

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

October 15, 2020

Tel. (203) 239-5321

Fax (203) 234-2130

VIA FIRST-CLASS MAIL

AMICI Realty, LLC.
53 Ridgewood Terrace
North Haven, Connecticut 06473

AMICI Realty, LLC.
329 Skiff Street
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
Issued to 329 Skiff Street, North Haven on July 30, 2020

Dear AMICI Realty, LLC.:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 329 Skiff Street, North Haven ("Property") on July 30, 2020 and you have not yet remedied all of the blight conditions at the Property as cited in the Notice of Violation.

Therefore, the Property has been included in the Notice of Meeting for the next Meeting of the Blight Prevention Appeals Board, which is **Tuesday, October 20, 2020 at 7:00 PM** so that the Board may consider whether a Citation should issue against the Property at that time. As indicated in the enclosed Notice of Meeting, **the Meeting will be held via ZOOM videoconference and conference call.**

Affected property owners can participate and the public can listen to the meeting from a computer, tablet, or smartphone via the following link:

<https://us02web.zoom.us/j/87890577842?pwd=NIRsbzRFZkNIeVZUREFYbE5OeG9EQT09>

Meeting ID: 878 9057 7842

Passcode: 443211

If you do not have internet access, you can DIAL IN using your telephone:

+1 929 205 6099 US (New York)

October 15, 2020

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Meeting ID: 878 9057 7842

Passcode: 443211

Please contact the Blight Prevention Officer, Elio Floriano, in the Building Office at (203) 239-5321, extension 405, if you remedy the blight conditions at the Property or if you have any questions. The Building Office is open from 8:30 a.m. to 4:30 p.m. Monday through Friday.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Lynn K. Sadosky', with a long horizontal stroke extending to the right.

Lynn K. Sadosky, P.E.,
Director of Public Works,
Blight Prevention Officer/Designee

Enclosure

EF/lks

cc: Town Attorney, Dir. Public Works, Land Use Administrator, Zoning Enforcement Officer,
Quinnipiac Valley Health District

**TOWN OF NORTH HAVEN
BLIGHT PREVENTION APPEALS BOARD
NOTICE OF MEETING
TO RESIDENTS AND TAXPAYERS OF THE TOWN OF NORTH HAVEN
AND OTHER INTERESTED PARTIES:**

The North Haven Blight Prevention Appeals Board will hold its Regular Meeting on **Tuesday, October 20, 2020 at 7:00 PM** via ZOOM videoconference and conference call for the purposes listed below.

Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders; and, due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, in-person public access to this meeting will not be permitted.

All meeting materials which will be distributed to the Board, will be posted on the Town's website at <http://www.town.north-haven.ct.us/> and will be available for viewing twenty-four (24) hours prior to, during, and after the meeting.

Affected property owners can participate and the public can listen to the meeting from a computer, tablet, or smartphone via the following link:

<https://us02web.zoom.us/j/87890577842?pwd=NlRsbzRFZkNlVZUREFYbE5OeG9EQT09>

Meeting ID: 878 9057 7842

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Meeting ID: 878 9057 7842

Passcode: 443211

This meeting of the Blight Prevention Appeals Board is being held for the following purposes:

1. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 54 Coventry Road, North Haven.
2. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 46 Ezra Street, North Haven.
3. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 102 Middletown Avenue, North Haven.
4. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 466 Middletown Avenue, North Haven.
5. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 10 Mill Road, North Haven.
6. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 8 Oak Street, North Haven.
7. On 2227 Ridge Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.
8. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 329 Skiff Street, North Haven.

**STEVEN M. MILLER, SECRETARY OF THE TOWN OF NORTH HAVEN
BLIGHT PREVENTION APPEALS BOARD
A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERK'S OFFICE.**

COMMUNITY NEWS • NORTH HAVEN COURIER • OCTOBER 15, 2020

NHHS 2020 GRADUATION VIDEO!



