



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: 039539384K et al. (1 Summons) DEPT OF BUILDINGS, -against- Green House Town Corp Hearing Date: 07/02/2025 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
039539384K	Sustained	04/22/2025	134-11 FRANKLIN AVENUE 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

This hearing was conducted via Court Call on July 1, 2025.

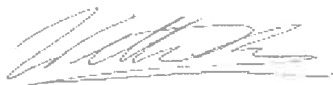
Phoebe Dossett appeared for the respondent. Deanna Burbridge appeared for the petitioner.

The Summons charges Misc. BC—Chapter 33 - Miscellaneous violations Specifically, with respect to BC 3307.1

Ms. Dossett entered a denial with no rebuttal evidence and noted the violation was corrected before the first hearing date. However, the cited violation is not mitigation eligible.

I credit the summons details and find a prima facie violation has been established.

I credit the violation has been corrected before the first hearing date and impose the standard penalty.



07/08/2025

07/08/2025

William Ross, Hearing Officer

Date