



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# : 039161103N et al. (2 summonses) DEPT OF BUILDINGS, -against- 4211 REALTY LLC Hearing Date : 11/26/2025 Hearing Location : Remote Type of Hearing : By Telephone
--	---

Total Penalty Amount : 0.00	Community Service(Hr): Not Applicable
------------------------------------	--

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039161103N	Dismissed	09/19/2025	4211 8 AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B263	28-204.4	Dismissed	0.00

Total Penalty for Summons: 0.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039161104P	Dismissed	09/19/2025	4211 8 AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B263	28-204.4	Dismissed	0.00

Total Penalty for Summons: 0.00

Findings of Facts & Conclusions of Law

Petitioner appeared by Anuj Vaidya, Esq. and Respondent appeared by its counsel, Phoebe Dossett, Esq. Respoindnet is charged with two separate summonses: 03N (fail to comply with prior order 27X - work without a permit) and 04P (fail to comply with prior order 06J - occupancy contrary to C/O).

Respondent moved to dismiss on the grounds that the underlying summonses were issued to a different named repsondent. Petitioner did not offer any further defense of its summonses. I credit Rwespondent's argument and find that Respondent cannot be held responsible for the prior orders which were issued to a differen t Respondent. Accordingly , these summonses are dismissed.

		11/26/2025
11/26/2025		
Herbert Israel, Judicial Hearing Officer		Date