



**OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS**  
*Hearings Division*

**DECISION**

|                                                                                                                          |                                                                                                                                                                                                                                                                    |
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| <b>Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC</b><br><b>592 Pacific Street 1st Floor</b><br><b>Brooklyn, NY 11217</b> | <b>Summons No: 039108500Y et al. (1 Summons)</b><br><br><b>DEPT OF BUILDINGS,</b><br><br><b>-against-</b><br><br><b>BLANCO, ANIBAL J</b><br><br><b>Hearing Date: 10/14/2025</b><br><br><b>Hearing Location: Remote</b><br><br><b>Type of Hearing: By Telephone</b> |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                              |
|----------------------------------------------|
| <b>Total Penalty Amount: \$1,250.00</b>      |
| <b>Community Service(Hr): Not Applicable</b> |

| <b>SUMMONS #</b> | <b>SUMMARY DISPOSITION</b> | <b>DATE OF OCCURRENCE</b> | <b>PLACE OF OCCURRENCE</b> |
|------------------|----------------------------|---------------------------|----------------------------|
| 039108500Y       | Sustained                  | 03/12/2024                | 71-67 69 STREET Queens     |

| <b>LINE<br/>ITEM</b> | <b>OATH<br/>CODE</b> | <b>CODE<br/>SECTION/RULE</b> | <b>RESULT</b> | <b>PENALTY</b> |
|----------------------|----------------------|------------------------------|---------------|----------------|
| 1                    | B201                 | 28-105.1                     | Sustained     | \$1,250.00     |

**Findings of Fact & Conclusions of Law**

The summons alleges a class 2 violation of NYC Administrative Code 28-105.1 for work without a permit.

Gurtej Sahni, Esq. appeared for the petitioner, NYC Department of Buildings.

Phoebe Dossett, Esq. appeared for the respondent, Blanco, Anibal J.

The parties engaged in a pre-hearing conference.

Petitioner relied on the sworn statement of the issuing officer and submitted supporting documentation.

Respondent denied the violation with no rebuttal.

NYC Administrative code 28-105.1 "It shall be unlawful to construct, enlarge, alter, repair, move, demolish, remove or change the use or occupancy of any building or structure in the city, to change the use or occupancy of an open lot or portion thereof, or to erect, install, alter, repair, or use or operate any sign or service equipment in or in connection therewith, or to erect, install, alter, repair, remove, convert or replace any gas, mechanical, plumbing, fire suppression or fire protection system in or in connection therewith or to cause any such work to be done unless and until a written permit therefore shall have been issued by the commissioner in accordance with the requirements of this code..."

A class 2 violation is considered a Major violation. Major violations are those specified as such by the New York City Construction Codes or those where the violating condition affects life, health, safety, property, or the public interest but does not require immediate corrective action.

I credit the factual allegations in the summons which support a violation of the cited code section. Accordingly, the summons is sustained, and the mandatory penalty is imposed.

*Ilene Sussman*

10/14/2025

10/14/2025

**Ilene Sussman, Hearing Officer**

**Date**