

BUILDING AND ZONING REPORT

JUNE, 2023

Building:

1. In the month of June: 37 inspections and site visits were conducted, 18 building permits were issued and 3 building permits were renewed.
2. At the end of June, there were 15 expired building permits.
3. There are 9 cases of fire inspections being overdue, or having failed previous inspections.
4. Two complaints were received in June:
 - a. A verbal complaint was received regarding a pool deck being built on Route 82 without a building permit and using inappropriate materials for exterior usage. The property owner and tenant were contacted after a site visit confirmed the allegation, and the deck will be removed.
 - b. An additional verbal complaint was made regarding the alleged conversion of a barn to living quarters. No evidence of this activity could be found at this time, and pictures provided by the complainant were added to the building permit file for the structure to ensure that any future alterations could be compared with the existing conditions.
5. One Stop Work Order was issued for a swimming pool with no fence. This was the same swimming pool which had been the subject of a Compliance Order to Remedy issued in May. The property owner was ordered to reinstall and maintain the required temporary barrier fence until a permanent code compliant fence can be installed.
6. One open case from prior months remains, regarding tires and other property maintenance code violations. As the ownership of the property is currently ambiguous, and the subject of an ongoing court case, and the property does not meet the standards to be subject to the NYS "Zombie Property Law" at this time, it is recommended that any future enforcement actions wait until a clear property ownership can be determined by the courts.

Zoning:

1. In the month of June: 3 municipal searches were completed.
2. 2 FOIL requests were received and completed in June.
3. Two complaints were received in June:
 - a. One complaint was received regarding a possible violation of the Wetlands Law related to an addition built in 2020-2021 on Oak Summit Road. An investigation concluded that the addition was outside of the controlled area on the adopted map as of the timeframe of the construction. A section of wetland nearby had been field delineated later, in relation to a swimming pool being constructed on a nearby property, however, no full survey of this delineation was provided. As the addition appears to have been built in accordance with a lawfully issued building

permit which had included a complete Zoning review using the adopted wetlands maps applicable at the time, no violation was determined to exist and the investigation was closed.

- b. One verbal complaint was received regarding multiple unregistered vehicles and trailers parked on a property on Jameson Hill. Per Section 490.1 of the Zoning Code, the complainant was asked to provide a written complaint in order to permit an investigation to be started, however, no such written complaint has yet been received.
4. A followup investigation was conducted to a verbal complaint made at the end of May regarding the expansion of a pre existing nonconforming commercial use to include concrete truck dispatching operations. The site visit and interviews conducted during the investigation determined that no resumption of prohibited activities was present, and that all ongoing activities were in accordance with the determination previously made by the ZBA. The case was closed, with the property to be monitored for any future changes.