



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# : 039144809K et al. (1 summonses) DEPT OF BUILDINGS, -against- E 93 REALTY LLC Hearing Date : 1/6/2026 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount :	1,250.00	Community Service(Hr):	Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039144809K	Sustained	04/14/2025	315 93 STREET, Brooklyn

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

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

This telephone hearing was held on January 6, 2026. Petitioner, NYCDOB appeared by Laura Slavin, Esq. Respondent, E 93 REALTY LLC, appeared by Phoebe Dossett, Esq.

This summons alleges a Class 2 violation of NYC Administrative Code §28-204.4 (Failure to comply with the commissioner's order to file a certificate of correction with the Department of Buildings). The summons states that Respondent failed to comply with the Commissioner's order to file a certificate of correction with the Department of Buildings; previous Summons #35676815Z was issued on 4/1/24.

Ms. Slavin relied on the affirmed statements of the IO in the summons and she submitted documentation of the prior violation (P-1).

Ms. Dossett did not deny this violation nor the prior violation. She denied this violation. She did not submit any testimony or evidence to rebut this charge.

§ 28-204.4 States that "Failure to comply with an order of the commissioner issued pursuant to section 28-204.2 or pursuant to any provision of law or rule enforced by the department in effect at the time the order was issued to correct and to certify correction of a violation within the applicable time period shall be a violation of this code for which penalties may be imposed in addition to the penalties that may be or have been imposed for the violation referred to in such order. Upon application, for good cause, the commissioner may extend the time for filing the certification of correction of a violation, but not for more than 30 days for each extension."

I credit the IO's observations in the summons regarding Respondent's failure to comply with the Commissioner's Order. I find that Petitioner supported the cited violation. I find that Respondent did not set forth a defense to the violation. I further find that Respondent has violated NYC Administrative Code §28-204.4. This violation is sustained and a penalty of \$1,250 is imposed.



01/06/2026

01/06/2026

Barbara Halper, Judicial Hearing Officer

Date