

# 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 14, 2020

*VIA FIRST-CLASS MAIL*

Ralph Notaro  
2227 Ridge Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
**Issued to 2227 Ridge Road, North Haven on January 3, 2018**

Dear Ralph Notaro:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 2227 Ridge Road, North Haven ("Property") on January 13, 2018 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, July 21, 2020 at 7:00 P.M.** so that the Blight Prevention Officer may provide a status update to the Board at that time. **As indicated in the enclosed Notice of Meeting, the Board's July 21<sup>st</sup> 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/85221780644?pwd=b2tUNFpoYklqaUxrY0J0bVJkT3dBZz09>

Meeting ID: 852 2178 0644  
Password: 204379

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

Dial In Number: +1 929 205 6099 US (New York)  
Meeting ID: 852 2178 0644  
Password: 204379

July 14, 2020

Page |-2-

You are encouraged to keep the Blight Prevention Officer, Elio Floriano or his Designee; Arthur Hausman informed of your remediation efforts as they proceed so that the Board can be fully apprised of all effort at the time of the update.

Elio Floriano and Arthur Hausman are available through the Building Office at (203) 239-5321, extension 405 and 440, respectively, 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 read '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

c: 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, July 21, 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 7B and 7D; 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/85221780644?pwd=b2tUNFpoYklqaUxrY0J0bVJkT3dBZz09>

Meeting ID: 852 2178 0644  
Password: 204379

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

Dial In Number: +1 929 205 6099 US (New York)  
Meeting ID: 852 2178 0644  
Password: 204379

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 230 Bassett 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 267C Kings Highway, 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 10 and 18 Maple 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 263 Maple Avenue, North Haven.
5. On 2227 Ridge Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.