**North Haven High School
Class of 2020
Graduation Ceremony Video**

Enjoy great memories with this official,
professionally-produced video of the
June 22, 2020 NHHS Graduation Ceremony.

3 Easy Ways To Order

- 1) Call NHTV at 203-234-0025
- 2) Easy Order Online at www.NHTV.com
- 3) Send check/money order payable to:

**Only
\$25**

Sent via U.S. Mail

NHTV

**NHTV
127 Washington Avenue
North Haven, CT 06473**





BLIGHT PREVENTION:
329 Skiff St.
10/15/20



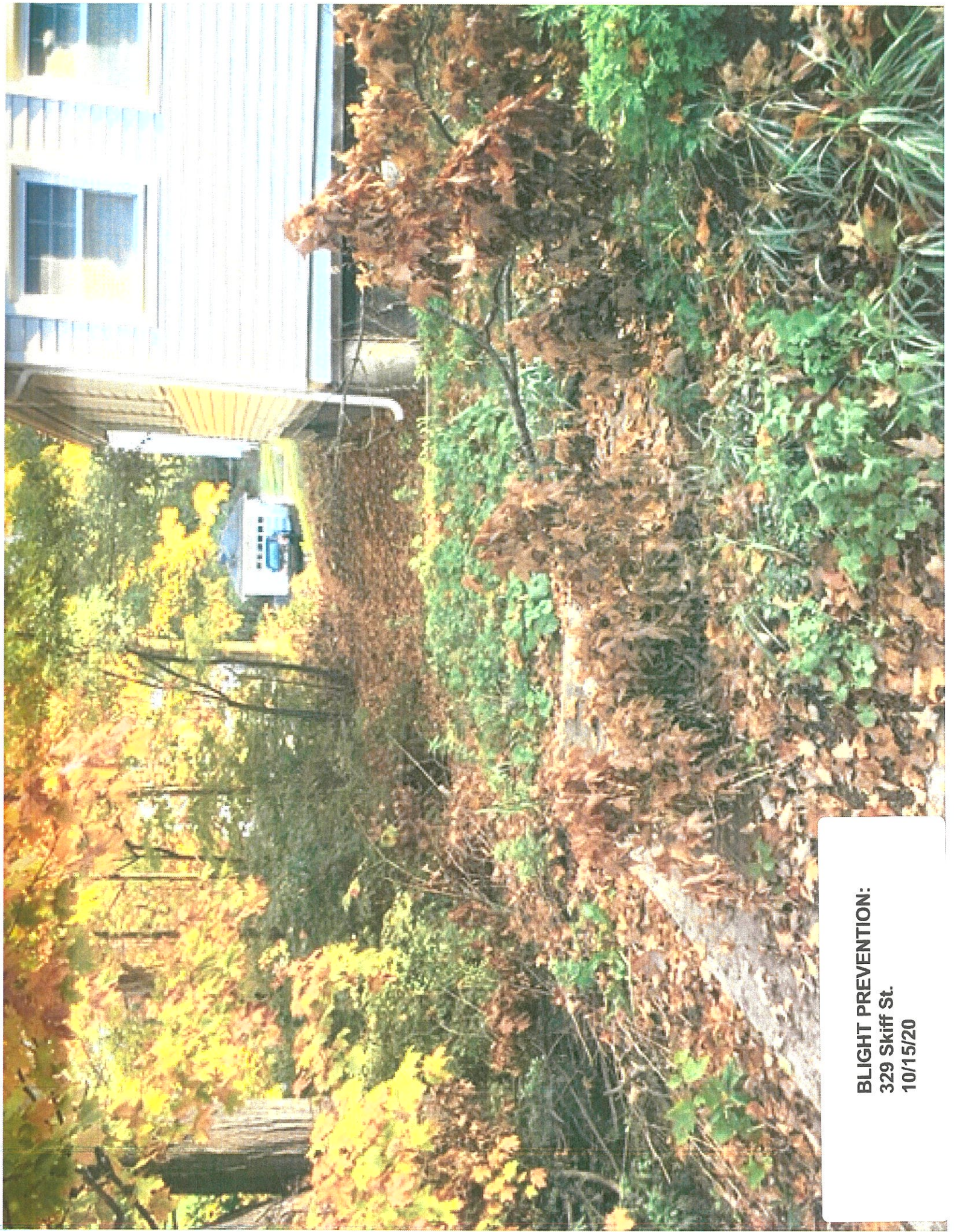
BLIGHT PREVENTION:
329 Skiff St.
10/15/20



