



200 Henry Johnson Blvd, Suite 1
 Albany, NY 12210
 PHONE (518) 434-5995
 WEBSITE: WWW.ALBANYNY.GOV

Violation Notice	Case Number: CODE21-46862
	Case Type: Code Enforcement
	Date Case Established: 10/09/2021
	Compliance Deadline: 10/22/2021
Next Inspection Date: 10/22/2021 9:00 AM	

Owner: CLEE PROPERTIES LLC

Mailing Address

CLEE PROPERTIES LLC
 PO BOX 312
 SELKIRK, NY 12158

Notice of Violation for the following location:

Address	Parcel
117 N LAKE AVE Albany, NY	65.55-2-34

We have found that you are in violation of the following section(s) of the City of Albany Code, New York State Uniform Fire Prevention and Building Code, and/or other law listed below with respect to the property listed above. Failure to remedy these violations may result in the imposition of civil and criminal penalties by a court of appropriate jurisdiction.

<p>Violation: ACC 133-54 - Board Ups/Unsafe/Unfit UNSAFE & UNFIT BUILDINGS. ...[A] building is unsafe by reason of the condition of the building or premises, including but not limited to structural instability in whole or in part, failure, inoperability or absence of adequate sanitary waste disposal, water supply, electrical, plumbing, heating and ventilating systems or facilities, vermin and insect infestation or unsanitary, dilapidated, decaying or overcrowded conditions.</p> <p>Corrective Action: A Structural Assessment Report of the entire property including the separation between 117 N Lake and 119 N Lake as well as the detached garage must be obtained and submitted to the Department of Buildings & Regulatory Compliance attesting to the safety of the structure within 10 days. All deficiencies must be noted in the report and repaired as necessary. All necessary permits to either make the noted repairs or to demolish the structure must be applied for and obtained immediately.</p> <p>Compliance Date: 10/22/2021</p>

<p>Violation: ACC 231-139 - Rental Dwelling Registry - Registration Required RENTAL DWELLING REGISTRY, REGISTRATION OF RENTAL DWELLING UNITS REQUIRED. All rental dwellings shall be registered with the City by the owner as required [per ACC 231-139 through ACC 231-145].</p> <p>Corrective Action: All rental units at the property must be registered with the Department of Buildings & Regulatory Compliance by the compliance date, THIS IS NOT AN ACTUAL INSPECTION UNLESS COMBINED WITH OTHER VIOLATIONS. This is a deadline to have your Rental Dwelling Registry form and payment submitted to the Department. Rental Dwelling Registration forms may be found on the Buildings & Codes forms page of the city website www.albanyny.gov or by scanning the QR Code atop this form.</p> <p>You may submit your registration form and payment one of three ways:</p> <ol style="list-style-type: none"> 1. You may complete the form and submit it via email to codes@albanyny.gov once the form is received we will call you for payment via credit card over the phone; 2. You may mail your completed form and check payment to our office at the address atop this form; or 3. If you wish to return your registration form in person you must call and make an appointment. Please call (518) 434-5995 to schedule an in-person appointment. In-person payments may be made via check or credit card only, we do not accept cash. <p>Compliance Date: 10/22/2021</p>



200 Henry Johnson Blvd, Suite 1
 Albany, NY 12210
 PHONE (518) 434-5995
 WEBSITE: WWW.ALBANYNY.GOV

<h1>Violation Notice</h1>	Case Number: CODE21-46862
	Case Type: Code Enforcement
	Date Case Established: 10/09/2021
	Compliance Deadline: 10/22/2021
Next Inspection Date: 10/22/2021 9:00 AM	

Violation: ACC 375-505(1) - Administration & Enforcement, Building Permit
 ADMINSTRATION & ENFORCEMENT, BUILDING PERMIT. No person shall construct, alter, add to, or convert any structure or part of a structure without a valid Building Permit issued by the Chief Building Official.

Corrective Action: .
 Cease and Desist running any unpermitted business out of 117 North Lake Avenue.

300 (\$) dollar fine for operating a club/business without permits.
 Must apply for and obtain a Change of Tenant permit.

300 (\$) dollar fine for building a commercial kitchen without a permit.
 Kitchen must be removed or proper permits obtained.

300(\$)dollar fine for the electrical work performed in new kitchen without any permits
 Work must be removed or proper permits obtained.

300(\$)dollar fine for plumbing work performed in new kitchen without any permit.
 Work must be removed or proper permits obtained.

If kitchen is to remain, you must obtain a hood permit to install a commercial hood in kitchen.

Compliance Date: 10/22/2021

Violation: NYS PMC 304.11 - Chimneys and Towers
 CHIMNEYS & TOWERS. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Corrective Action: .
 Obtain The necessary permit to repair the decaying chimney in the basement and at the roof must be applied for an obtained.

Compliance Date: 10/22/2021

Violation: NYS PMC 305.1.1 - Interior Structure, Unsafe Conditions
 INTERIOR STRUCTURE, Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength; 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects; 3. Structures or components thereof that have reached their limit state; 4. Structural members are incapable of supporting nominal loads and load effects; 5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects; 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. Exceptions: 1. Where substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.

Corrective Action: .
 All necessary repairs to windows, doors, walls and ceilings must be made.

Compliance Date: 10/22/2021



200 Henry Johnson Blvd, Suite 1
 Albany, NY 12210
 PHONE (518) 434-5995
 WEBSITE: WWW.ALBANYNY.GOV

<h1>Violation Notice</h1>	Case Number: CODE21-46862
	Case Type: Code Enforcement
	Date Case Established: 10/09/2021
	Compliance Deadline: 10/22/2021
Next Inspection Date: 10/22/2021 9:00 AM	

IMPORTANT: *You are hereby ordered to take the corrective action outlined in this notice. A follow up inspection will be performed or after the date indicated. If the violations listed above are not remedied at that time, the City of Albany will seek all remedies against you available in law and equity in a court of proper jurisdiction. If convicted, you will be subject to both civil and criminal penalties.*

Permits may be required for the correction of the violations cited above. Any electrical or plumbing work performed in the City of Albany must be performed by a licensed plumber or electrician. Work having been performed where a permit is required may be subject to additional fines. All permits must be secured and the work completed by the compliance dates set forth above.

*Any questions pertaining to this notice should be directed to the City of Albany Department of Buildings and Regulatory Compliance at 518.434.5995 or codes@albanyny.gov. **Any in person business at our office requires an appointment, please call or email for an appointment prior to coming to the office. Please scan the QR code at the top of this form to see about Doing Business with Us During COVID, download forms or for information about our Department.***

Sincerely,

Justin Lawton