

COPY

June 3, 2015

Re: 79 Southside Drive

Based on the Town Assessor's records the single family residence was constructed in in 1954. In that time frame of construction no building permits were required. Therefore based on the code of the Town of Chester the residence would be under today standards a preexisting non-conforming building.

Moving forward again based on the assessor records the single family residence in 1990 under went alteration/conversion from a single family residence into a two family residence with no permits or approvals from the Town.

The work done in 1990 to convert the single family residence into a two family residence would have had to comply with the, schedule of district regulations SR 2.5 which would have required special permitted use subject to authorization and site plan approval by the Planning Board. This was not done.

Additionally building permits would have been required for a conversion under the Title 9 Building Code in 1990 to change the building for a single family residence into a two family residence.

Violations consist as follows:

No Planning Board approval

No Building Permit

No Certificate of Occupancy for a code compliant two family

Building Department
TOWN OF CHESTER

COPY
No.001

Date JUNE 3 2015

County of: ORANGE

Order to Remedy Violation

Location 79 SOUTHSIDE DRIVE

Map No. _____ Section 10 Block 9 Lot 31

TO: LEKE M. VATAJ
(owner or authorized agent of owner)

6 NASH PLANE APT 10504
(address of owner or authorized agent of owner)

PLEASE TAKE NOTICE There exists a violation of:

- ☒ New York State Uniform Fire Prevention And Building Code Act
- ☐ Code of The Town of Chester
- ☐ Other Applicable Laws, Ordinances or Regulations

At premises hereinafter described in that BUILDING WAS ALTERNATED
AND CHANGED FROM SINGLE FAMILY OCCUPANCY INTO
TWO FAMILY OCCUPANCY.

In violation of 2010 ORDINANCES CHAPTER 1 SECTION 102
102.3 CHANGE OF USE OR OCCUPANCY
(state section of applicable law, ordinances or regulation)

Notice: Full compliance with this order to remedy is required by (Date) JULY 14, 2015,
Which is 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 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.

[Signature]
Code Enforcement Officer/Building Inspector

COPY

FORM #7

1119

Building Department
TOWN OF CHESTER

County of: CHANCE

Order to Remedy Violation

Location 79 SOUTH SIDE DRIVE
Map No. 10 Section 10 Block 9 Lot 3.1

Date JUNE 3 19 2015

TO: LEKE M. VATAT
(owner or authorized agent of owner)
6 NASH PIKE ARMONK NY 10504
(address of owner or authorized agent of owner)

PLEASE TAKE NOTICE there exists a violation of:

- ☐ The State Building Construction Code
☒ Zoning Ordinances
☐ Other Applicable Laws, Ordinances or Regulations

at premises hereinafter described in that NO BUILDING PERMIT
(state character of violation)
FOR ALLOCATION FROM SINGLE FAMILY INTO
TWO FAMILY
in violation of 50-4 BUILDING PERMIT (COTTAGE)
(state section or paragraph of applicable law, ordinance or regulation)

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to
remedy the conditions above mentioned forthwith on or before the 14 day
of JULY, 19 2015

Failure to remedy the conditions aforesaid and to comply with the applicable provisions of law
constitute an offense punishable by fine or imprisonment or both.

[Signature]
Superintendent of Buildings

WHITE - CLERK

YELLOW - CODE ENFORCER OFFICER

PINK - VIOLATOR

Building Department
TOWN OF CHESTER

1120

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County of: ORANGE

Order to Remedy Violation

Location..... 79 SOUTHSIDE DRIVEMap No. Section..... 10 Block..... 9 Lot..... 3.1Date..... JUNE 3 , 19 2015TO: LEKE M. VATAJ
(owner or authorized agent of owner)6 NASH PLACE ARMONK NY 10504
(address of owner or authorized agent of owner)

PLEASE TAKE NOTICE there exists a violation of:

- ☐ The State Building Construction Code
☒ Zoning Ordinances
☐ Other Applicable Laws, Ordinances or Regulations

at premises hereinafter described in that NO PLANNING BOARD
(state character of violation)Approval For Two Family.in violation of S.R. 2.5 SCHEDULE OF DISTRICT REGULATIONS
(state section or paragraph of applicable law, ordinance or regulation)YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to
remedy the conditions above mentioned forthwith on or before the 14 day
of JULY , 19 2015Failure to remedy the conditions aforesaid and to comply with the applicable provisions of law
constitute an offense punishable by fine or imprisonment or both.
[Signature]
 Superintendent of Buildings