



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: 039138040J et al. (1 Summons) DEPT OF BUILDINGS, -against- 783/5 LEX. ASSOCIATES, TRI-HILL MANAGEMENT LLC Hearing Date: 04/17/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$625.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039138040J	Sustained	02/11/2025	785 LEXINGTON AVENUE Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RU'	RESULT	PENALTY
1	B202	28-301.1	Sustained	\$625.00

Findings of Fact & Conclusions of Law

Petitioner NEW YORK CITY DEPARTMENT of BUILDINGS (DOB) was represented by DOB attorney GURTEJ "TJ" SAHNI, ESQ.

Respondent 783/5 LEX. ASSOCIATES was represented by attorney PHOEBE DOSSETT, ESQ. of the Nacmias Law Firm, PLLC.

Respondent was charged with a Class 2 violation of § 28-301.1 of the Administrative Code of the City of New York (Code), for failure to maintain premises in a Code-compliant manner.

I find the Issuing Officer's sworn-to summons narrative and documentary evidence to be credible and persuasive.

Respondent's representative noted that the TicketFinder database shows the summons as PAID IN FULL, an admission to the violation.

Petitioner recommended the standard penalty.

I concur with the petitioner's recommendation.

The credible evidence, here the sworn-to summons narrative of the Issuing Officer, is sufficient to establish, and I find, that respondent was in violation on the date of the offense. The violation is SUSTAINED, and I impose the standard penalty of \$625.

 04/17/2025	04/17/2025
Mark Goichman, Hearing Officer	Date