



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: 035679264P et al. (1 Summons) DEPT OF BUILDINGS, -against- E. 93 REALTY LLC Hearing Date: 07/21/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,250.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035679264P	Sustained	06/27/2024	313 93 STREET Brooklyn

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

Phoebe Dossett, Esq., appeared as the attorney for the respondent, E 93 Realty LLC, owner of the property at 313 93 Street, Brooklyn. Gurtej (TJ) Sahni, Esq., appeared as the attorney for the petitioner, the Department of Buildings.

The summons alleges a failure to comply with the commissioner's order to file a certificate of correction with the Department of Buildings. Respondent failed to comply with the commissioner's order to correct the violating conditions and to file a certificate of correction pursuant to section 28-204.4 for NOV #35676815Z issued on 4/11/2024.

The respondent is charged with Administrative Code 28-204.4, which states that it is a violation to fail to comply with an order

of the commissioner to correct and to file a certificate of correction of a violation.

Petitioner's attorney stated that the prior violation, 35676815Z, was found in violation. Respondent still does not have compliance recorded as of today. He recommended the standard penalty.

Respondent's attorney denied the summons and had no rebuttal.

I credit the inspector' factual allegations and petitioner's evidence, and find that respondent had failed to comply with the commissioner's order contained in the underlying summons and to file a certificate of correction. I also find that this is a class 2 violation. Accordingly, the summons is sustained and the statutory standard penalty of \$1,250 is due.

Grace Chen

08/12/2025

08/12/2025

Grace Chen, Hearing Officer

Date