



TOWN OF NEW CASTLE

200 S. Greeley Avenue, Chappaqua, New York 10514 • Ph. (914) 238-4723 • Fax (914) 238-5177

William J. Maskiell,

C.E.O.

Building Department Unit Head
Building Inspector

Oct. 17, 2016

Property #92.20-4-14
33 Old House Lane

Gentlemen,

Pursuant to a complaint, on October 5, 2016, a site inspection was performed at the above referenced property. As a result of that inspection and subsequent discussions, it was determined that due to work being performed without the necessary permits and approvals being obtained, several building and zoning code violations now exist. Also, during a standard records search and follow up conversations, it became apparent that there are still several outstanding violations on the abutting property (15 Old House Lane) which is under the same ownership.

As discussed and requested, the following lists are items which are required to address the three separate areas of violations. The first pertains to items which are needed for issuance of an "As Built" permit for the renovation work done to the residence at 33 Old House Lane, the second is for an "As Built" permit for demolishing and filling in an in ground swimming pool and associated pool equipment at 33 Old House Lane and the third relates to the open permits and several expired variances for 15 Old House Lane (original list dated Aug. 2014).

1-RENOVATION (33 Old House Lane)

- a-Building Permit application(signed by owner)
- b-As built fee (\$1000 plus three times current fee rate) based on total cost of renovation
- c-Two full sets of signed and sealed construction plans indicating complete floor plans(indicate all structural changes such as headers, etc. and any wall re-configuration)). Please show new egress window from basement.
- d-Certification by Registered Architect or Licensed Engineer on new implied loads of HVAC units.
- e-HVAC permit (applied for)
- f-Electrical permit (applied for, but fees due)
- g-Westchester County Home Improvement License
- h-Plumbing Permit
- i-Workers Compensation Insurance

2-DEMOLITION OF POOL (33 Old House Lane)

- a-Demolition Permit application
- b-Fee (three times current fee rate)
- c-Site plan indicating previous location of pool
- d-Certification on all fill materials used to backfill pool
- e-Certification (signed and sealed by Engineer) on septic field and any impact from truck traffic on septic system and viability of same
- f-Certification from Licensed Electrician on pool equipment disconnect



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3-OUTSTANDING PERMITS (15 Old House Lane)

BP#12229 (Library/Gym in Accessory Building) Date 2002

a-Electrical Inspection

b-Sprinkler Sign Off by Professional Engineer (owner's Engineer)

c-Sprinkler Sign Off by Town of New Castle Water Department

BP#15267 (Second Floor Renovation) Date 2010

a-Electrical Inspection

BP#12248 (Swimming Pool) Date 2002

a-Electrical Inspection

b-Final Survey (owner's surveyor)

c-Final Inspection by Town Building Inspector

Variance #'s 1999-99 and 1999-100 for a use variance, setback variances and building/development coverage for guard house and a height variance for a fence had been granted in 1999 but were required to be reheard within 5 years (2004). They were never reheard so now have expired and must be reapplied for.

a-Contact the Building Inspector to obtain applications and discuss being reheard by the Zoning Board of Appeals

If you have any questions feel free to contact me, either by email or telephone. I would like to thank you in advance for your anticipated cooperation in this matter.

Your truly,

William J. Maskiell CEO
Building Unit Head



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CLINTON VIOLATION INSPECTION REPORT 33 Old House Lane

Oct. 5-Received complaint regarding excavation at 33 Old House Lane and received information from Town Administrator that dirt pile was related to back filling stump removal for dead trees only.

Oct. 6- At approximately 2:30, performed site inspection (Inspector R. Polcari remained with car (per Secret Service request.)

Spoke with landscaper who said he was only responsible for planting new trees (OK, no permit needed) and not for filling in pool.

Further inspection revealed concrete swimming pool was back filled and covered with gravel, landscaper said responsible party was inside residence.

Front door of house open and revealed house was being renovated.

Upon entering, I called for "Shea" (contractor) who answered from basement.

Traveling to basement showed kitchen was newly renovated along with all floors and walls of entire visible section of house, new electric fixtures being installed in ceiling along with new outlets, etc.

Entering basement showed that walls were apparently moved and all walls were re-framed.

Informed contractor that permits were required for pool, house renovation, new HVAC system, all electrical work, plumbing work and signed and sealed plans for any structural work that he informed me had been performed. During conversation I was told that the owners wanted to have all work done and finished by Thanksgiving and were quite adamant about it and what had started as a paint job turned into this.

Told contractor that he and Oscar (Director of Operations) were to meet me in my office by Wed. Oct 12 to discuss violations.

Informed contractor that if he pursued permit filing I would not issue a Stop Work Order, but if they failed to comply, a Stop Work Order would be issued and a violation would result in the issuance of an Appearance Ticket



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Prior to meeting with Shea and Oscar at Town Hall, plans on file indicated that truck and tractor used for filling pool had traveled over septic fields and there is a possibility that system has been compromised. Certification needed from Professional Engineer regarding viability of septic system.

Plans on file show that current floor configuration is different than original, indicating walls were moved, archways opened up and there is a concern regarding ceiling loading by new HVAC equipment.

Oct 12- Inspector R. Polcari and myself met with Oscar Flores (Director of Operations) and Shea Harding (foreman for Carl Petty Associates) at Town Hall. Discussion indicated that work was being performed over approximately 11/2 months so far.

Explained need for demolition permit for pool and certification regarding fill material as proof the fill was not from contaminated source.

Informed Oscar that there were still outstanding permits from 15 Old House Lane that are considered Violations, there are also expired variances from the ZBA which are now considered Null and Void due to the fact they were not reheard at the required five year interval

Told Oscar and Shea I would email a list of what was need and then send a hard copy to each of them.



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Oct. 21, 2016

CLINTON VIOLATION INSPECTION #2

33 Old House Lane

Oct 21- At approximately 1:00 P.M, met Shea at 33 Old House Lane per his request, to perform insulation inspection in basement

Explained to contractor that I would inspect insulation due to framing work being adequately performed. Insulation inspection passed, bottom plate on framing is pressure treated material, framing in basement is accepted.

He informed me that Robert Wasp, P.E. was working on plans and certifications for submittal with permit. I reminded contractor to make sure permits were submitted and not to wait until everything was obtained. He was also informed once again, that per plans the Building Department had on file, walls had been moved and that ANY changes to the plans on record had to be justified with a permit. He said he would notify Engineer as to what was required.

A cursory look showed hallway walls removed, demising wall between bedroom and living room was removed, door to bathroom removed, no inspection was performed but, per discussion, it is believed the den was converted to a Master Bedroom, archway opened, etc.