



**OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS**  
*Hearings Division*

**DECISION**

|                                                                                                            |                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caroline Kane, Esq. - Nacmias Law Firm, PLLC</b><br>592 Pacific Street, 1st Floor<br>Brooklyn, NY 11217 | <b>Summons No: 048873460N et al. (1 Summons)</b><br><br><b>THE NEW YORK CITY DEPARTMENT OF<br/>SANITATION,</b><br><br><b>-against-</b><br><br><b>RAM REALTY GROUP LLC</b><br><br><b>Hearing Date: 04/28/2025</b><br><br><b>Hearing Location: Remote</b><br><br><b>Type of Hearing: By Telephone</b> |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                              |
|----------------------------------------------|
| <b>Total Penalty Amount: \$0.00</b>          |
| <b>Community Service(Hr): Not Applicable</b> |

| <b>SUMMONS #</b> | <b>SUMMARY DISPOSITION</b> | <b>DATE OF OCCURRENCE</b> | <b>PLACE OF OCCURRENCE</b> |
|------------------|----------------------------|---------------------------|----------------------------|
| 048873460N       | Dismissed                  | 01/17/2025                | 602 MORRIS AVENUE Bronx    |

| <b>LINE<br/>ITEM</b> | <b>OATH<br/>CODE</b> | <b>CODE<br/>SECTION/RULE</b> | <b>RESULT</b> | <b>PENALTY</b> |
|----------------------|----------------------|------------------------------|---------------|----------------|
| 1                    | AS06                 | A.C. 16-118(2)(A)            | Dismissed     | \$0.00         |

**Findings of Fact & Conclusions of Law**

Caroline Cane, attorney, appeared on behalf of Respondent RAM REALTY GROUP LLC at a telephone hearing on April 28, 2025.

The summons charges NYC Admin Code 16-118(2)(A) for dirty sidewalk. On the notice of violation, the issuing officer, observed "a large accumulation of Scattered and matted bottle(s), cup(s), piece(s) of paper, tissue(s), wrappers, food containers, plastic bags on the sidewalk at the above location during the established routing hour of 8:00AM-8:59AM. Respondent testified that they diligently clean the area twice a day, and that they clean in the morning at 9:00am and had not yet gone out for the day when the ticket was issued at 8:33am.

Code § 16-118(2)(a) requires premises owners to keep the street 18 inches from the curb abutting their premises free from debris at all times. I credit the Respondent's evidence and find that sufficient efforts were made on a daily basis, including the date of offense, to keep the cited area clean by frequent, regular, and thorough inspections, and cleanings. I find that Respondent presented a reasonable efforts defense to the 16-118(2)(A) charge.

Accordingly, the summons is dismissed.



05/12/2025

05/12/2025

Nanika Shaw, Hearing Officer

Date