

Kerry Lenihan  
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**CITY OF RYE**  
**Building Department**

**VIA EMAIL AND U.S. MAIL**

August 10, 2018

Kuder Island Colony, Inc.  
c/o Diane E. Selker, Esq.  
Goldenberg & Selker, LLP  
399 Knollwood Road, Suite 112  
White Plains, New York 10603

**Subject: Property Maintenance Inspection of Hen Island**

Dear Ms. Selker:

Enclosed herewith is a copy of a report of a property maintenance inspection of Hen Island conducted with your client's permission on July 18, 2018. The inspection was performed by myself and the City Building Department's consultant, The Chazen Companies.

It is requested that your client immediately address all conditions identified in the report as requiring corrective action. Please contact our office at your earliest convenience to coordinate a follow-up inspection.

Sincerely,

A handwritten signature in blue ink that reads 'Kerry Lenihan'.

Kerry Lenihan  
Building Inspector

Enclosure

cc: Jason Alexander, President Kuder Island Colony, Inc., via email.  
Kristen K. Wilson, Esq., Corporation Counsel, via email.

## International Property Maintenance Code (IPMC) Inspection Checklist

**Hen Island  
Rye, New York**

**Inspection Date:** July 18, 2018

**Inspector:** Edward P. Larkin

**Applicable Code:** IPMC

### EXTERIOR PROPERTY AREAS

	Yes	No	Condition/Type	Action	Quantity
<b>302.1 Sanitation</b> Clean and free from rubbish and garbage	X		Primarily complaint.  However, construction debris was found in a grassed area on edge of property on North Island.  Some unknown construction debris was found below brush on the South Island.	Remove rubbish and dispose of offsite.	2
<b>302.2 Grading and Drainage</b> Erosion of soil, ponding/stagnant water, water within structure		X			
<b>302.3 Sidewalks and Driveways</b> Proper repair, free from hazards (tripping, ice ponding)	X				
<b>302.4 Weeds</b> Noxious weeds, growth height		X			
<b>302.5 Rodents</b> Evidence of presence? Harborage? <input type="checkbox"/> Weeds <input type="checkbox"/> Rubbish <input type="checkbox"/> Garbage Inoperable cars		X			
<b>302.6 Exhaust vents</b> Hazardous discharge/noise		X			
<b>302.7 Accessory structures</b> Structurally sound/ good repair Structure type <input type="checkbox"/> Garage <input type="checkbox"/> Fence <input type="checkbox"/> Wall Other _____	X		Primarily compliant.  However, an accessory structure located on South Island had sustained extensive damage in a recent storm. The structure was unsafe and should be demolished.	Post structure as unsafe, demolish.  *It was noted work was being performed by the owner to demolish and remove the unsafe structure.	1
<b>302.7 Motor vehicles</b> <input type="checkbox"/> Inoperable <input type="checkbox"/> Unlicensed			n/a		
<b>302.8 Defacement of property</b> Location _____		X			
<b>303.1 Pools, Spas and Hot Tubs</b> Clean, sanitary, in good repair			n/a		
<b>303.1 Enclosure</b> Depth of water > 24"? Barrier height at least 48"? Self latching gate?			n/a		
<b>307.1 Accumulation of Rubbish/ Garbage</b>		X	In addition to the specific examples identified above, there	All visible debris should be removed from the	

Free of			were multiple locations on the property where rubbish and garbage was encountered. This was typically located along the edge of the islands within the seasonal high water mark. The age of these materials as well as the source of the debris could not be confirmed.	property.	
<b>307.2 and 307.3 Disposal of Rubbish/Garbage</b> Approved containers <b>307.2.1 With covers</b> <b>307.3.1 Garbage facilities</b> Approved grinder, incinerator or leak proof covered container	X				
<b>507.1 Storm drainage</b> No nuisance created	X				

### EXTERIOR STRUCTURE

	Yes	No	Condition	Action	Quantity
<b>304.1 General</b> Good repair, structurally sound, sanitary	X		One structure on the South Island had suffered damage during winter storm to entrance.	Damaged materials should be removed and re-build.	1
<b>304.2 Protective treatment (Paint)</b> Is it pre 1978? If yes, order risk assessment			Unknown		
<b>304.3 Premises identification</b> (address numbers)	X				
<b>304.4 Structural members</b> Free from deterioration and capable of support	X				
<b>304.5 Foundation walls</b> Plumb, free from cracks, no rodent entry	X				
<b>304.6 Exterior walls</b> Sound, weatherproof, coated Square feet _____	X				
<b>304.7 Roofs and Flashing</b>	X				
<b>304.7 Roof drainage</b> Gutters, downspouts, drains	X		Limited gutter and downspout work needed, typically associated with rainwater collection system. Overall was in good condition on structures observed.		
<b>304.8 Decorative features</b> <b>304.9 Overhand extensions</b> Good repair, safe, anchored, coated	X				
<b>304.10 Chimneys and Towers</b> Safe, sound, good repair, coated			n/a		
<b>304.13 Windows</b> Sound, good repair, weather tight <b>303.13.1 Glazing free of cracks and holes</b> <b>303.13.2 Openable and hold open hardware</b> <b>304.14 Insect screens</b> <b>304.18.2 Sash locking device within 6 feet of ground</b>	X				
<b>304.15 Doors</b> Good condition, locks, security, egress (§702.3) <b>304.13 Door frames</b> Sound, good repair, weather tight <b>304.18 Security</b> <b>304.18.1 Egress</b>	X				

