



Property Information		Request Information		Update Information	
File#:	BS-X01567-4663434675	Requested Date:	02/14/2024	Update Requested:	
Owner:	DAVID NELLER	Branch:		Requested By:	
Address 1:	42 FISH HATCHERY RD	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	SUMMITVILLE, NY	# of Parcel(s):	1		

**Notes**

- CODE VIOLATIONS**  
Per Town of Mamakating Department of Zoning there are no Code Violation cases on this property.  
Collector: Town of Mamakating  
Payable Address: 2948 Route 209, Wurtsboro NY 12790  
Business# (845) 888-3030
- PERMITS**  
Per Town of Mamakating Department of Building there are no Open/Pending/Expired permits on this property.  
Collector: Town of Mamakating  
Payable Address: 2948 Route 209, Wurtsboro NY 12790  
Business# (845) 888-3030
- SPECIAL ASSESSMENTS**  
Per Town of Mamakating Department of Finance there are no Special Assessments/liens on the property.  
Collector: Town of Mamakating  
Payable Address: 2948 Route 209, Wurtsboro NY 12790  
Business# (845) 888-3030
- DEMOLITION**  
NO
- UTILITIES**  
**WATER & SEWER**  
The house is on a community water & sewer. All houses go to the shared well and septic system.  
**GARBAGE**  
GARAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

**Residential**

Property Info

Owner/Sales

Inventory

Improvements

Tax Info

Report

Comparables

**Parcel History**

[View parcel history data](#)

**Municipality of Mamakating**

SWIS:	484089	Tax ID:	20.-1-9
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**Tax Map ID / Property Data**

Status:	Active	Roll Section:	Taxable
Address:	42 Fish Hatchery Rd		
Property Class:	210 - 1 Family Res	Site Property Class:	210 - 1 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	R1 -	Bldg. Style:	Ranch
Neighborhood:	30060 -	School District:	Ellenville
Property Description:	Legal description not given for property		
Total Acreage/Size:	0.66	Equalization Rate:	----
Land Assessment:	2023 - \$23,300 2022 - \$23,300	Total Assessment:	2023 - \$46,300 2022 - \$46,300
Full Market Value:	2023 - \$123,467 2022 - \$101,758		
Deed Book:	2369	Deed Page:	242
Grid East:	502856	Grid North:	1014269

**Special Districts for 2023**

Description	Units	Percent	Type	Value
AMB50-Ambulance District	0	0%		0
FD080-Summitville fire	0	0%		0
LT060-Summitville light	0	0%		0

**Special Districts for 2022**

Description	Units	Percent	Type	Value
AMB50-Ambulance District	0	0%		0
FD080-Summitville fire	0	0%		0
LT060-Summitville light	0	0%		0

**Land Types**

Type	Size
Primary	0.85 acres

[View All Images](#)

**Photographs**

No Photo Available

[Pictometry Connect](#)

**Documents**

- [Property Ownership Card](#)
- [Property Ownership Card](#)

**Maps**

[View Tax Map](#)

[View in Google Maps](#)

[View in Bing Maps](#)

[Map Disclaimer](#)

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**From:** Megan Comfort <Megan.Comfort@mamakating.org>  
**Cc:** Town Clerk; Building Department  
**Subject:** RE: Online Form Submittal: FOIL Request  
**Attachments:** doc05384020240311102702.pdf

Good Morning,

Please see the attachment for all documents pertaining to 42 Fish Hatchery Rd.

Please be advised that after going through our files there are no violations or open permits on the above referenced property that the Town is currently aware of. Without doing a Municipal Search, the Town has no way of knowing if there are any violations that we would not otherwise be aware of.

Thank you for your patience as we fulfilled this request.

Megan  
Clerk  
Building, Planning, Zoning Department  
(845) 888-3000 #3

Please be sure to include [building@mamakating.org](mailto:building@mamakating.org) in your response.

**From:** Kyra Platt <Kyra.Platt@mamakating.org>  
**Sent:** Friday, February 16, 2024 8:16 AM  
**Cc:** Town Clerk <townclerk@mamakating.org>; Building Department <building@mamakating.org>  
**Subject:** RE: Online Form Submittal: FOIL Request

Hello,

Please be advised your request has been received and will be worked on. We will go through our file to see if there are any open or closed permits and any violations that the Town is currently aware of. Please be advised, this is just a FOIL Request and NOT a Municipal Search. Without doing a Municipal Search, the Town has no way of knowing if there are any violations we would not otherwise be aware of.

