



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: 039128330Z et al. (1 Summons) DEPT OF BUILDINGS, -against- 146 STANTON ST RLTYCP C/O JAMES MESKOURIS Hearing Date: 06/16/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$1,250.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039128330Z	Sustained	10/23/2024	1546 MADISON AVENUE Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B102	28-301.1	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

On October 23, 2024 respondent was charged with a violation for failure to maintain. .

Phoebe Dossett appeared for respondent. Maria Dollas appeared for DOB.

During the hearing, MS. Dollas relied on the summons. Ms. Dossett denied the allegations stating the super was not authorized to receive summons and on the merits that the summons was not immediately hazardous. Ms. Dollas noted the affidavit states the summons was posted on the front door and recommended the standard penalty.

Upon review of the summons, I credit the petitioner's allegations in the summons, finding respondent in violation, as service was not defective; summons was posted on front door and subsequently mailed. Respondent rep did not take issue with mailing or dispute respondent's receipt.

Accordingly, the summons is sustained and the standard penalty is imposed.



07/03/2025

07/03/2025

Amanda Gayle, Hearing Officer

Date