



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Michael Anthony Sargo, Esq. 592 Pacific Street Brooklyn, NY 11217	Summons No: 0803696291 et al. (1 Summons) DEPARTMENT OF HEALTH & MENTAL HYGIENE, -against- ZHANG WILLIAM Hearing Date: 03/26/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,200.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
0803696291	Sustained	12/04/2025	175 WYCKOFF AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	AH3X	NYCHC 151.02(A)	Sustained	\$1,200.00

Findings of Fact & Conclusions of Law

Attorney Michael Sargo appeared on behalf of Respondent, ZHANG WILLIAM, for a hearing on March 26, 2026. Petitioner, Department of Health and Mental Hygiene, did not appear.

Respondent is charged with a violation of NYCHC 151.02(a).

Summons states in relevant parts,.... This is the 3rd violation in 24-month period. Summons 0803089412 was issued on 6/9/24; 0803421713 on 3/24/2025, which is within 24 months. Respondent failed to take measures necessary to prevent and control the harborage and free movement of rodents, insects or other pests in that fresh rat droppings were observed front right

and back left on pavement and within the basement of the premises; gaps/holes with rub marks providing rodent/s with unobstructed access were observed along the retaining wall and building at the property line back left of the premises. A total of three active rat burrows were observed in dirt and at the base of the concrete cellar step backyard of the premises.

Respondent submitted a letter, see Respondent Exhibit A, from their exterminator to establish the pest control service occurred prior to issuance of the summons and subsequent services will occur biweekly.

NYCHC 151.02(a) provides all premises capable of attracting or supporting rodents, insects and other pests shall be kept free from rodents, insects, and other pests, and from any conditions conducive to pests. The person in control of such premises shall take such measures as may be necessary to prevent and control the harborage and free movement of rodents, insects or other pests.

I credit the allegations in the summons. I find that Respondent did not establish a persuasive defense to excuse the summons. The presence of harborage conditions refutes any claim that Respondent may have been taking adequate measures to control pests. See DOHMH v. Adams Apts. LLC, 1900254 (May 16, 2019). In addition, the letter from the pest control company failed to indicate when pest control services began, how often they occur, and what type of services were provided. Lastly, any subsequent pest control measures do not excuse the summons.

Accordingly, the summons is sustained, and a \$1200 standard penalty is imposed as a third offense.

Iyayi Uwa

04/02/2026

04/02/2026

Iyayi Uwa, Judicial Hearing Officer

Date