<b>304.16 Basement hatchways</b> Prevents entrance of rodents, rain and drainage water			n/a		
<b>304.18.3 Security</b>					
<b>304.10 Stairways</b> Structurally sound, good repair	X				
<b>304.12 Handrails and guardrails</b> Firm, good condition					
<b>306.1 Handrails and guardrails</b> With 4-risers					
<b>304.10 Decks, Porches and Balconies</b> Structurally sound, good repair	X				
<b>304.12 Handrails and guardrails</b> Firm, good condition					
<b>306.1 Handrails and guardrails</b> >30 inches in height					
<b>304.17 Guards for basement windows</b> Rodent shields			n/a		
<b>506 Sanitary drainage</b> All fixtures connected to approved disposal			Did not inspect, please see independent DOH report.		
<b>506.2 Properly maintained</b>					
<b>604.1 Electrical facilities</b> Required occupied dwelling unit is provided with three wire service of at least 60 amps in compliance with ICC Electrical Code			Inspection of interior of structures not performed as part of inspector. Exterior wiring was limited. City to confirm that all solar installations were inspected by approved 3 <sup>rd</sup> party inspection agency.		
<b>604.3 Electrical system hazards</b> Correct all hazards			Same as above		
<b>605.1 Electrical equipment installation</b> All equipment, wiring, appliances properly installed and safe			Same as above		
<b>604.3 Correct all hazards</b>					

### ADDITIONAL COMMENTS

Condition	Corrective Action
There were multiple locations where branches, leaves and other yard waste had been dumped in an area that appeared to be wetlands. While this is not covered under the property maintenance code, the City of Rye prohibits this activity.	All yard waste should be removed from the property or composted in accordance with City of Rye requirements, §157-26 <i>Preparation of wastes for collection</i> .

## Photo Log



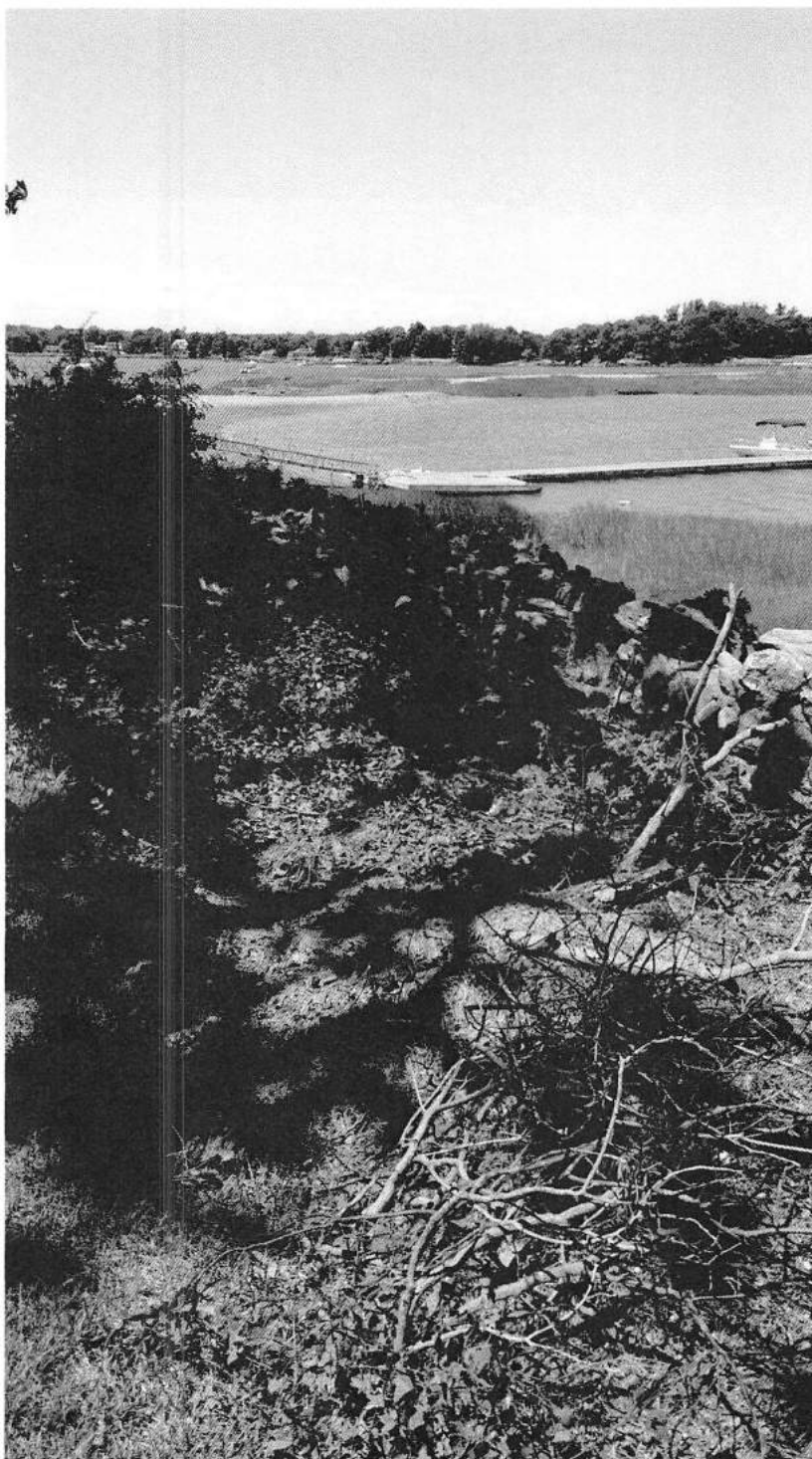
Construction debris in brush.



