



Property Information		Request Information		Update Information	
File#:	BS-X01542-9534869163	Requested Date:	01/18/2024	Update Requested:	
Owner:	ROBIN DEGROAT	Branch:		Requested By:	
Address 1:	119 CHESTNUT ST	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	OWEGO, NY	# of Parcel(s):	1		

Notes

- CODE VIOLATIONS** Per Village of Owego Department of Zoning there are Multiple Code Violation cases on this property.

Collector: Village of Owego
Payable Address: 20 Elm Street, Owego, NY 13827
Business# (607) 687-1101

Comments: Per Village of Owego Department of Zoning there are Multiple Code Violation cases on this property. They have not heard back from owner in regards to compliance for re-inspection, so they are still outstanding on their books. The water is also off and cannot be turned on until the current violations are verified by this department. If this house is sold the new owners must make the required repairs before occupancy is allowed. Please refer to the attached document for more information.
- PERMITS** Per Village of Owego Department of Building there are no Open/Pending/Expired permits on this property.

Collector: Village of Owego
Payable Address: 20 Elm Street, Owego, NY 13827
Business# (607) 687-1101
- SPECIAL ASSESSMENTS** Per Village of Owego Department of Finance there are no Special Assessments/liens on the property.

Collector: Village of Owego
Payable Address: 20 Elm Street, Owego, NY 13827
Business# (607) 687-1101
- DEMOLITION** NO



UTILITIES

Water

Account:# NA

Status - Pvt & Non Lienable

Amount Due: NA

Due Date: N/A

Payment Status : NA

Payable To: Velolia Water

Address: 162 Old Mill Rd, West Nyack, NY 10994

Phone# (888) 608-6690

Comments: UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION NEEDED.

Sewer

Account:# 522000315

Status - Pvt & Lienable

Amount Due: \$478.89

Due Date: N/A

Payment Status : Delinquent

Payable To: Village of Owego Sewer Department

Address: 162 Old Mill Rd, West Nyack, NY 10994

Phone# (607) 687-2282

Comments: UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

Garbage:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

- Residential**
- [Property Info](#)
 - [Owner/Sales](#)
 - [Inventory](#)
 - [Improvements](#)
 - [Tax Info](#)
 - [Report](#)
 - [Comparables](#)

Municipality of V. Owego

SWIS:	493001	Tax ID:	128.08-3-81
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	119 Chestnut St		
Property Class:	210 - 1 Family Res	Site Property Class:	210 - 1 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
		Bldg. Style:	Old style
Neighborhood:	30111 -	School District:	Owego-Apalachin
Property Description:	Legal description not given for property		
Total Acreage/Size:	0.11	Equalization Rate:	----
Land Assessment:	2023 - \$8,400	Total Assessment:	2023 - \$42,100
Full Market Value:	2023 - \$77,963		
Deed Book:	15521	Deed Page:	7001
Grid East:	907409	Grid North:	767789

Special Districts for 2023

Description	Units	Percent	Type	Value
VL004-sewer	0	0%	T	0

Land Types

Type	Size
Primary	0.11 acres

[View All Images](#)



- Maps**
- [View Tax Map](#)
 - [Pin Property on GIS Map](#)
 - [View in Google Maps](#)
 - [View in Bing Maps](#)
 - [Map Disclaimer](#)

May 18, 2023

Robin Degroat
480 Perry Rd.
Binghamton, NY 13905

RE: 119 Chestnut Street
Tax map # 128.08-3-81
Owego, NY 13827

Mr Degroat,

You are listed as owner of record for the above referenced property. This letter serves as notification that the property is currently in violation of numerous statues of the NYS Property Maintenance Code as detailed below. Each violation is accompanied by applicable NY State Property Maintenance Code and the remedy to abate the violation. Village Code has determined that due to the extreme conditions regarding electrical hazards and sanitation including spilling sewage, extensive garbage accumulation and random deposits of feces that this building is a health, safety and life hazard and must be vacated as soon as possible and cannot be reoccupied until all the stated violations have been corrected. Therefore Village Code is placarding 119 Chestnut Street as "Unoccupiable" for the herein stated violations.

INTERIOR:

1) Violation: Sanitation

Applicable Code:

107.1.3 Structure Unfit for Human Occupancy

A structure is unfit for human occupancy whenever such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

REMEDY: Repair leaking sewer system, have spilt sewage cleaned up. Have the entire building cleaned and sanitized and checked for infestations.

2) Violation: Absence of smoke and carbon monoxide alarms.

Applicable Code:

[F] 704.6.1.2 Groups R-2, R-3, R-4, I-1, and Other Dwellings

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4, I-1, and in dwellings regulated by the Residential Code of New York State regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements (excluding crawl spaces) and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.6.1.3 Installation Near Cooking Appliances

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.6.1.1 or 704.6.1.2.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance.

