



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

Decision

NORA BROWN - NACMIAS LAW FIRM PPLC
592 PACIFIC STREET
NEW YORK,NV 11217

Summons# : 037035804X et al. (2 summonses)

DEPT OF BUILDINGS,

-against-

WK MANAGEMENT GROUP LLC

Hearing Date : 11/14/2025

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
037035804X	Sustained	07/01/2025	5718 3 AVE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B265	AC 28-303.7	Sustained	625.00

Total Penalty for Summons: 625.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037035805H	Sustained	07/01/2025	5718 3 AVE, Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B265	AC 28-303.7	Sustained	625.00

Total Penalty for Summons: 625.00

Findings of Facts & Conclusions of Law

Petitioner, NYC Dept. of Buildings appeared by attorney, Maria Dollas, and Respondent, WK Management Group LLC, at a remote hearing held on 11/14/2025.

Respondent in Summons # 37035804X ("4X") is charged with a class "2" violation of AC 28-303.7 for failing to file the required annual boiler inspection report for low-pressure boiler 30000069984Y0001. The Issuing Officer noted that 1 RCNY 103-01(D) (1) requires an annual report for low-pressure boilers be submitted for each inspection cycle. "No annual boiler inspection report has been filed with DOB in over three years."

Respondent in Summons # 37035805H ("5H") is charged with a class "2" violation of AC 28-303.7 for failing to file the required annual boiler inspection report for low-pressure boiler 30000069984Y0002. The Issuing Officer noted that 1 RCNY 103-01(D) (1) requires an annual report for low-pressure boilers be submitted for each inspection cycle. "No annual boiler inspection report has been filed with DOB in over three years."

AC 28-303.7 provides that:

The owner of each boiler that is subject to inspection pursuant to section 28-303.2 shall file a signed annual report with the commissioner in accordance with the rules of the department within 14 days after the required annual inspection of the boiler has been performed. Extensions of time to file such report may be granted in accordance with the rules of the department. The report shall include, but shall not be limited to:

1. The location of the boiler.
2. The name and address of the inspector, the qualification of the inspector to perform the inspection, the date of inspection and if the inspector is a qualified boiler inspector in the employ of a duly authorized insurance company, the policy number covering the boiler.
3. A list of all defects found in the inspection for each device inspected.

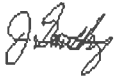
AC 28-303.2 provides that:

Inspections required by section 28-303.2 of a low-pressure boiler must be performed, in accordance with the rules of the department, on behalf of the owner, by boiler inspectors who are qualified in accordance with section 204 of the New York State Labor law.

Ms. Brown denied the violations in 4X and 5H with no rebuttal.

I credit the sworn statements in 4X and 5H and find that Petitioner established a violation of AC 28-303.7 in each. I find that the violating conditions in 4X and 5H affect life, health, safety, property, or the public interest but do not require immediate corrective action, and that the designation as a class 2 is appropriate.

Accordingly, I find Respondent in violation in 4X and 5H and impose the mandatory penalty in each.



11/14/2025

11/14/2025

Janet Gawthrop, Judicial Hearing Officer

Date