



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: 035681015R et al. (1 Summons) DEPT OF BUILDINGS, -against- N.K. CAPITAL INC Hearing Date: 05/08/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$0.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035681015R	Dismissed	09/11/2024	171 ATTORNEY STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2G1	28-116 .2.4.2	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Respondent appeared by Phoebe Dossett, attorney, hereinafter "respondent." Petitioner appeared by Deanna Burbridge of DOB. Respondent is charged with failure to conduct or file a final inspection.

Respondent moved to dismiss because there was a final inspection, submitted, that occurred on 3/15/23, prior to expiration of the permit. Respondent also submitted the job number and address in the summons showing the final construction sign off.

Petitioner reviewed the evidence submitted and questioned how it was apparent that the permits were for the specific permit the IO is referring to since this permit is from 2019; it may not refer to the permit that expired in 2023. There is a sign off on

the job in respondent's evidence but it's not on biz as DOB responded to it.

Petitioner submitted the permits that could be found and said it was not clear to what they referred or the timing.

Both parties agree that a construction sign off is the same thing as a final inspection. Respondent's evidence clearly reveals a construction sign off prior to the summons at the address on the summons. I find a valid defense and I am dismissing this violation.

Janet Winter

05/13/2025

05/13/2025

Janet Winter, Hearing Officer

Date