



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: 037030047P et al. (1 Summons) DEPT OF BUILDINGS, -against- SKYHILL II GROUP LLC Hearing Date: 06/12/2025 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
037030047P	Sustained	10/01/2024	70-65 QUEENS BOULEVARD Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B279	AC 1RCNY-MISC, RS-MISC	Sustained	\$625.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared at the hearing by phone for Respondent. Cassie Rene, Esq. appeared by phone for Petitioner. Respondent was charged with violation of 1 RCNY 103-16 for failure to submit required parking structure initial report for existing parking structure. This case was previously adjourned for the IO. Ms. Rene opted to proceed in his absence. Ms. Dossett challenged the class. She submitted the inspection report for the parking structure and proof of submission to DOB, both dated 12/18/24. She noted that the garage was marked safe. Ms. Rene made a motion to amend the charge to Class 2, which I grant. She recommended mitigation based on timely correction.

I credit the summons as written. I credit Respondent's documentary evidence and find that Respondent has shown timely

proof of compliance before the first hearing date thereby qualifying for mitigation.

Accordingly, I find Respondent in violation and impose the mitigated penalty of \$625.00.

	
06/17/2025	06/17/2025
Daniella Caputo, Hearing Officer	Date