To see if there are any liens on this property, you have to contact the Sullivan County Treasurer's Office at 845.807.0200.

Thank you,

**Kyra**

Building, Planning, & Zoning Department Clerk  
Town of Mamakating  
2948 US 209  
Wurtsboro NY 12790  
845.888.3000 #3  
F:845.888.2707  
Monday through Friday  
8 AM to 4 PM  
Closed for Holidays



Purpose of Request

Hello,

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien & Special Assessment Fees Due or Outstanding found for the following property:

Address: 42 FISH HATCHERY RD, SUMMITVILLE NY 12781

Parcel : 20.-1-9

Open \_\_\_\_\_ Expired \_\_\_\_\_ Closed \_\_\_\_\_ None \_\_\_\_\_

Open Permit Number:

Expired Permit Number:

Code Case Number:

Code Lien Amount:

To further assist our clients and facilitate this process, could you please provide general instructions to resolve any permits that are open, expired, or currently pose a concern to the property referenced above.

Also, please confirm if there are any pending or active LIENS recorded on the property, and please provide a payoff valid for 30 days from today's date. Please attach documentation of the recorded lien and provide the book and page number.

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Fees

*If there are any fees for copying the records requested, please inform me before filing the request or please supply the record without informing me if the fees are not in excess of the following amount*

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Maximum Fee

*Field not completed.*

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*Except where a different fee is prescribed by statute, any agency may not charge for inspection, certification, search for records, or charge in excess of 25 cents per copy up to 9"x14" (Section 87(1) (B) (iii))*

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Signature

Will Smith

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# TOWN OF MAMAKATING

2948 Route 209, Wurtsboro, NY 12790 (845) 888-3030

## Certificate of Compliance

ISSUED TO: Neller, David

CERTIFICATE NUMBER: 18-12023

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the use and occupancy identified. No change of occupancy or use is authorized unless a new Certificate is obtained.

**Property Address:** 42 Fish Hatchery Rd

**Permit Number:** 18-11480

**Purpose:** TCV- Electrical repair originally done without permits.

**Parcel Number:** 20.-1-9

**Certificate Type:** Compliance

**Effective Date:** August 1, 2018

**Expiration Date:**

### CLASSIFICATION

Type of Constructions:

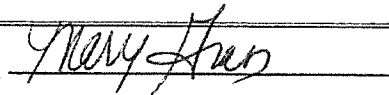
Use and Occupancy Classification:

### FIRE PROTECTION EQUIPMENT

Sprinkler System Provided: No

### SPECIAL STIPULATIONS

Comments:



Building Inspector

August 1, 2018

Date



## TOWN OF MAMAKATING

2948 Route 209, Wurtsboro, NY 12790 (845) 888-3030

Issued to: Neller, David

Permit Number: 18-11480

Parcel No.: 20.-1-9

# Building Permit

Issued: August 1, 2018  
Expires: January 31, 2019

has been issued for this building  
42 Fish Hatchery Rd, Unit/Lot No.:

Permit Type: Construction Residential

Permit Use: Electric

Description: TCV- Electrical repair originally done without permits.

This notice is to be fastened on a part of the building for which it is issued where it may be seen plainly by all persons. All work on this building must be done in accordance with the Ordinances of the Building Code of the Town of Mamakating Work must commence within SIX months of August 1, 2018.

Mary Grass  
Building Inspector

Inspections are required during the building process. At least 24 HOURS NOTICE is necessary to schedule the required inspection. Items not previously inspected shall be uncovered or exposed for the inspector, so be sure to schedule all pertinent inspections. It is your responsibility.



