



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: 039536022J et al. (1 Summons) DEPT OF BUILDINGS, -against- LEE, PATRICIA A Hearing Date: 04/28/2025 Hearing Location: Remote Type of Hearing: By Telephone
--	---

Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039536022J	Dismissed	01/16/2025	1991 ATLANTIC AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2L7	28-105.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Gurtej Sahni appeared for the petitioner. Phoebe Dossett appeared for the respondent.

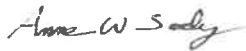
On the date and at the location indicated on the summons, the officer observed the respondent failed to obtain a permit prior to installation/use of sidewalk shed. This posed a significant safety hazard. I do not credit these observations as to the respondent.

Mr. Sahni rested on the summons.

Ms. Dossett moved to dismiss because Patricia Lee was a prior owner. After foreclosure in 1983, NYC took the property. She submitted the foreclosure deed (Resp.) She believes shed was put up for emergency purposes by NYC and Ms. Lee did not put it up because she did not own the building. I credit evidence.

Mr. Sahni took no position.

I find that the resondent did not own the property at the time the summons was issued and was not responsible for the property. The credited findings establish a defense to the violation of the cited code section. Accordingly, the violation is dismissed



05/09/2025

05/09/2025

Anne Seely, Hearing Officer

Date