



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: 039546906Y et al. (1 Summons) DEPT OF BUILDINGS, -against- LEE, PATRICIA A Hearing Date: 02/27/2026 Hearing Location: Remote Type of Hearing: By Telephone
--	---

Total Penalty Amount: \$2,400.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039546906Y	Sustained	11/13/2025	1991 ATLANTIC AVENUE Brooklyn

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

Findings of Fact & Conclusions of Law

On November 13, 2025, at 5:50 a.m., the Issuing Officer (I.O.) inspected the property located at 1991 Atlantic Avenue, Brooklyn, New York, and issued Respondent, Patricia A. Lee, a summons for violating Section 3307.1 of the New York City Building Code, a Class 2 violation, for pedestrian protection does not meet code specifications. The I.O. at the time of inspection observed sidewalk shed (SWS) in place at Exposure #1 and #4 with inoperable lightbulbs. The I.O. further noted that failure to as per code creates a hazard to pedestrians using the under path.

Section 3307.1 of the Building Code states that "[p]edestrians shall be protected during construction or demolition activities as required by this section and by the Department of Transportation."

Section 3307.6.4.8 of the Building Code states that "Sidewalk shed lighting shall be in conformance with the following:1. The underside of sidewalk sheds shall be illuminated at all times either by daylight or electric light. The level of illumination shall be uniformly distributed along the entire length of the shed with a minimum of 1 foot -candle (11 lux) measured at the level of the walking surface with a minimum luminous efficacy of 45 lumens per watt or greater and be rated to operate at temperatures of 5°F (-15°C) and higher. 2.All lamps shall be enclosed in water-resistant and vandal-resistant fixtures, and all lamps, wiring, and accessory components shall conform to the requirements of the New York City Electrical Code. 3. Photosensors may be used to control electric lighting according to the amount of daylight available. All photosensors shall be equipped for fail-safe operation ensuring that if the sensor or control fails, the lamps will provide the lighting levels required by this section."

At the hearing, Petitioner, NYC Department of Buildings, was represented by Henrietta Baidoo, Esq. Phoebe Dossett, Esq. represented the Respondent, Patricia A. Lee.

Ms. Baidoo relied upon the sworn statement of the Issuing Officer contained in the summons. Ms. Dossett requested the affirmation of service and after review did not make a service challenge. Ms. Dossett stated that Respondent denies the violation and offered no rebuttal evidence or defense.

I credit the testimony and documentary evidence submitted in this matter by the representatives for both Petitioner and Respondent. I find that Petitioner established the violation of the cited Code. I also find that Respondent did not offer any evidence or defense.

Accordingly, this summons is Sustained.



03/10/2026

03/10/2026

Eva Marie Russo-Lane, Judicial Hearing Officer

Date