



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

Decision

Frank Tamerino, Esq. - Nacmias Law Firm
592 Pacific Street 1st Floor
Brooklyn, NY 11217

Summons# : 035667229L et al. (1 summonses)

DEPT OF BUILDINGS,

-against-

MKSSKR CONSULTING SERVICE

Hearing Date : 11/20/2025

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 1,250.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035667229L	Sustained	10/16/2023	421 East 80th Street, Manhattan

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B2K8	27- 2009.2	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

The summons was issued on October 16, 2023, with a return date of December 21, 2023.

Attorney Kimberly Manas appeared for Petitioner, Department of Buildings ("DOB"). Attorney Jonathan Weiss appeared for Respondent, MKSSKR CONSULTING SERVICE., for a hearing on November 17, 2025.

Respondent is charged with NYC Administrative Code Section 28-120.1. The allegation is designated as a Class 2 major condition.

Summons alleges that ...failure to post or distribute safe construction bill of rights...

Petitioner rested on summons.

Respondent requested mitigation for timely correction.

Petitioner argued that there is no mitigation for the charge so they will recommend the standard penalty.

New York City Administrative Code Section 27-2009.2 provides.....When notice is required pursuant to this section, the owner shall (i) distribute a notice meeting the requirements of article 120 of title 28 of the administrative code regarding the tenant protection plan to each occupied dwelling unit and (ii) post such notice in a conspicuous manner in the building lobby, as well as on each floor within 10 feet of the elevator, or in a building where there is no elevator, within 10 feet of the main stairwell on such floor.

I credit the details of the charge. I find that Respondent did not have a valid legal defense and timely correction does not warrant mitigation. I find that this a class 2 major condition because the violating condition affects life, health, safety, property, or the public interest but does not require immediate corrective action.

Accordingly, the summons is sustained and the standard penalty of \$1250 is imposed.

 11/20/2025	11/20/2025
Iyayi Uwa, Judicial Hearing Officer	Date