6. On 154 Warner Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.

**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.**

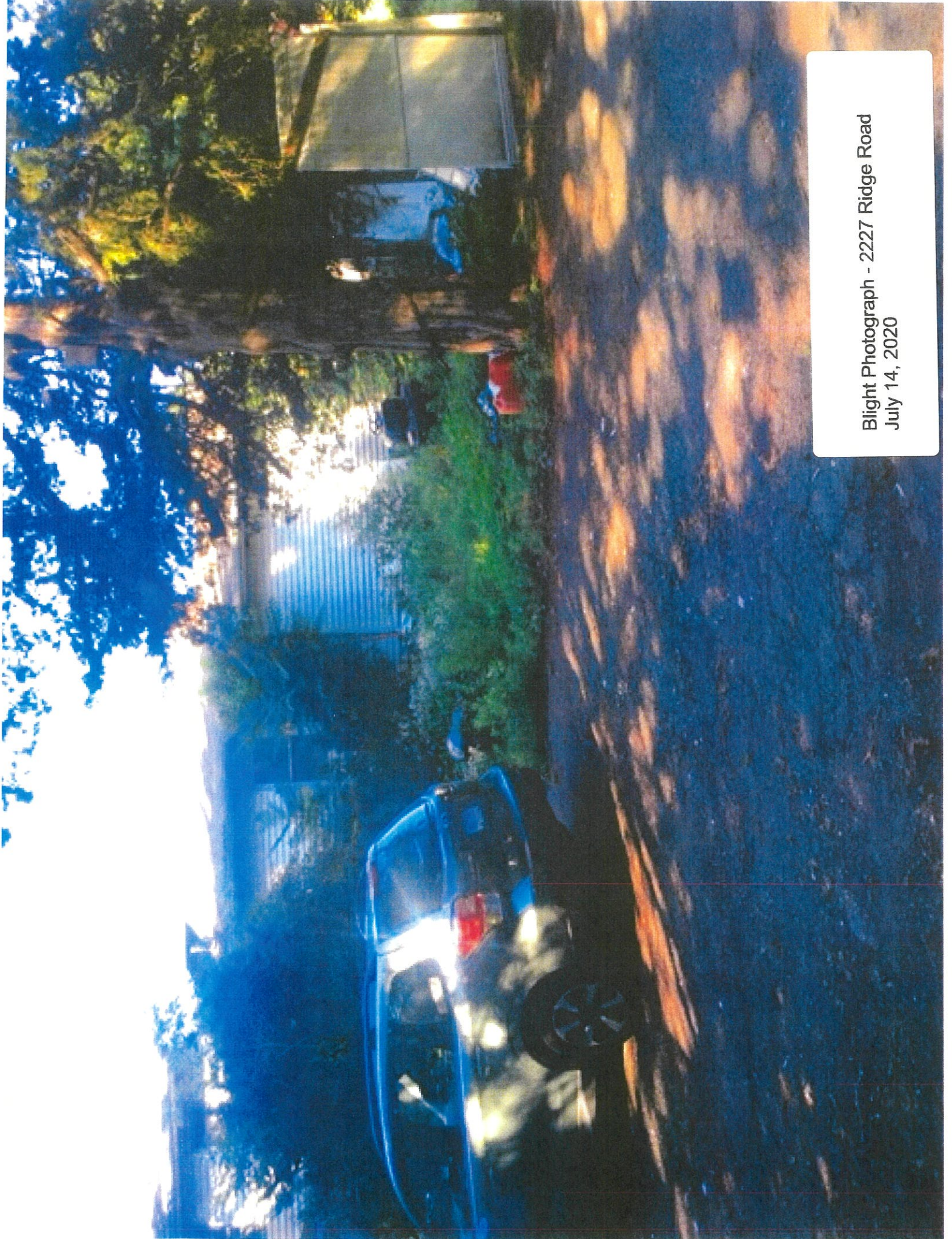
**TO BE PUBLISHED IN THE NORTH HAVEN COURIER ON THE