

Town of Union
Code Enforcement
Department

3111 E. Main St
Endwell, NY 13760
Phone: 607-786-2920
Fax: 607-786-2320

VIOLATION NOTICE

JC - Property Maint
Citation Number: CP2017-1058



June 6, 2017

County of Broome
PO BOX 1766
Binghamton, NY 13902

RE: 90 Theron St

Dear County of Broome,

This notice is to advise you that a complaint was received by this office on 6/2/2017.

An inspection of the referenced premises located at 90 Theron St was conducted on 6/2/2017, which revealed the list of attached violation(s).

[] Per New York State Social Service Law 143-b, the following New York State Building and Fire Code violations are deemed to be dangerous, hazardous or detrimental to life or health.

If you believe you are not in violation of above, please contact this office to review the situation. If you intend to bring your property into compliance with the law and you cannot meet the stated deadline, please contact this office and we will attempt to work with you on a short extension. If you do not take corrective action or make other arrangements with this office, formal action will begin against you. You will not receive an additional warning before we begin formal enforcement. This is the only letter you will receive. Your next communication from us will involve formal enforcement action. If you wish to discuss any aspect of your case, you can call our office at: 607-786-2920.

Notice: Full compliance with this order to remedy is required by the respective compliance dates listed. A re-inspection of your property will be made thirty (30) days from 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 \$1,000 per day of violation, or imprisonment not exceeding one year, or both.

Thank you for your anticipated cooperation. Should you have any questions or comments, please contact the undersigned at your earliest convenience.

Yours truly,

Derek Waddell
Code Enforcement Officer

cc: Department of Social Services (sent only if box above is checked)

TOWN OF UNION

CODE ENFORCEMENT DEPARTMENT

OUTSTANDING VIOLATIONS AND CORRECTIVE ACTIONS REQUIRED

Property Address: 90 Theron St

Complaint #CP2017-1058

Violation Date: 6/6/2017

Comply By Date: 7/6/2017

Issued To: County of Broome

Code: Problem Codes\274-6 - No Building Permit

Description: § 274-6. Building permits. [Amended 4-21-1975 by L.L. No. 4-1975]

A. Prerequisite to erection; alteration of building; application forms; expiration. No building in any district shall be erected and no existing building shall be added to or structurally altered unless a building permit has been issued by the Enforcement Officer, after approval by the Village Engineer or other designee of the Board of Trustees. Applications for building permits shall be on forms furnished by the Village. Building permits expire at the end of one year. [Amended 5-3-1983 by L.L. No. 3-1983; 3-6-1990 by L.L. No. 3-1990]

B. Plot plan required; general building requirements. In all cases where new construction or additions to existing sections are requested, there shall be submitted with each application for a building permit two copies of a plot plan drawn to scale showing the actual dimensions of the lot and the exact size and location on the lot of the building and accessory buildings to be erected. One copy of the plot plan shall be returned when approved by the Enforcement Officer. The building shall meet the general requirements of the Village building code.EN [Amended 5-3-1983 by L.L. No. 3-1983]

Area Involved: Front and rear porches.

Corrective Action: Permits have expired. Work was never completed. The rear and front porches may not meet the minimum code requirements.

Violation Date: 6/6/2017

Comply By Date: 7/6/2017

Issued To: County of Broome

Code: 2015 State Codes\Property Maintenance code\Ch 3 General Requirements\Rubbish and garbage
\308.1 Accumulation

Description: 308.1 Accumulation of rubbish or garbage.

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Area Involved:

Corrective Action: There is an accumulation of junk and debris. Construction debris and tires on the sides of the residence.

Violation Date: 6/6/2017

Comply By Date: 7/6/2017

Issued To: County of Broome

Code: 2015 State Codes\Fire Code\Chapter 3\315 General storage\315.4 Outside storage

Description: 315.4 Outside storage.

Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line.

Exceptions:

1.The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height.

2.The separation distance is allowed to be reduced where the fire code official determines that no hazard to the adjoining property exists.

315.4.1 Storage beneath overhead projections from buildings.

Where buildings are protected by automatic sprinklers, the outdoor storage, display and handling of combustible materials under eaves, canopies or other projections or overhangs are prohibited except where automatic sprinklers are installed under such eaves, canopies or other projections or overhangs.

315.4.2 Height.

Storage in the open shall not exceed 20 feet (6096 mm) in height.

Area Involved:

Corrective Action: Combustibles all over. Within 10 feet of property lines.

Violation Date: 6/6/2017

Comply By Date: 7/6/2017

Issued To: County of Broome

Code: 2015 State Codes\Property Maintenance code\Ch 4 Light, ventilation & Occupancy Limitations
\Occupancy limitation\404.4 Bedroom and living room requirements

Description: 404.4 Bedroom and living room requirements.

Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

Area Involved:

Corrective Action: Possible bedroom in basement is not permitted.

Violation Date: 6/6/2017

Comply By Date: 7/6/2017

Issued To: County of Broome

Code: Problem Codes\PM403.1 - Habital Space -Ventilation

Description: §PM402.1 Habitable spaces. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Area Involved:

Corrective Action: Possible bedroom in basement is not permitted.



4/20/2017

Chloe,
these most likely are
still all open.
FYI.

TOWN OF UNION
DEPARTMENT OF CODE ENFORCEMENT
3111 E. Main Street
Endwell, NY 13760
PHONE: (607) 786-2920 FAX: (607) 786-2320

ORDER TO REMEDY VIOLATION - FINAL NOTICE

John Schilkie
12 Taylor St
Johnson City, NY 137901815

Tax Parcel ID: 143.79-1-45

Address:
90 Theron St
Johnson City/Union, NY 13790

This notice is in reference to JC - BIENNIAL INSPECTION violations at the property located at 90 Theron St.

You were issued an Order to Remedy Violation Letter on 08/22/2016.

To date, the violations set forth in that report have not been corrected.

[] Per NYS Social Service Law 143-b, the following NYS Building and Fire Code violations are deemed to be dangerous, hazardous or detrimental to life or health.

LICENSED ELECTRICIAN WILL BE NEEDED FOR ANY FURTHER ELECTRICAL WORK IN THE RESIDENCE. PERMITS WILL BE NEEDED FOR ANY CONTINUED WORK. PERMIT IS NEEDED FOR THE REAR PORCH. THE TENANT TORE OFF THE EXTERIOR SIDING AND LEFT HOLES.

THERE IS AN ACCUMULATION OF JUNK AND DEBRIS ON THE REAR OF THE PROPERTY. THE YARD IS NOT A PLACE OF STORAGE.

REAR EXIT DOORS HAVE NO DOOR KNOBS OR HARDWARE.

MULTIPLE AREAS OF THE RESIDENCE THAT HAVE HOLES IN THE WALLS AND CEILINGS.

RUBBISH AND DEBRIS ALL OVER THE PROPERTY.

WINDOWS IN THE REAR OF THE PROPERTY ARE BROKEN AND NEED TO BE FIXED.

All the walls and floors need to be maintained.

There is accumulations of debris all over the yard. INSIDE FURNITURE IS NOT PERMITTED FOR STORAGE OUTSIDE.

There are no stairs to the front of the house.

These code violations must be corrected immediately. Please contact this office within one week of the receipt of this notice. If this office is to take legal action to have the violations corrected an appearance ticket or criminal summons will be issued to you. Any person who violates any provision of the Uniform Code, shall be punishable by a fine of not more than \$1,000 per day of violation or imprisonment not exceeding one year, or both. Each day that a violation continues shall be deemed a separate offense.

Your immediate attention to this matter is required.

Sincerely,

