



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: 039133543Z et al. (1 Summons)

DEPT OF BUILDINGS,

-against-

BOUSKILA, SARIT

Hearing Date: 04/20/2026

Hearing Location: Remote

Type of Hearing: By Telephone

Total Penalty Amount: \$2,500.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039133543Z	Sustained	12/23/2024	2056 EAST 21 STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B101	28-105.1	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

The summons alleges a class 1 violation of NYC Administrative Code 28-105.1 in that respondent performed work without a permit.

Henry Pita, Esq. appeared for the petitioner, NYC Department of Buildings.

Phoebe Dossett, Esq. appeared for the respondent, Sarit Bouskila.

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

Respondent denied the violation with no rebuttal after reviewing the petitioner's evidence. Respondent noted they working c obtaining the permits.

NYC Administrative Code 28-105.1 provides that "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..."

Class 1 violations are those deemed to be immediately hazardous. Immediately hazardous violations are those specified as such by the New York City Construction Codes, or those where the violating condition poses a threat that severely affects life health, safety, property, the public interest, or a significant number of persons so as to warrant immediate corrective action.

I credit the petitioner's evidence and 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

04/21/2026

04/21/2026

Ilene Sussman, Judicial Hearing Officer

Date