



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# : 039533208Y et al. (2 summonses)

DEPT OF BUILDINGS,

-against-

ALMA DESIGN INC

Hearing Date : 6/13/2025

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 1,625.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039533208Y	Sustained	10/08/2024	296 RICHARD AVENUE, Staten Island

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

Total Penalty for Summons: 625.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039533209X	Sustained	10/08/2024	296 RICHARD AVENUE, Staten Island

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B211	BC 3307.7	Sustained	1,000.00

Total Penalty for Summons: 1,000.00

Findings of Facts & Conclusions of Law

Attorney Caroline Kane, Esq. appeared for Respondent ALMA DESIGN INC. Attorney Deanna Burbridge, Esq. appeared for Petitioner DOB.

039533208Y On 10/8/24, at 296 RICHARD AVENUE, Staten Island, the I/O issued this summons alleging a violation 28-105.12.2 (Class 1). Ms. Burbridge noted Respondent amended their plans to match the conditions and moved to amend to a class 2, B282, unopposed. I see good cause to grant the amendment. Ms. Kane noted correction was accepted prior to the first hearing date. Ms. Burbridge confirmed via research and recommended mitigation. I concur. Here, I credit the I/O's sworn observations and evidence and find that Petitioner has proven its case by a preponderance of the evidence. Accordingly, the summons is SUSTAINED and the mitigated penalty will be imposed.

039533209X On 10/8/24, at 296 RICHARD AVENUE, Staten Island, the I/O issued this summons alleging a violation BC 3307.7 (Class 2). Ms. Kane denied the violation without any rebuttal. Here, I credit the I/O's sworn observations and evidence and find that Petitioner has proven its case by a preponderance of the evidence. Accordingly, the summons is SUSTAINED.

	06/16/2025
06/16/2025	06/16/2025
Joseph Fan, Hearing Officer	Date