



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: 037032223Y et al. (1 Summons) DEPT OF BUILDINGS, -against- THROOP AVE BRICKS BH LLC Hearing Date: 04/23/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$625.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037032223Y	Sustained	12/16/2024	417 Throop Avenue Brooklyn

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

Findings of Fact & Conclusions of Law

Petitioner, Department of Buildings, appeared by authorized representative, Jennifer Clouden, Esq.; Respondent, appeared by authorized representative, Phoebe Dossett, Esq.

The summons sets forth a violation of section 28-303.7, failure to file a complete boiler inspection report, a class 2 violating condition.

Ms. Clouden stated that she would rely on the allegations as set forth in the summons. She stated that she did not credit Ms. Dossett's argument, as Respondent is required to give notice that, among other things, the boiler was removed, which was

not provided and that therefore Respondent did not correct the violation in a timely manner.

Ms. Dossett stated that she is not disputing the allegations and that a mitigated penalty should be imposed, as the boiler was removed prior to the 1st hearing date, indicating timely compliance

I find that the summons sets forth a prima facie case and I find that the evidence supports a class 2 designation. I don't credit Ms. Dossett's argument and I find that she has not rebutted the allegations as set forth in the summons.

Accordingly, the summons is sustained and the mandatory approved penalty is imposed.

Aubrey

05/05/2025

05/05/2025

Aubrey Lees, Hearing Officer

Date