



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Caroline Kane, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street, 1st Floor Brooklyn, NY 11217	Summons No: 039531483J et al. (1 Summons) DEPT OF BUILDINGS, -against- J&J DESIGNS INC Hearing Date: 03/11/2025 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
039531483J	Sustained	08/16/2024	259-03 81 AVENUE Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B212	BC 3303.4 27-1018	Sustained	\$625.00

Findings of Fact & Conclusions of Law

Respondent, J & J Designs Inc., appeared by Caroline Kane Esq., as attorney, and Deanna Lamberti Esq., appeared for the petitioner, DOB.

The respondent is charged with a class 1 violation of BC section 3301.4 and section 27-1018 of the NYC Administrative Code for failure to maintain adequate housekeeping.

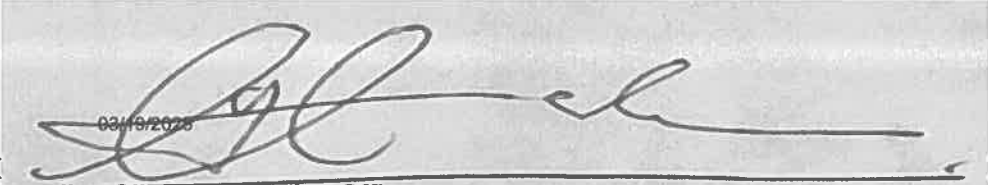
Ms. Lamberti moves to amend the charge to a class 2 violation with infraction code B212 on the grounds that DOB records show that the violation was swiftly corrected on 8/23/2024 one week from the 8/16/2024 date of the violation.

Ms. Kane raised no objection. The motion was granted.

Ms. Kane denies but did not rebut the violation as amended.

Ms. Lamberti reaffirmed the violation as amended, confirmed that the DOB records show that the violation was corrected before the first scheduled hearing date of 10/22/2024 and recommends a mitigated penalty.

As the petitioner has proved its case as amended, and the respondent has not established a sufficient legal defense to the violation, I credit the facts alleged in the charge. Therefore, the violation is sustained. As the violation was timely corrected before the first scheduled hearing date of 10/22/2024 an approved reduced penalty is hereby imposed.

 03/19/2025	03/19/2025
Cornelius Ojinnaka, Hearing Officer	Date