



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: 039091858K et al. (1 Summons) DEPT OF BUILDINGS, -against- 147-25 NORTHERN ASSOCIATES Hearing Date: 12/18/2025 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
039091858K	Sustained	08/04/2023	147-25 NORTHERN BOULEVARD Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B251	28-304.1	Sustained	\$625.00

Findings of Fact & Conclusions of Law

Summons: 039091858K

Hearing date: 12/18/25

Appearing for petitioner: Andrew Berger, Esq.

Witness(es):

Appearing for respondent: Phoebe Dossett, Esq.

Witness(es):

The charge dated 8/4/2023, failure to maintain an elevator.

Petitioner stated it relied on the summons and sworn statement of the issuing inspector.

Respondent denied the charge but stated it would offer no rebuttal. Respondent has corrected the conditions but too late for a mitigated penalty.

Findings of Fact and Conclusions of Law:

I credit the statement of facts in the summons.

Accordingly, I sustain the charge.



12/18/2025

12/18/2025

Clive Morrick, Judicial Hearing Officer

Date