



Town of Yorktown

Building Department

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.233

November 15, 2022

Honorable Supervisor Matt Slater &
Town Board Members.

RE: 795 Route 6 (Par 3 Golf Course)

Dear Town Board,

Today November 15, 2022 the building department that included Jason Zeif-Code Enforcement Officer, Edward Kolisz-Fire Inspector, Richard Falcone-Assistant Building Inspector and myself Steven Fraietta-Assistant Building Inspector conducted an inspection at the above address to see if the previous violations have been cured. After completing the inspection only three violations of the original violation notice sent on July 19 has been cured. We also found more unseen violations that need to be remedied. I was ask to generate a list of will be required for the responsible parties to complete so that this department can issue a Certificate of Occupancy. The following is a list of what is required:

Building issues:

1. WCBOH approval for septic system and grease trap
2. Planning and Engineering department final inspections
3. Electrical certificate required.
4. Electrical hazards – block electrical boxes, exposed wires
5. Plumbing drain lines incorrectly installed in kitchen and bar sinks
6. Floor drains in kitchen incomplete with holes in floor not patched
7. Fresh air intake installed to close to exhaust on kitchen hood system
8. Kitchen equipment on casters need to be fastened with lanyard lines
9. Gas lines not tested.
10. Propane tank permit issued but not installed or tested.
11. Entering kitchen from dining room there is an exit sign that must be remove.
12. Door hardware missing and not installed
13. Public bathrooms incomplete.
14. Fire place needs spark resister flue cap
15. Address number not posted

2nd floor:

1. Hand rail at improper height and ends must be returned to wall.
2. 2nd floor used for habitable space where plans indicate storage.
3. Clothes washing machine does not have a drain trap installed
4. Clothes dryer not vented to exterior.
5. Bathroom not completed. Plumbing never inspected.
6. Sanitary vent through roof not of proper size.

Fire Inspection issues:

1. Fire extinguishers needed throughout
2. Knox box for fire department access required
3. Kitchen fire suppression system not tested
4. Fire alarm system must be working and tested

Exterior issues:

1. Lighting in parking lot conduit never inspected below grade to insure for compliance.
2. Bridges throughout not completed.
3. HVAC equipment blocking exit and not installed.
4. Electrical lines for irrigation pumps not completed and exposed
5. Multiple tripping hazards on exterior sidewalk
6. Parking lot not completed.

We have photos of all the above issues that we can forward on request.

Yours truly,

Steven Fraietta
Assistant Building Inspector