BLIGHT PREVENTION:
329 Skiff St.
10/15/20



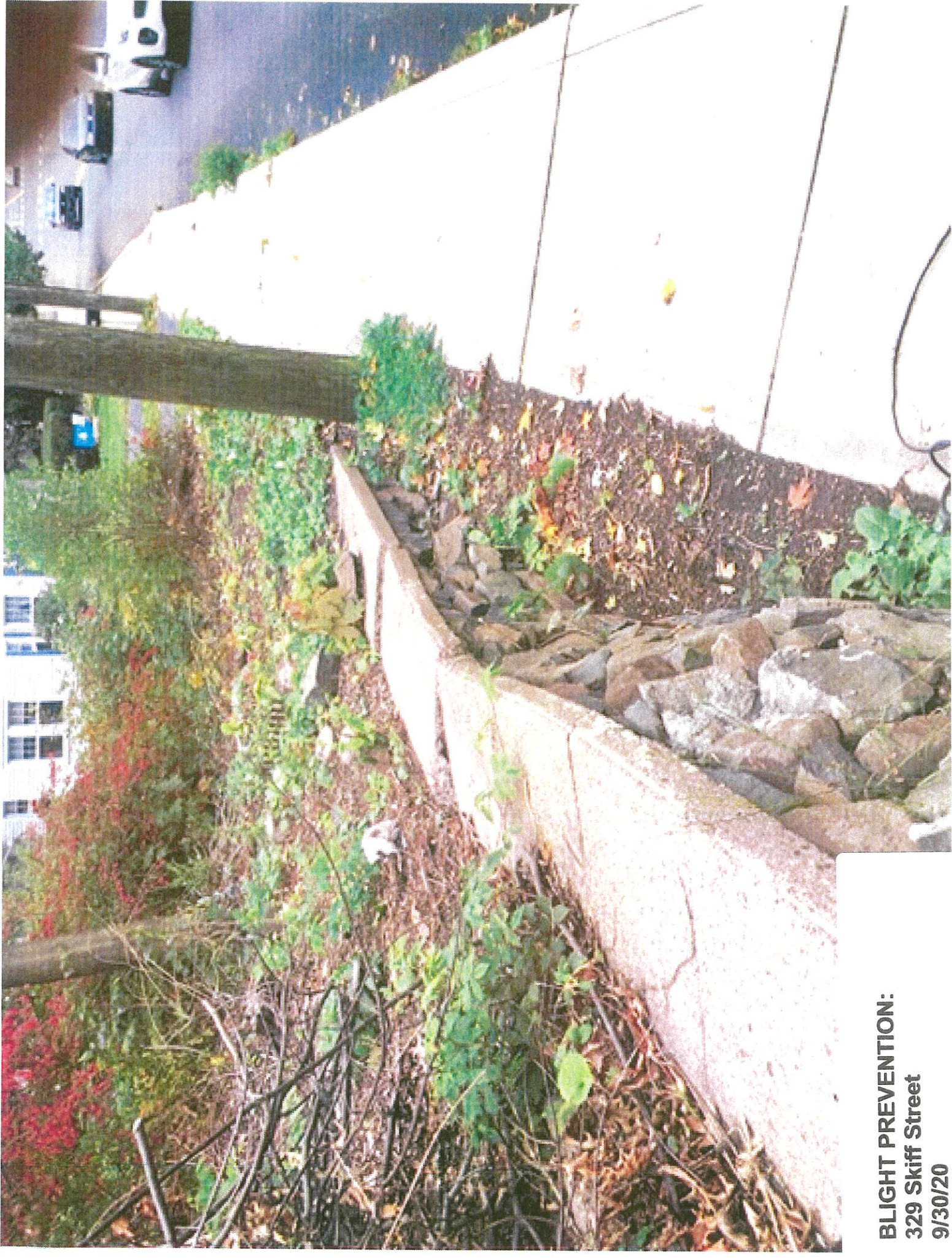
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BLIGHT PREVENTION:
329 Skiff St.
10/15/20



