



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: 014166332M et al. (1 Summons) NEW YORK CITY FIRE DEPARTMENT, -against- NORTHERN STAR REALTY Hearing Date: 01/14/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,850.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
014166332M	Sustained	01/16/2025	15 WEST 39 STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	BF14	VC14 .	Sustained	\$900.00
2	BF30	VC30 .	Sustained	\$950.00

Findings of Fact & Conclusions of Law

The hearing was conducted via telephone conference call January 14, 2026.

Michael Sargo, attorney for Respondent, appeared at the hearing. Dennis Kayserian appeared on behalf of Petitioner FDNY.

The Summons charges VC 14 for failure to maintain fire rated doors and windows and VC30 for failure to provide/maintain

emergency planning/preparedness. Respondent's attorney generally denied the allegations but did not present a rebuttal.

I credit the summons details and find that the petitioner has established valid VC14 and VC30 charges against the Respondent. Petitioner established its prima facie case through the IO's affirmed statement in the Summons. See 48 RCNY § 6-12(b). Once Petitioner established its case, the burden shifted to Respondent to refute the charge or establish an affirmative defense. See 48 RCNY § 6-12(a). Since no rebuttal or defense was given to refute the charge or establish an affirmative defense, and upon FDNY recommendation, I find Respondent in violation and impose the recommended standard penalties for VC14 of \$900. and VC30 of \$950. The Summons is upheld.



01/14/2026

01/14/2026

Randee Rubenstein, Judicial Hearing Officer

Date