

Housing and Building Violation Search

TITLE #: XXX-XXXX

DATE: 7/19/2023

PREPARED FOR: Client Name

ORDER ID: xxxxxxxx

PREMISES:

xxx xxxxx ROAD, NORTH CASTLE

State: NY **County:** WESTCHESTER **Town:** NORTH CASTLE

Section: xxx.xx **Block:** x **Lot:** 28

A search of the records conducted by the Building Department includes the following:

There is 1 outstanding violation as of 7/21/2023.

1 violation found as follows:

Description:

NOTICE OF VIOLATION, ORDER TO REMEDY #2023-xxx. SEE COPY ATTACHED.

IMPORTANT NOTICE ABOUT SEARCH INFORMATION HEREIN

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Town of North Castle
Building Department
17 Bedford Road
Armonk, N.Y. 10504
914-273-3000 ext. 44 Fax 914-273-3554
Building@northcastleny.com

NOTICE OF VIOLATION/ ORDER TO REMEDY

Complaint #: 2023-xxx

Notice Date: 04/14/2023

Comply Date: 05/16/2023

SBL: 122.xx-x-xx

Certified Mail No.: xxxxxxxxxxxxxxxx

Owner: xxxx xxxx xxxxx

xx xxxxxxx RD

N WHITE PLAINS, NY 10603

Site Address: xx xxxxxxxx RD

On 04/13/2023 a lawful inspection and or a file review was conducted of the above referenced premises and the following violation(s) of the Town of North Castle and the 2020 New York State Uniform Code was observed and still remain:

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-7A - Certificates of occupancy certificates of compliance.

A Certificate of Occupancy or Certificate of Compliance shall be required for any work which is the subject of a Building Permit and for all structures, buildings, or portions thereof which are converted from the use or occupancy classification or sub-classification to another, permission to use or occupy building or structure, or portion thereof, for which a Building Permit was previously issued shall be granted only upon issuance of a Certificate of Occupancy or Certificate of Compliance.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department.

REMEDY: File for and obtain the required Certificate of Occupancy or Compliance.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-7A - Certificates of occupancy.

It shall be unlawful for an owner to use or permit the use of any building or premises, or part thereof, hereinafter created, erected, changed, converted or used, wholly or partially in its use or structure, until a certificate of occupancy shall have been issued by the Building Inspector. In accordance with Article VII of the Westchester County Uniform Code, no certificate of occupancy may be issued unless a certificate of completion has been issued. In the event of a change of use or occupancy of any existing building or premises, except for one single-family dwelling, site approval in accordance with the standards and procedure of 355-41 through 355-53 of the chapter shall be required prior to the issuance of a certificate of occupancy. Such certificate shall state the use of building or premises, or part thereof, and the proposed use thereof are in conformity with the provisions of this chapter. It shall be the duty of the Building Inspector to issue a certificate of occupancy, provided that the building or premises conform to all of the requirements herein set forth.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department.

REMEDY: File for and obtain the required Certificate of Occupancy.

ORDINANCE CODE:

2020 Property Maintenance Code of NYS 105.5 - Certificate of Occupancy

Where the stricter of the authority having jurisdiction's Code Enforcement Program or a Part 1203—Compliant Code Enforcement Program requires a certificate of occupancy for permission to use or occupy a building or structure, or any portion thereof, no person or entity shall use or occupy such building or structure, or such portion thereof, unless: 1. The authority having jurisdiction has issued such certificate of occupancy, 2. Such certificate of occupancy has not been revoked or suspended, and 3. In the case of a temporary certificate of occupancy, such temporary certificate of occupancy has not expired.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department.

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REMEDY: File for and obtain the required certificate of occupancy. Renew said Temporary Certificate of Occupancy.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-5 A - Construction Inspections.

Work to remain accessible and exposed. Work shall remain accessible and exposed until inspected and accepted by the Code Enforcement Officer or by an Inspector authorized by the Code Enforcement Officer. The Permit Holder shall notify the Code Enforcement Officer when any element of work described in Section 127-5(b) of the Town Code is ready for inspection.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department.

REMEDY: Failure to call and schedule the required inspection(s).

ORDINANCE CODE:

2020 Property Maintenance Code of NYS 105.3 - Construction Inspections

Any person or entity performing work for which a building permit has been issued shall keep work accessible and exposed until the work has been inspected and accepted by the authority having jurisdiction. The authorized agent, at each element of the construction process that is applicable to the work and specified in the stricter of the authority having jurisdiction's Code Enforcement Program or a Part 1203—Code Enforcement Program.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department.

REMEDY: Schedule the required inspection(s) with the town.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 355-74 A - Building Permits.

