



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Michael Nacmias, Esq. - Nacmias Law Firm 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons No: 037035652X et al. (1 Summons) DEPT OF BUILDINGS, -against- AJ 88 DEVELOPMENT LLC Hearing Date: 05/14/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037035652X	Dismissed	07/01/2025	20-22 College Point Boulevard Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B265	AC 28-303.7	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

The Respondent, AJ 88 Development LLC., appeared by counsel Frank Tamberino for the telephone hearing on May 14, 2026. Kimberly Manas, Esq. appeared for Petitioner, DOB. The summons alleges a class 2 violation of Building Code 28-303.7 for failure to file the required annual boiler inspection reports for low pressure boiler in the manner described in the summons.

Respondent denied the allegations and moved to dismiss on the basis that there is no boiler associated with the building and submitted documentation. DOB relied on the summons and rested without issuing a recommendation.

Per § 6-12(b) of Title 48 of the Rules of the City of New York (RCNY), a summons affirmed under penalty of perjury will be