



Town of Highland Code Enforcement Office

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Field Inspection Report

Tax Map #:	10-1-14
Owner:	Bereishth, Inc. c/o Cheryl Lattan
Job Address:	Carmine Ln, Highland Lake
Nature of Inspection:	Complaint
Date of Inspection:	July 7, 2023
Tenant:	Joel Teitelbaum

Property is located in the R-2 Residential- Agricultural Zoning District

Minimum Lot Size: 3 Acres

Minimum Lot Width: 200'

Minimum Lot Depth: 200'

Note 1: Multiple Family Dwellings shall require a minimum lot size of five (5) acres.

District Schedule of Use Regulations: Dwelling, Multiple-Family Dwelling: N/A (Not Allowed)

Current Status:

Acres: 5.62 Acres; side where the structures are located is 3.25 acres, the rest is across Highland Lake Rd.

1 Carmine Ln: State of Collapse, Unfit for Human Occupancy – Violated and needs to be removed immediately.

3 Carmine Ln: Single Family Dwelling – Converted into a Two-Family Dwelling

7 Carmine Ln: Two-Family Dwelling

12 Carmine Ln: Single family Dwelling with 6 bedrooms.

13 Carmine Ln: Single Family Dwelling

77 Highland Lake Rd: State of Collapse, Unfit for Human Occupancy, needs to be removed immediately.

Blue Garage: Converted into a school.

Beige Garage: Filled with Garbage & Debris

Violations:

- 1) Campers
 - a. 2 campers in the front yard that are not stabilized.
 - b. In the setback zone.
 - c. Have water lines to the trailers.
 - d. Extensions cords to the commercial generator
 - e. Signs of septic discharge across the road
 - f. Improper electrical connections
- 2) Unsafe/Unfit for Human Occupancy
 - a. 2 structures that are in a state of collapse that need to be removed immediately: 1 Carmine Ln and 77 Highland Lake Rd.
 - b. Structures must be boarded up or removed immediately
- 3) 1 Carmine Ln
 - a. Structure in state of collapse – not secured
 - b. Live Electric Meter that is feeding 3 Carmine Ln; improper connection.
- 4) 3 Carmine Ln – Building without a permit.
 - a. Replacement of kitchen
 - b. Built a new deck.
 - c. Replaced windows that were not the same size as the originals.
 - d. Replaced doors.
 - e. Added air conditioners to the structure.
 - f. Debris is scattered around this residence.
 - g. Roof support is failing.
 - h. Roof needs to be replaced.
 - i. Structure coming off its peers.
 - j. Garbage and debris around the structure.
 - k. Converted into a two-family dwelling without the proper permits or Planning Board approval.
 - l. Vent pipe is not properly connected.
 - m. Soffits are missing.
- 5) 7 Carmine Ln
 - a. Swimming pool that has more than 24 inches of water without a pool alarm and/or a proper fence.
 - b. Deck that has collapsed.
 - c. Deck with no support underneath. Supports not even touching the rocks that are acting as supports or piers.
 - d. Deck has separated into 2 pieces.
 - e. Rails are missing or broken on the deck.
 - f. Secondary egress is blocked from a bedroom window.
 - g. Air conditioners in windows blocking secondary means of egress.
 - h. Brand new electric meter.
- 6) 12 Carmine Ln
 - a. 2 Refrigerators on the exterior of a structure that have doors on them. Plugged in. (They were removed at the time of the inspection on 7-11-23)
 - b. Extension cords running all over. Illegal connections.
 - c. Water lines to camping trailers.
 - d. Need railings to the exterior stairs.
 - e. Chimney is in a state of collapse.
 - f. Operating a school within the structure.
 - g. No alarm system.
 - h. Brand new electric meter.

- 7) 13 Carmine Ln
 - a. Improper electrical connections
 - b. Extension cords
 - c. Brand new electric meter.
- 8) 77 Highland Lake Rd
 - a. Structure unfit for human occupancy.
 - b. Unsafe Structure that needs to be removed.
 - c. Structure is wide open and accessible.
- 9) Beige garage
 - a. Filled with household garbage, debris, cardboard, and various items. (The garbage had been removed at the time of inspection 7-11-23)
 - b. Pile of tires on the left and right side of the garage.
 - c. LP Gas Tank that is on its side needs to be removed.
- 10) Blue garage
 - a. Collapsing in the center. Support has failed and/or compromised.
 - b. Conversion of the blue garage into a school without the proper permits.
 - c. Food had been left overnight and sitting out. Needs to be disposed properly.
 - d. Air conditioner added to the side without a proper permit.
 - e. Air conditioner being run by an extension cord from 7 Carmine Ln.
- 11) Sanitation Unit
 - a. Commercial Port-A-John is being used for sanitation. Septic System has failed
 - b. Sanitation Unit is in need of maintenance. Tanks are full indicated by the lights.
- 12) Short Term Rental
 - a. Renting the property for less than 60 days. Failure to obtain a Short-Term Rental Permit.
 - b. Over the occupancy limits.
- 13) Property Maintenance
 - a. Garbage and debris strewn throughout the property and around all buildings
 - b. Tires behind and around the beige garage
 - c. Failure to maintain the grass and weeds.
- 14) Dumpster
 - a. Over flowing with garbage.
 - b. Not enclosed.
- 15) Fire access road
 - a. Blocked with vehicles.
 - b. Blocked with tables & chairs
 - c. Blocked with debris
- 16) 911 Signage
 - a. Carmine Ln sign is not built according to 911 standards.
 - b. House numbers are not in accordance with 911 standards.
- 17) Commercial Generator
 - a. Using a commercial generator to run the electric to the complex because the current electric is overloaded and keeps failing.
- 18) Septic System
 - a. Complete failure
 - b. Piece of 1/4" plywood covering the hole that is not secured to prevent an unsafe condition
- 19) Water System
 - a. One Well to operate all 6 units
 - b. Needs Chlorination unit and NYS Dept of Health approvals.
- 20) Occupancy
 - a. 6 units with each family taking care of a minimum of 7 children ranging in the ages of 15 – 16.
 - b. 2 camping trailers with unknown occupancy.

21) Zoning

- a. Campers located in the front yard setbacks.
- b. Multiple Dwellings are not allowed in the R-2 Zoning District regulations. These structures are pre-existing non-conforming. Yet once these structures are removed, they cannot be replaced.
- c. Operating a school without any permits.