FOLLOWING DATES:**

**Thursday, July 16, 2020**

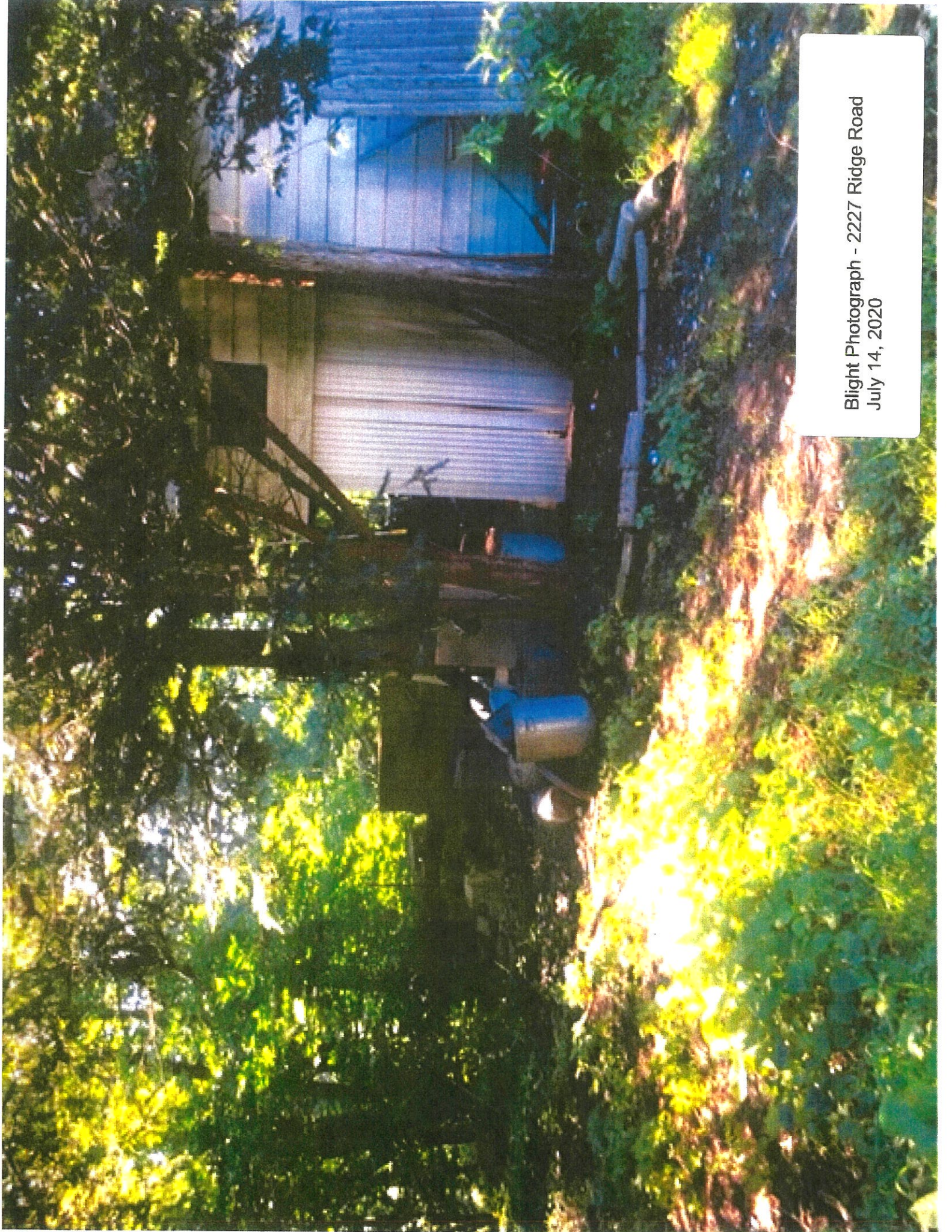
**Please forward bill and Affidavit to the Public Works Department, North Haven Town Hall Annex, 5 Linsley Street, North Haven, CT 06473.**