Construction material staging in center of island.



Typical stone wall and walkway.

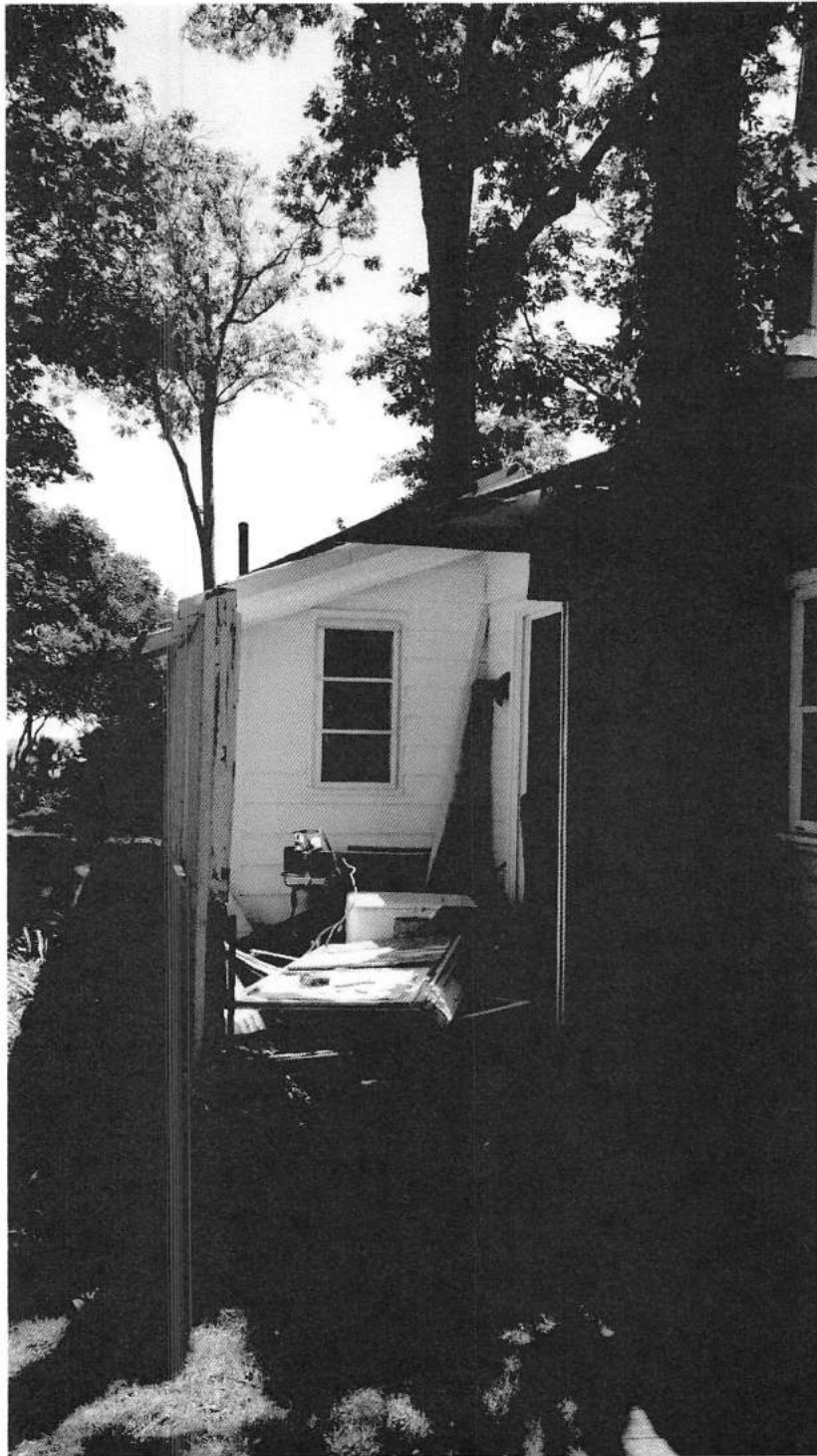


Brush and leaf pile. Some construction debris was notes in brush.





Damaged, unsafe accessory structure.



Storm damage to entryway of main structure.



Leaves and brush in wetlands.