



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: 039133542R et al. (1 Summons) DEPT OF BUILDINGS, -against- SARIT BOUSKILA Hearing Date: 10/20/2025 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
039133542R	Sustained	12/23/2024	2056 EAST 21 STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B212	BC 3303.4 27-1018	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq., appeared as the attorney for the respondent, Sarit Bouskila, owner of the property at 2056 East 21 Street, Brooklyn, and waived the appearance of the issuing officer. Daniel Brickman, Esq., appeared as the attorney for the petitioner, the Department of Buildings.

The summons alleges that at time of inspection at a 1-family dwelling, enormous amount of construction debris/garbage observed at rear of building, creating a hazard for injury and rodent infestation.

The respondent is charged with Building Code 3303.4 and Administrative Code 27-1018. BC 3303.4 states, "Housekeeping at

a site shall be in accordance with Sections 3303.4.1 through 3303.4.11." AC 27-1018 states in pertinent part: "Housekeeping.
(a) All areas used by the public shall be maintained free from ice, snow, grease, debris, equipment, materials, projections, tools, or other item, substance or condition that may constitute a slipping, tripping, or other hazard."

Petitioner's attorney moved to amend the violation to a class 2 violation.

Respondent's attorney made a denial without rebuttal to a class 2 violation.

I credit the inspector's factual allegations and find that respondent had failed to maintain housekeeping due to construction debris and garbage at the rear of the building. I also find that this is a class 2 violation. Accordingly, the summons is sustained and the statutory \$1,250 penalty is due.

Grace Chen

11/10/2025

11/10/2025

Grace Chen, Judicial Hearing Officer

Date