



**OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS**  
Hearings Division

**DECISION**

|                                                                                                            |                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC</b><br>592 Pacific Street 1st Floor<br>Brooklyn, NY 11217 | <b>Summons No: 039116785R et al. (1 Summons)</b><br><br><b>DEPT OF BUILDINGS,</b><br><br><b>-against-</b><br><br><b>16 CHRISTOPHER STREET, LLC</b><br><br><b>Hearing Date: 01/09/2025</b><br><br><b>Hearing Location: Remote</b><br><br><b>Type of Hearing: By Telephone</b> |
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Total Penalty Amount: **\$1,250.00**

Community Service(Hr): **Not Applicable**

| SUMMONS #  | SUMMARY DISPOSITION | DATE OF OCCURRENCE | PLACE OF OCCURRENCE     |
|------------|---------------------|--------------------|-------------------------|
| 039116785R | Sustained           | 06/13/2024         | 18 GAY STREET Manhattan |

| LINE ITEM | OATH CODE | CODE SECTION/RULE | RESULT    | PENALTY    |
|-----------|-----------|-------------------|-----------|------------|
| 1         | B263      | AC 28-204.4       | Sustained | \$1,250.00 |

**Findings of Fact & Conclusions of Law**

The New York City Department of Buildings did not appear at the hearing.

Phoebe Dossett, Esq. appeared as counsel for the respondent. She denied the allegations set forth in the summons and submitted no defenses nor any evidence in support.

Respondent is charged with failing to comply with a commissioner's order to correct summons # 039079306J, under Code 28-204.4, as a class 2 charge.

I find that this properly charged as a class 2 charge. A class 2 charge is a major violations are those specified as such by the New York City Construction Codes or those where the violating condition affects life, health, safety, property, or the public interest but does not require immediate corrective action, or, with respect to outdoor advertising, those where the violation and penalty are appropriate as an economic disincentive to the continuation or the repetition of the violating condition.

I find petitioner, through the sworn written testimony contained in the summons, has made out a violation of Code 28-204.2 as a class 2 charge.

I sustain this summons and I impose the statutory approved class 2 minimum penalty.

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|-----------------------------------------------------------------------------------|-------------------|
|  | <b>01/14/2025</b> |
| 01/14/2025                                                                        |                   |
| <b>Keith J. Ludwiczak, Hearing Officer</b>                                        | <b>Date</b>       |