

BUILDING AND ZONING REPORT

DECEMBER, 2024

Building:

1. In the month of December: 26 inspections and site visits were conducted, 10 building permits were issued and no building permits were renewed.
2. In the month of December: 3 Certificates of Occupancy were issued and 4 Certificates of Compliance were issued.
3. At the end of December, there were 9 expired building permits.
4. There was 1 fire inspection conducted in December.
5. There are 3 cases of fire inspections being overdue, or having failed previous inspections.
6. There was one Building complaint in December. During traveling for inspections, the Building Inspector observed a new roof being installed on a house on South Road. A review of Building Department records showed that no Building Permit had been issued. A Compliance Order to Remedy was sent to the homeowner. The homeowner contacted the Building Department and informed the Building Inspector that the contractor who did the work would be coming into the office to resolve the issue. The contractor came into the Building Department office, filed the required paperwork and paid the required fees and fines. The roof was inspected and found to be in compliance with applicable codes and a Certificate of Compliance was issued. The complaint was closed on January 2, 2025.

Zoning:

1. In the month of December: 8 municipal searches were requested and completed.
2. 3 site visits were conducted.
3. 2 FOIL requests were received and completed in December.
4. There were two Zoning complaints in December. One was for a Wetlands Law violation on Daheim Road. A homeowner on the road is said to have removed a beaver dam and drained a regulated wetland. A Cease and Desist letter was sent to the homeowner with no response. The Zoning Administrator is in communication with the Town Attorney and State DEC to see what further action can be taken or if any other violations have been committed. The second complaint was for commercial vehicles being parked on a property in Mabbettsville. Town Board member Audia contacted the Realtor listed for the property and was told that the company would be leaving by the first of January. As of yet they have not left. The Zoning Administrator will be contacting the Realtor and property owner to have the commercial vehicles removed.
5. One new inquiry into receiving a Short Term Rental Permit was received in December.