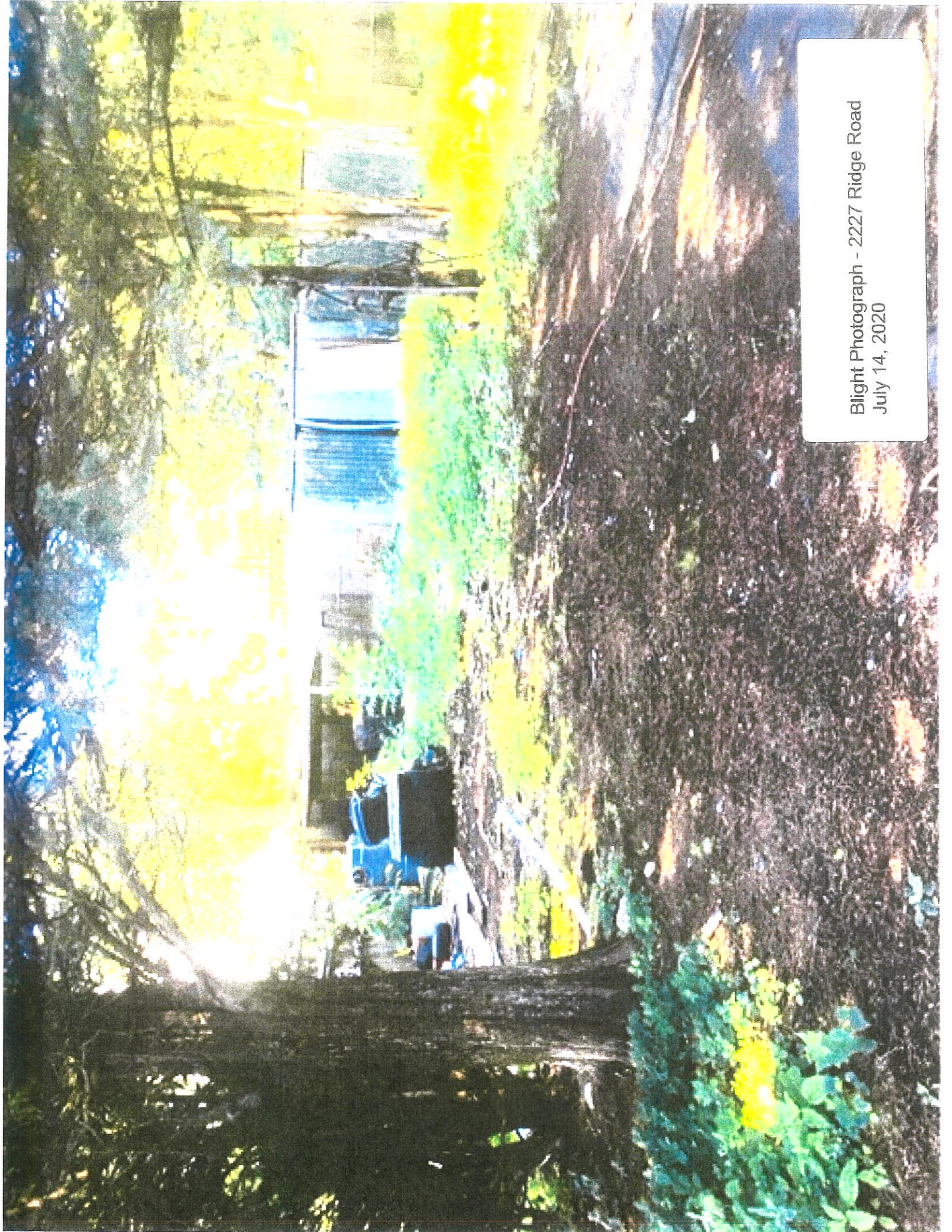
Blight Photograph - 2227 Ridge Road  
July 14, 2020



