



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

Decision

NORA BROWN - NACMIAS LAW FIRM PLLC
592 PACIFIC STREET
NEW YORK,NY 11217

Summons# : 039543108X et al. (2 summonses)

DEPT OF BUILDINGS,

-against-

LEE, PATRICIA A

Hearing Date : 11/14/2025

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 3,650.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039543108X	Sustained	08/01/2025	1991 ATLANTIC AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B223	BC 3307.1	Sustained	2,400.00

Total Penalty for Summons: 2,400.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039543109H	Sustained	08/01/2025	1991 ATLANTIC AVENUE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B217	BC 3301.9	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

Petitioner, NYC Dept. of Buildings appeared by attorney, Maria Dollas, and Respondent, Patricia A. Lee appeared by Nora Brown at a remote hearing held on 11/14/2025.

Summons # 39543108X ("108X") charges Respondent with a Class "2" violation of BC 3307.1 for sidewalk shed not illuminated causing risk of pedestrians slipping and tripping.

Summons # 39543109H ("109H") charges Respondent with a Class "2" violation of BC 3301.9 for missing sidewalk shed parapet information panel creating possible delay of an emergency response by not having the address posted.

BC § 3307.1 requires that pedestrians be protected during construction or demolition activities as required by BC § 3307.1 through BC § 3307.10 and by the Department of Transportation.

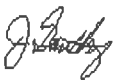
BC 3301.9 provides that:

Signs at a construction or demolition site. Signs shall be posted at a construction or demolition site in accordance with Sections 3301.9.1 through 3301.9.8. It is the responsibility of the permit holder for the underlying construction or demolition work, or where there are no active permits, the building owner, to ensure such signs are posted and maintained at the site in accordance with Sections 3301.9.1 through 3301.9.8, and to ensure that such signs are updated in a timely fashion to reflect any revised information.

Ms. Brown denied the violations in 108X and 109H with no rebuttal.

I credit the sworn statements in 108X and 109H and find that Petitioner established a violation of BC 3307.1 in 108X and violation of BC 3301.9 in 109H. I find that the violating conditions in 108X and 109H affect life, health, safety, property, or the public interest but do not require immediate corrective action, and that the designation as a class 2 is appropriate.

Accordingly, I find Respondent in violation in 108X and 109H and impose the mandatory penalty in each.



11/14/2025

11/14/2025

Janet Gawthrop, Judicial Hearing Officer

Date