



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# : 039132017Y et al. (3 summonses) DEPT OF BUILDINGS, -against- ROOSEVELT 98 MM LLC Hearing Date : 3/2/2026 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount :	3,125.00	Community Service(Hr):	Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039132017Y	Sustained	12/04/2024	98-17 ROOSEVELT AVENUE, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B203	AC 28-118.3.2	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039132018X	Sustained	12/04/2024	98-17 ROOSEVELT AVENUE, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B202	AC 28-301.1	Sustained	625.00

Total Penalty for Summons: 625.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039132019H	Sustained	12/04/2024	98-17 ROOSEVELT AVENUE, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B201	AC 28-105.1	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

A remote hearing was held on 3/2/2026 Summons Numbers: **039132017Y**, **039132018X** and **039132019H**.

Deanna Lamberti, Esq. appeared on behalf of the Petitioner, the Department of Buildings ('DOB').

Respondent, 'Roosevelt 98 MM LLC' was represented at the remote phone hearing by Phoebe Dossett, Esq. of the Nacmias Law Firm, PLLC.

As to summons number: 039132017Y:

The DOB charges Respondent with a Class 1 rule violation of 28-118.3.2 for 'occupancy contrary to that allowed by the Certificate of Occupancy or Building Dept. records'. Ms. Lamberti relied on the narrative on the sworn-to-summons which states that the Issuing Officer observed that the 2nd flr. dwelling of the premises was "... converted into a massage parlor...". After reviewing the Respondent's photo evidence, Ms. Lamberti moved to amend the infraction code to B203, for a Class 2 violation of 28-118.32 which Ms. Dossett accepted.

Accordingly, the charge on the summons is amended to a Class 2 violation of rule 28-118.32 with an infraction code of B203. The summons, as amended, is therefore sustained and a standard penalty of \$1,250.00 is imposed.

As to summons number: 039132018X:

The DOB charges Respondent with a Class 1 rule violation of 27-369, BC 1020.2 (2008 code) & BC 1024.2 (2022 code) for "... failure to provide unobstructed exit passage way ...". Ms. Lamberti relied on the narrative on the sworn-to-summons which states that the Issuing Officer observed "... combustible partitions blocking passageway to escape openings /windows ..".

After reviewing the Respondent's photo evidence, Ms. Lamberti moved to amend the summons to infraction code B202 and Class 2 violation of rule 28-301.1 (failure to maintain premises) which Ms. Dorsett accepted.

Accordingly, the charge on the summons is amended to a Class 2 violation of 28-301.1 with an infraction code of B202. The summons, as amended, is therefore sustained and a standard penalty of \$625.00 is imposed.

As to summons number: 039132019H:

The DOB charges Respondent with a Class 1 violation of rule 28-105.1 for 'work without a permit'. Ms. Lamberti relied on the narrative on the sworn-to-summons which states that the Issuing Officer observed "... combustible partitions @ 2FI creating 5 sections/rooms for a massage parlor. Also observed enclosed structure on sidewalk exp.# 1 & 4. No permit was issued by DOB for this scope of work."

After reviewing the Respondent's photo evidence, Ms. Lamberti moved to amend the summons to infraction code B201 and Class 2 violation of rule 28-105.1 which Ms. Dorsett accepted.

Accordingly, the charge on the summons is amended to a Class 2 violation of 28-105.1 with an infraction code of B201. The summons, as amended, is therefore sustained and a standard penalty of \$1,250.00 is imposed.



03/02/2026

03/02/2026

Michael Psaros, Judicial Hearing Officer

Date