## TOWN OF MAMAKATING

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2948 Route 209, Wurtsboro, NY 12790  
(845) 888-3030

### VIOLATION RESOLUTION LETTER

August 2, 2018

Neller, David  
1604 Dahlia Ct  
Jackson, NJ 08527

Parcel No.: 20.-1-9  
Location: 42 Fish Hatchery Rd - Unit ID:

Neller, David:

On July 16, 2018, violation number 18-0116 was issued against the above referenced property. This office has determined that the violaton has been resolved and closed. Listed below are all the actions taken relating to the violation:

**July 16, 2018 08:22AM Violation Created**  
Violation Created For Parcel #20.-1-9

**August 2, 2018 01:10PM Violation Resolved**  
Permit taken out and closed out. Violation resolved.  
**RESOLVED**

If you require additional information or wish to respond directly to this complaint, please contact the Code Enforcement Office at the number listed above.

Kyra Platt  
Clerk



## TOWN OF MAMAKATING

2948 Route 209, Wurtsboro, NY 12790  
Building Department (845)888-3000#3

### NOTICE OF VIOLATION

July 16, 2018

Neller, David  
1604 Dahlia Ct  
Jackson, NJ 08527

RE: 42 Fish Hatchery Rd Parcel No.: 20.-1-9  
VIOLATION Number: 18-0116

Our records show you are the current owner of record of the above stated address. Accordingly, you are hereby notified that the following violation (s) exists on your property Town of Mamakating. The violations are as follows:

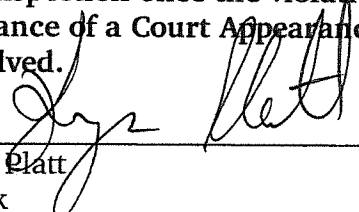
**Offense Code:** Section 199-61: Sub-Section: A Building permits.

**Offense Description:** Purpose. To ensure compliance with the provisions of this chapter, no person shall erect, alter or convert any structure or building or part thereof nor alter the use of any land subsequent to the adoption of this chapter until a building permit has been issued by the Building Inspector. Building permits may be valid for a limited period of time for special uses of a temporary nature as set forth herein and for other uses as may be regulated by the Zoning Board. No building permit shall be issued for any building where the site plan of such building is subject to approval by the Planning Board except in conformity with the plans approved by said Board.

**Conditions Found:** Electrical work done without permits- PERMITS REQUIRED.

**The Penalty for the above referenced violation(s) may include:**

You are hereby ordered to remedy said violation by the Town of Mamakating Building Department. It is your responsibility to arrange for the correction ( ie; permit reactivation, clean-up, removal/demolition, obtain a permit, etc.) of the above stated violation(s) prior to the resolve by date of July 23, 2018. Contact this office at 845-888-3030 to arrange for an inspection once the violation has been corrected. Failure to do so will result in the issuance of a Court Appearance Ticket and possible fines for each day the violation is not resolved.

  
\_\_\_\_\_  
Kyra Platt  
Clerk



BY THIS CERTIFICATE OF COMPLIANCE THE  
**NEW YORK BOARD OF FIRE UNDERWRITERS**

**BUREAU OF ELECTRICITY**  
40 FULTON STREET ~ NEW YORK, NY 10038

**CERTIFIES THAT**

Upon the application of

upon premises owned by

WURTSBORO ELECT SERVICE  
P.O. BOX 450 / 59 FIRST ST.  
WURTSBORO, NEW YORK 12790,

LARRY NELLER  
42 FISH HATCHERY RD  
SUMMITVILLE, NY 12781

Located at 42 FISH HATCHERY RD SUMMITVILLE, NY 12781

**Application Number:** 1200963

**Certificate Number:** 1200963

Section: 20 Block: \ Lot: 9 Building Permit: BDC: A260

Described as a Residential occupancy, wherein the premises electrical system consisting of electrical devices and wiring, described below, located in/on the premises at:

First Floor, Outside,

A visual inspection of the premises electrical system, limited to electrical devices and wiring to the extent detailed herein, was conducted in accordance with the requirements of the applicable code and/or standard promulgated by the State of New York, Department of State Code Enforcement and Administration, or other authority having jurisdiction, and found to be in compliance therewith on the 26th Day of March, 2004.

<u>Name</u>	<u>QTY</u>	<u>Rate</u>	<u>Rating</u>	<u>Circuit</u>	<u>Type</u>
<b>Wiring and Devices</b>					
Receptacle	1	0			General Purpose
<b>Service</b>					
1 Phase 3W Service Rating 100 Amperes					
Service Disconnect:	1		100		mb
Meters: 1					

seal