BLIGHT PREVENTION:
329 Skiff Street
9/30/20



BLIGHT PREVENTION:
329 Skiff Street
9/30/20



BLIGHT PREVENTION:
329 Skiff Street
9/30/20



TOWN OF NORTH HAVEN
MUNICIPAL TOWN HALL / 100 CHURCH STREET
NORTH HAVEN, CONNECTICUT 06477



Tel: (203) 239-3101
Fax: (203) 234-2130

REPLY TO:

July 30, 2020

**Certified Mail - Return Receipt Requested And
HAND DELIVERY
AND VIA FIRST CLASS MAIL**

AMCO Realty, LLC
13 Ridgewood Terrace
North Haven, Connecticut 06473

AMCO Realty, LLC
329 Skiff Street
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
329 Skiff Street, North Haven, Connecticut

Dear AMCO Realty, LLC:

On July 27, 2020 and in my capacity as designee of the Town of North Haven's Blight Prevention Officer, I received a complaint regarding the existence of possible violation(s) of Chapter 84 of the Ordinances, Town of North Haven, the Blight Prevention Ordinance (hereinafter referred to as the "Ordinance"), at the property of 329 Skiff Street, North Haven, Connecticut.

Specifically, the Complainant has alleged that the property:

- Contains algae on the houses.
- Has a fence with missing sections to it - needs repair.
- Has front steps that are damaged.
- Has hanging grass over the sidewalk making it difficult to walk by.
- Contains weeds.
- Overall it is unsightly, unkempt and looks terrible.

Section 84.3 of the Ordinance, entitled "Prohibition Against Blighted Premises" states "The owner of real property located in the Town of North Haven shall allow, create, maintain or cause to be

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30, 2020

Blight Prevention:
329 Skiff Street
7/30/20



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329 Skiff Street
7/30/20



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321
Fax (203) 234-2130

July 30, 2020

**Certified Mail – Return Receipt Requested And
HAND DELIVERY
AND VIA FIRST CLASS MAIL**

AMICI Realty, LLC.
53 Ridgewood Terrace
North Haven, Connecticut 06473

AMICI Realty, LLC.
329 Skiff Street
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
329 Skiff Street, North Haven, Connecticut

Dear AMICI Realty, LLC.;

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Specifically, the Complainant has alleged that the property:

- Contains algae on the house;
- Has a fence with missing sections to it – needs repair;
- Has front steps that are damaged;
- Has hanging grass over the sidewalk making it difficult to walk by;
- Contains weeds;
- Overall it is unsightly, unkempt and looks terrible.

Section 84-3 of the Ordinance, entitled "Prohibition Against Blighted Premises" states "No owner of real property located in the Town of North Haven shall allow, create, maintain or cause to be

July 30, 2020

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created or maintained, a blighted premises.” “Blighted premises” is defined as, “Real property, including any building or structure located thereon, which is and continues to be in the state of disrepair or is becoming dilapidated ...” The terms “state of disrepair” or “becoming dilapidated” are therein defined in the Ordinance under Section 84-2.

