



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# : 037027146N et al. (3 summonses)

DEPT OF BUILDINGS,

-against-

ELMWOOD GARDENS CONDOMINIUM

Hearing Date : 4/28/2026

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 3,750.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037027146N	Sustained	03/19/2024	90-20 55th Ave, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037027147P	Sustained	03/19/2024	90-20 55th Ave, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037027148R	Sustained	03/19/2024	90-20 55th Ave, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

No appearance by DOB

Phoebe Dossett, Esq. for Respondent

Each summons alleges the failure to comply with a prior order of the Commissioner and each summons carries a \$ 1,250 fine. Respondent denied each violation and presented no rebuttal. Therefore, a \$1,250 fine is imposed in each summons.

 04/28/2026 04/28/2026	
Mitchell Rubinstein, Hearing Officer	Date