



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# : 039539608K et al. (3 summonses)

DEPT OF BUILDINGS,

-against-

ST. JOHN REAL ESTATE CONSULTAN

Hearing Date : 3/23/2026

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 3,750.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039539608K	Sustained	04/28/2025	38-65 11 STREET, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B2P8	BC 105.8.2 BC 106.8.2	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039539609M	Sustained	04/28/2025	38-65 11 STREET, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B207	105.8.2 (2014 code) & BC 106.8.2 (2022 c	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039539610J	Sustained	04/28/2025	38-65 11 STREET, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B207	105.8.2 (2014 code) & BC 106.8.2 (2022 c	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

Kima Manas appeared for Petitioner

Phoebe Dossett, Esq. appeared on behalf of respondent and stated she denies the summonses without rebuttal.

I credit the summons and find at time of inspection there were violations of BC 105.8.2 (2014 code) & BC 106.8.2 (2022 code). Summonses are sustained .

 03/23/2026 03/23/2026	
Beth Badner, Judicial Hearing Officer	Date