I have conducted an investigation of the allegations of the complaint and have determined that a violation of the Ordinance exists at 329 Skiff Street as I observed the following conditions at said property which evidence the violation, including:

- There is unsightly vegetation or mold on the property;
- The home or structure requires power washing;
- There is a damaged railing or fence on the property which requires repair or replacement;
- There is overgrown grass, vines, overgrown brush and weeds of at least one foot in height that needs to be cut and maintained;
- There is overgrown grass over the sidewalk area making it impossible to safely walk by the property or use the sidewalk as intended;
- There is unsightly outside storage of a pile of wood chips on the front lawn;
- There is a stone wall, which is deteriorating and in need of repair or replacement; and
- Overall, the property is unsightly, unsafe, and a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 329 Skiff Street must remedy the listed conditions which constitute a violation of the Ordinance within thirty (30) days of the date of this NOTICE OF VIOLATION or such longer period as I may permit in my discretion as designee of the Blight Prevention Officer. Please contact me immediately if you believe that there are circumstances, which exist that warrant exercise of that discretion.

Please take note that, as the property owner of 329 Skiff Street, you may contest the NOTICE OF VIOLATION and liability for same before the Town of North Haven's Blight Prevention Appeals Board by delivering in person or by mail, written notice of your request to do so, to me as designee of the Blight Prevention Officer within ten (10) calendar days of this NOTICE OF VIOLATION.

IF YOU FAIL TO REMEDY THE VIOLATIONS OF THE ORDINANCE NOTED HEREIN WITHIN THIRTY (30) CALENDAR DAYS AND YOU DO NOT DEMAND A HEARING BEFORE THE BLIGHT PREVENTION APPEALS BOARD WITHIN TEN (10) CALENDAR DAYS HEREOF, THE BOARD SHALL ISSUE A CITATION AND ASSESSMENT OF FINES AND DELIVER NOTICE OF SAME TO YOU. A VIOLATION OF THE ORDINANCE IS PUNISHABLE BY A FINE OF \$100.00 A DAY FOR EACH DAY A VIOLATION CONTINUES TO EXIST. THE DATE THE CITATION IS ISSUED BY THE BLIGHT PREVENTION APPEALS BOARD SHALL BE THE COMMENCEMENT DATE FOR SAID FINE. YOUR FAILURE TO PAY THE ASSESSMENT OF ANY FINE(S) BY THE BLIGHT PREVENTION APPEALS BOARD MAY RESULT IN THE ENTRY OF A JUDGMENT BY THE SUPERIOR COURT AND THE LEVY OF AN EXECUTION ON THE JUDGMENT WITHOUT FURTHER NOTICE.

Please contact me immediately at (203) 239-5321, extension 405 to discuss the NOTICE OF VIOLATION and your proposed remedy of same. My office is located at the Town Hall Annex, 5 Linsley Street, North Haven and we are open to the public from 8:30 a.m. to 4:30 p.m., Monday

through Friday.

Thank you in advance for your cooperation in resolving this matter.
Very truly yours,



Arthur Hausman,
Blight Prevention Officer/Designee

c: Jennifer Coppola, Outside Counsel
Lynn K. Sadosky, P.E., Director of Public Works
Alan Fredricksen, Land Use Administrator
Elio Floriano, Blight Prevention Officer
Laura Magaraci, Zoning Enforcement Officer
Quinnipiac Valley Health District



TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

Date: 7/27/20

YOUR CONTACT INFORMATION: (required)

Name: John Stanush

Address: Skiff St

Telephone Number: (203) 623-0610

Signature: phone call

☒ New or Repeat Complaint: REPEAT COMPLAINT

Location of Problem: 329 Skiff St
Exact Address

Property Owner's Name and Address: AMICI REALTY, LLC. 53 RIDGEWOOD TERRACE,
NORTH HAVEN, CONNECTICUT 06473

Describe Problem in Detail:

There is algae on the house, fence is missing
sections, front stairs are damaged, retaining
wall needs attention, weeds on site, the
side walk is blocked by weeds. Overall
unsightly, unkempt, and a nuisance to the
general public.

RECEIVED

JUL 27 2020

TOWN OF NORTH HAVEN
DEPT. OF PUBLIC WORKS

Please Return Complaint Form To:
Town of North Haven, Building Department
Town Hall Annex
5 Linsley Street, Room 205
North Haven, CT 06473
Phone: 203-239-5321 Ext. 705
Fax: 203-234-8375