

BUILDING AND ZONING REPORT

APRIL, 2022

Building:

1. In the month of April: 37 inspections and site visits were conducted, no fire inspections were performed, 15 building permits were issued, one replacement Certificate of Occupancy was issued, and no building permits were renewed.
2. At the end of April, there were 12 expired building permits.
3. Letters were sent regarding expired building permits near the end of the month, as well as continuing to send reminder letters one month in advance of permits expiring.
4. No Stop Work Orders were issued in April.
5. Two building related complaints were received in the month of April: One was a continuation of several previous complaints related to property maintenance violations and work being performed without permits that is the subject of an open investigation. Due to the location of the property in question, the complaints have been confirmed, but further action requires permission from the property owner in order to go on site or take pictures, and will need to wait until the fire inspection, which has been scheduled for early May.
The other complaint involved alleged activity which had rerouted a stream, causing erosion and flooding concerns. An investigation determined that the stream had changed course due to natural causes, and the investigation was closed.
6. There is 1 ongoing property maintenance/littering case. Both informal and formal attempts to contact the property occupants failed to resolve the problem, and current efforts are being directed through the NYS Department of Financial Services vacant property system, as well as through a representative of the bank which now owns the property.

Zoning:

1. In the month of April: 5 Municipal searches were conducted, as well as 2 FOIL requests.
2. 3 site visits were conducted in April.
3. 2 complaints were received in April, both involving questionable business uses in Mabbettsville. One appears to be in the process of being voluntarily resolved through an application for the required Special Permit, and the other is still under investigation, with the owners scheduled to be contacted in early May.
4. At the end of April, there were 4 open zoning violation cases.
 - a. The matter involving a concrete truck dispatching center was before the ZBA on April 19th, and, following their determination that this was a substantial change of use, the trucks, equipment, and materials are being removed from the Town of Washington, and the case remains open as the removal is being monitored for compliance.
 - b. The solar array remains un screened, and one additional complaint has been received. Weekly communication is being maintained with the operators, property manager and fence installer as their materials have been repeatedly delayed.

- c. A longstanding business use of a residential property in Mabbettsville remains as an open violation, with no action taken during the month of April.
- d. An ongoing short term rental violation has required formal enforcement measures, and a large portion of April was devoted to preparing the necessary documentation in order to serve an Information and Summons, which was served by certified mail on April 28th, with a court date in late May.