



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: 039539382R et al. (1 Summons) DEPT OF BUILDINGS, -against- Green House Town Corp Hearing Date: 01/13/2026 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
039539382R	Sustained	04/22/2025	134-11 FRANKLIN AVENUE Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B282	AC 28-105.12.2	Sustained	\$625.00

Findings of Fact & Conclusions of Law

DANIEL BRICKMAN, ESQ., appeared for the Department of Buildings (DOB), the petitioner here. PHOEBE DOSSETT, ESQ., appeared for the respondent. The summons alleges that at the time of inspection of respondent's new building the inspector observed needle beams installed at exposure 2 of the building with makeshift welded components for tie-back connections that were contrary to approved DOB drawings. Based on the foregoing, the summons alleges a class 2 violation founded on the mandates of section 3301.5 of the Building Code

Upon reading the summons, petitioner's counsel moved to amend the summons to reflect a class 2 violation of section 28-105.12.2 of the Building Code. Respondent consented to the amendment and I granted the application. Petitioner rested

on the allegations contained within the four corners of the summons. I find that the summons makes an initial showing of the violation as amended.

Respondent's counsel denied the allegations and liability for the summons. However, she also conceded that she possessed no additional information that can rebut petitioner's prima facie showing. Additionally, counsel explained, and petitioner confirmed that respondent implemented corrective measures in timely fashion so as to warrant a downward modification of the applicable penalty. In light of the foregoing, I find respondent in violation, but I impose only the mitigated penalty for a class 2 violation of section 28-105.12.2.

The summons is otherwise sustained.



02/10/2026

02/10/2026

Velly Polycarpe, Judicial Hearing Officer

Date