No building or structure shall be erected, constructed, enlarged, altered or moved, or excavation made therefor, or work begun thereon, nor shall any land shown on Zone A of the Flood Hazard Boundary Map of the Town of North Castle be mined, dredged, filled, cleared, graded, paved or excavated, nor shall any drilling operations, except as required for individual water supply, be commenced thereon until a permit therefor has been issued by the Building Inspector. A building permit shall be required for additions; structural alterations; structural repairs; structures; swimming pools; fences; fireplaces, including wood-burning stoves; fuel tanks; interior and exterior commercial alterations; and all other buildings and structures as required by the Building Inspector. In accordance with Article VII of the Westchester County Sanitary Code, written approval for any separate disposal system shall be obtained before a building permit may be issued. Except upon a written authorization of the Board of Appeals, under circumstances set forth in 355-77B(3), no building permit shall be issued for any building or structure where said action would be in violation of any of the provisions of this chapter.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department.

REMEDY: Contact the Building Department and file and obtain the required permits and approvals before continuing.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-4H - Building Permits (Work to be performed in accordance with construction documents.)

All work shall be performed in accordance with the construction documents which were submitted with and accepted as part of the application for the Building Permit. The Building Permit shall contain such a directive. The Permit Holder shall immediately notify the Code Enforcement Officer of any change occurring during the course of the work. The Building Permit shall contain such a directive. If the Code Enforcement Officer determines that such change warrants a new or amended Building Permit, such change shall not be made until and unless a new or amended Building Permit reflecting such change is issued.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department.

REMEDY: File the required amended building permit, such change shall not be made until and unless a new or amended building permit reflecting such change is issued.

ORDINANCE CODE:

2020 Property Maintenance Code of NYS 105.2 - Building Permits.

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No person or entity shall commence, perform, or continue any work that must conform with the Uniform Code and/or Energy Code unless: 1. Such person or entity has applied to the authority having jurisdiction for a building permit, 2. The authority having jurisdiction has issued a building permit authorizing such work, 3. Such building permit has not been revoked or suspended, and 4. Such building permit has not expired.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department..

REMEDY: File for and obtain the required permit(s).

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 152-4 - Electrical Permit.

No electrical work shall be done without a permit. No wiring, devices or equipment for the transmission, distribution or utilization of electric energy for light, power or heat shall be installed within or on any structure, nor shall any alteration or addition be made in any existing wiring, devices or equipment without first securing a permit therefor, except as follows: A. For the replacement of lamps or fuses or the connection of portable devices to suitable permanently wired receptacles.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department.

REMEDY: File for and obtain the required permit from the Town of North Castle.

ORDINANCE CODE:

TOWN OF NORTH CASTLE CODE 127-4 A - Building

Permits Required. Except as otherwise provided in Section 127-4(b) of the Town Code, a Building Permit shall be required for any work which must conform to the Uniform Code and Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation, or demolition of any building or structure or any portion thereof, and the installation of a solid fuel burning heating appliance, chimney, or flue in any dwelling unit. No person shall commence any work for which a Building Permit is required without first having obtained a Building Permit from the Town.

TO WIT: A review of the property records and the Multiple Listing Service shows that the kitchen and bathrooms have been renovated. None of this work has been applied to or approved by the Town of North Castle Building Department.

REMEDY: File for and obtain the required permit(s) and/or approval(s).

NOTICE: Full compliance with this order to remedy is required by **05/16/2023** which is thirty (30) days after the date of this order. If the person or entity served with this order to remedy fails to comply in full with this order to remedy within the thirty (30) day period, that person or entity will be subject to a fine of not more than \$1000.00 per day, per violation, imprisonment not exceeding one year, or both. You are hereby notified that you have (30) calendar days to remove, correct and make safe the above noted violations in the prescribed manner and/or to provide evidence that the apparent unlawful improvements were completed in accordance with the code. Furthermore, you are hereby directed to bring the referenced violations into compliance and **arrange for a re-inspection** within the aforementioned time frame. Failure to comply will result in alternative action as prescribed by Law in order to gain compliance including, but not limited to: a summons to appear in court. In addition, those penalties prescribed by state law, any person who violates any provision of the Uniform Code, the Energy Code or the code of the Town of North Castle or any term or condition of any building permit, certificate of occupancy/certificate of compliance, temporary certificate, stop-work order, operating permit or other notice or order issued by the Building Inspector shall be liable to a civil penalty of not more than \$1000.00 per day per violation or to imprisonment of not more than 15 days, or both. Each violation of this chapter shall be deemed a separate offence prescribed by Part II General Legislation, Chapter 127-15 C.

Respectfully,



Michael Cromwell
Assistant Building Inspector

**THIS NOTICE MUST BE ATTACHED TO ANY PERMIT APPLICATIONS
INTENDED TO CORRECT THE VIOLATIONS ENUMERATED HERIN.**