



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: 039538490J et al. (1 Summons) DEPT OF BUILDINGS, -against- GREEN HOUSE TOWN CORP Hearing Date: 06/03/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,500.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039538490J	Sustained	03/28/2025	35-30 146 STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2P7	Misc. BC--Chapter 33	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

Maria Dollas, Esq. appeared as counsel for the New York City Department of Buildings. She relied on the issuing inspector's sworn written testimony and recommend the minimum class 2 penalty.

Phoebe Dossett, Esq. appeared as counsel for the respondent. She denied the allegations set forth in the summons and submitted no defenses nor any evidence in support.

Respondent is charged with failing to obtain an FDNY permit for a diesel generator under BC 3301.1.2, as a class 2 charge.

I find that this properly charged as a class 2 charge. A class 2 charge is a major violations are those specified as such by the New York City Construction Codes or those where the violating condition affects life, health, safety, property, or the public interest but does not require immediate corrective action, or, with respect to outdoor advertising, those where the violation and penalty are appropriate as an economic disincentive to the continuation or the repetition of the violating condition.

I find petitioner, through the sworn written testimony contained in the summons, has made out a violation of Code 3301.1.2 as a class 2 charge.

I sustain this summons and I impose the statutory approved class 2 minimum penalty.

	
06/10/2025	06/10/2025
Keith J. Ludwiczak, Hearing Officer	Date