



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: 039127147X et al. (1 Summons) DEPT OF BUILDINGS, -against- SALAZAR, JAMES R & NILKA E SALAZAR Hearing Date: 07/08/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039127147X	Dismissed	10/10/2024	144 VAN PELT AVENUE Staten Island

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B1C9	27-3018(b)	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

The Department of Buildings (DOB) issued this Summons to James R. and Nilka E. Salazar. The Summons charges a Class 1 or "immediately hazardous" violation for electrical work without a permit at the location and as of the date indicated above, citing the total demolition of a building including electrical. Henrietta Asiedu Baidoo, Esq., represented DOB at the remote hearing, and Phoebe Dossett, Esq., represented the Salazars.

Ms. Baidoo initially relied on the Summons. Ms. Dossett said that the Summons should be dismissed because on the date of alleged violation her clients no longer owned or controlled the property in question. In support she submitted a Richmond County recorded deed and ACRIS registration showing that the property was sold in mid-September in an arms'-length

transaction (transfer tax paid).

I credit Ms. Dossett's evidence and do not reach the merits. I find that on the date at issue the Salazars no longer owned or controlled the property in question.

This Summons is dismissed.

	
07/08/2025	07/08/2025
Sara Piovio, Hearing Officer	Date