on the following: 1) no prima facie case, 2) any debris present was caused by third parties, and 3) the summons is duplicative.

§16-118(2)(a) of the Administrative Code of the City of New York requires that every owner, lessee, tenant, occupant or person in charge of any building or premises keep "sidewalks, air shafts, areaways, backyards, courts and alleys free from garbage, refuse, rubbish, litter, and other offensive material" and "shall remove garbage, refuse, litter, debris, and other offensive material between the curbstone abutting the building or premises and the roadway area extending one and one-half feet from the curbstone into the street on which the building or premises front."

I credit the issuing officer's observations and find facts sufficient to establish a violation under the above-referenced section of law.

The cited area must be kept free of debris regardless of the source of the litter.

I do not find the instant summons to be duplicative of any other summons.

I find that a credible, valid defense has not been established.

Accordingly, the summons is sustained and the minimum penalty of \$50 is imposed.

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02/12/2026

02/12/2026

Anil Dass, Judicial Hearing Officer

Date