



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: 039153233L et al. (1 Summons) DEPT OF BUILDINGS, -against- ST. JOHN REAL ESTATE CONSULTAN Hearing Date: 03/23/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$10,000.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039153233L	Sustained	07/05/2025	38-65 11 STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B209	BC 3301.2	Sustained	\$10,000.00

Findings of Fact & Conclusions of Law

Kim Manas appeared for Petitioner and made a motion to amend the violation to a Class 2, BC 3301.2 as a recurring condition and submitted the underlying violation (in file).

Phoebe Dossett appeared for Respondent and stated she denies the summons without rebuttal.

I credit the summons and find at time of inspection there was a violation of BC 3301.2. as a Class 2 recurring condition. Summons is sustained.



04/13/2026

04/13/2026

Beth Badner, Judicial Hearing Officer

Date