[F] 704.6.1.4 Installation Near Bathrooms

Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section 704.6.1.1 or 704.6.1.2.

Remedy: Have ten year or hard-wired smoke and carbon monoxide alarms installed at required locations.

3) Violation: Garbage, rubbish and filth.

Applicable Code: Sanitation:

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.

308.2 Disposal of Rubbish

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

308.2.1 Rubbish Storage Facilities

The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

308.3 Disposal of Garbage

Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

308.3.1 Garbage Facilities

The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit, an approved incinerator unit in the structure available to the occupants in each dwelling unit, or an approved leakproof, covered, outside garbage container.

308.3.2 Containers

The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leakproof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

Remedy: Store garbage in proper containers, have it picked up on a regular schedule to prevent backup.

4) Violation: Internal components not to code

Applicable Code: hardware

305.6 Interior Doors

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

Remedy: Adjust doors so that they may close properly, latch hardware must engage and operate properly. Replace missing cabinet drawers in kitchen.

5) Violation: Leaking and disconnected drain lines.

Applicable Code: Plumbing and sanitation

Plumbing:

Section 506 Sanitary Drainage System

[P] 506.1 General

Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

[P] 506.2 Maintenance

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

REMEDY: Have water supply lines and sewer lines brought up to code specification.

6) Violation: Electrical system hazards

Applicable Code: Electrical:

[E] 604.1 Facilities Required

Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

[E] 604.3 Electrical System Hazards

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets,

improper wiring or installation, deterioration or damage, or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.

REMEDY: Have improperly installed wiring corrected and supply the required number of receptacles to prevent overloading.

EXTERIOR:

7) Violation: garbage and refuse

Applicable Code:

302.1 Sanitation

Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

Remedy: Store garbage in approved containers, have removed on a regular schedule.

8) Violation: Overgrowth of yard

Applicable Code:

302.4 Weeds

Except as provided for in statute, local law, ordinance, or other regulations, all developed areas of a premises that are intended to be used by building occupants or the public shall be maintained free from weeds in excess of 10 inches (254 mm). Noxious weeds shall be prohibited.

Remedy: Have yard properly maintained.

9) Violation: Missing window glass, absence of insect screens.

Applicable Code:

304.13 Window, Skylight and Door Frames

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing

Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable Windows

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect Screens

During the period from May 15 to September 15, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Remedy: Fix broken windows, windows must be able to open. Install insect screening.

Note: We could not evaluate the condition or the rear deck as it was covered by refuse and garbage.

Continued

A Village Code Official will need to inspect to verify that all above listed violations have been remedied before the building can be reoccupied. Also, the Village of Owego requires all rental properties to be inspected before renting and every 30 months until tenant vacates. Contact Village Code at 687-1221 with any questions and for inspection.

Respectfully,

Terry Coleman
Building Code Official
Village of Owego, NY

Subject: FW: ROBIN DEGROAT - 119 Chestnut Street
Attachments: Chestnut119-23.06.29.docx; Chestnut119-23.05.18.docx

From: **Knapp, Michael** <micknapp@villageofowegony.gov>
Date: Wed, Feb 21, 2024, 02:55
Subject: RE: ROBIN DEGROAT - 119 Chestnut Street
To: Norton, Kim <knorton@villageofowegony.gov>

Please find attached the last correspondence we had with the owner. We have not heard back from him in regards to compliance for re-inspection, so they are still outstanding on our books. The water is also off and cannot be turned on until the current violations are verified by this department. If this house is sold the new owners must make the required repairs before occupancy is allowed.

Thank you,

Mic

Village of Owego

Code Enforcement Dept.

(607) 687-1101



FOUNDED 1787
Village of Owego

20 Elm Street
Owego, New York 13827

Office of the Mayor
Village Clerk/Treas.
FAX
Sewer Dept.
FAX

607/687-1710
607/687-3555
607/687-1787
607/687-2282
607/687-2344

Village Police Dept.
FAX
Dept. of Public Works/Code
FAX
Village Garage

607/687-2233
607/687-2235
607/687-1101
607/687-1062
607/687-1221

ORDER TO REMEDY

June 29, 2023

Robin DeGroat
480 Perry Road
Binghamton, NY 13905

RE: 119 Chestnut Street
Tax map # 128.08-3-81

Mr. DeGroat,

I am contacting you regarding your property at 119 Chestnut Street in the village. The tenants have vacated the property. You will need to have the garbage and refuse removed from the exterior of the property and have the grass mowed by July 9, 2023 otherwise Village DPW will be sent to do so.

The structure is currently unsecured; please lock the place down before squatters move in.

Referencing this department's previous correspondence to you, the property will need to have all items detailed in the letter corrected as well as any new issues the former tenants may have caused. Code will need to inspect before the building can be reoccupied.

If you wish to discuss this matter you may contact us at 687-1221 weekdays 8:30am until 3:30pm.

Respectfully,

Terry Coleman
Building Code Official