Blight Photograph - 2227 Ridge Road  
July 14, 2020

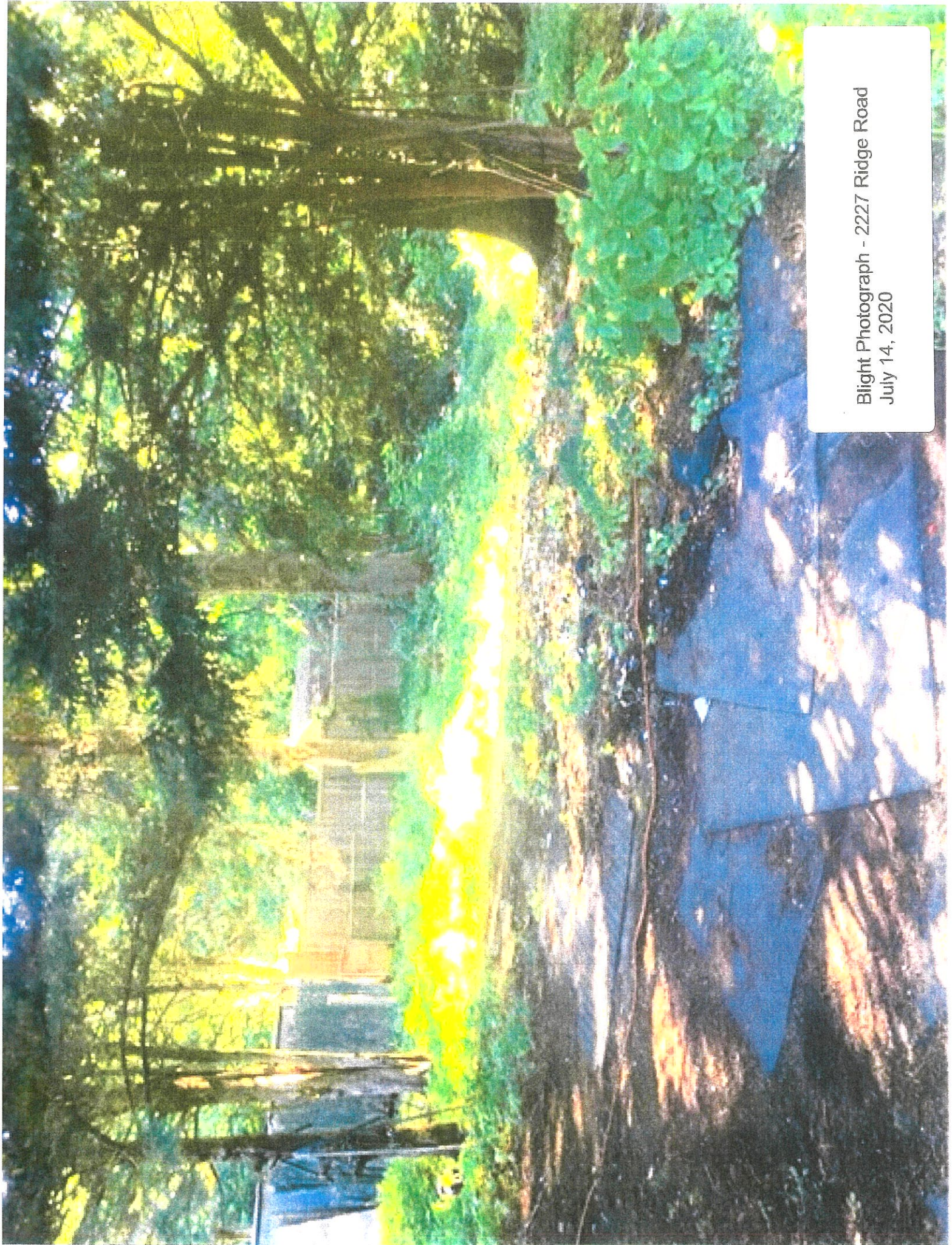


Blight Photograph - 2227 Ridge Road  
July 14, 2020

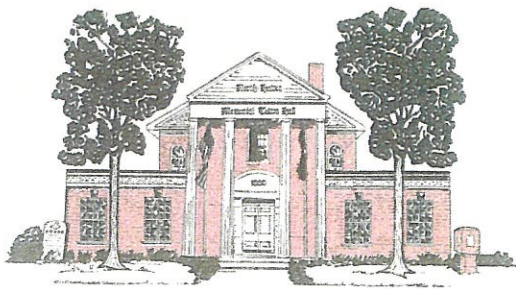


Blight Photograph - 2227 Ridge Road  
July 14, 2020





Blight Photograph - 2227 Ridge Road  
July 14, 2020



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

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

January 3, 2018

**SENT VIA CERTIFIED MAIL  
AND U.S. MAIL  
AND HAND DELIVERED**

Ralph Notaro  
2227 Ridge Road  
North Haven, Connecticut 06473

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
2227 Ridge Road, North Haven, Connecticut

Dear Ralph Notaro;

On December 19, 2017, and in my capacity as the Town of North Haven's Blight Prevention Officer Designee, 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 2227 Ridge Road in North Haven, Connecticut.

Specifically, the Complainant has alleged that the property:

- Has a tremendous amount of garbage in the rear of the home;
- Contains distressed building conditions;
- Contains garbage and trash which is overflowing onto the neighbor's property; and
- Is blighted and is highly visible (the trash) from neighboring properties as well as Ridge Road.

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 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 2227 Ridge Road as I observed the following conditions at said property which evidence the violation, including:

- There is damaged and/or missing siding on the home or garage structures;
- There is excessive amounts of trash and debris observed in the side, rear and front yards, and by the side of the garage;
- There is a damaged railing or fence on the property;
- There is unsightly outside storage, including dilapidated trash cans observed throughout the yard, wooden pallets, dilapidated lawn furniture, miscellaneous windows/doors and window/door frames placed against the home and pieces of PVC piping in the yard; and
- The property is unsightly, unkempt and a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 2227 Ridge Road 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 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 2227 Ridge Road, you may contest the NOTICE OF VIOLATION and liability for same before the Town of North Haven's Blight Prevention Board of Appeals by delivering in person or by mail, written notice of your request to do so, to me as 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 440 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,

A handwritten signature in blue ink that reads "Arthur Hausman". The signature is written in a cursive style with a long horizontal stroke at the end.

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  
Arthur Hausman, Blight Prevention Officer/Designee  
Laura Magaraci, Zoning Enforcement Officer  
Quinnipiack Valley Health District



RECEIVED

DEC 20 2017

TOWN OF NORTH HAVEN  
BUILDING DEPARTMENT

**TOWN OF NORTH HAVEN  
BUILDING DEPARTMENT  
PROPERTY MAINTENANCE COMPLAINT FORM**

Date: 12/19/2017

**YOUR CONTACT INFORMATION: (required)**

Name: Carlton and Matthew Hyatt

Address: 92 Bishop St. North Haven CT 06473

Telephone Number: 203-843-3600

Signature: [Handwritten Signature]

New or Repeat Complaint: New Complaint

Location of Problem: 2227 Ridge Rd. North Haven CT 06473  
Exact Address

Property Owner's Name and Address: Unknown

**Describe Problem in Detail:**

Rear of home - tremendous amounts of garbage and distressed building conditions. Garbage is over-flowing onto our property and is highly visible from the rear of our home.

RECEIVED  
DEC 20 2017

TOWN OF NORTH HAVEN  
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