



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# : 039538918L et al. (1 summonses) DEPT OF BUILDINGS, -against- LKC GROUP Hearing Date : 1/26/2026 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount : 1,250.00	Community Service(Hr): Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039538918L	Sustained	04/09/2025	2960 BRIGHTON 4 STREET, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B212	JC 3303.4 & 27-1018	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

The summons alleges a class 2 violation of NYC Building Code 3303.4 in that the respondent failed to maintain adequate housekeeping as required by statute.

Maria Dollas, Esq appeared for the petitioner, NYC Department of Buildings. Inspector J. Williams, Badge #3438, testified for the petitioner.

Phoebe Dossett, Esq. appeared for the respondent, LKC Group.

Petitioner submitted photographs taken by the inspector in support of his sworn statement. The inspector testified as to his observations. (the inspector previously testified as to service of the summons and respondent withdrew their service challenge.)

After reviewing the petitioner's evidence, the respondent denied the violation with no rebuttal.

NY Building Code 3303.4 provides that housekeeping on a construction site be maintained as per the requirements set for in The 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.

The violation is not eligible for mitigation so correction, even if timely, does not alter the penalty.

I credit petitioner's evidence, the inspector's testimony and 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.

 01/27/2026	01/27/2026
Ilene Sussman, Judicial Hearing Officer	Date