

**TOWN OF FALLSBURG
NOTICE OF DUE PROCESS HEARING
ON PROPERTY MAINTENANCE CODE VIOLATIONS**

TO: Chen Development Group, Inc.
PO BOX 879
MONTICELLO, NY 12701

PLEASE TAKE NOTICE that there are violation(s) of Chapter 218 of the Code of the Town of Fallsburg, titled "Property Maintenance," at premises located at **DAVOS POINTE** in the Town of Fallsburg, and designated as Tax Map No. **57.-1-16**, for the reasons set forth in the Notice of Violation (copy attached), which is incorporated herein. The work required to correct the violation(s) includes, but is not necessarily limited to, **see attached violation notice**.

PLEASE TAKE FURTHER NOTICE that a due process hearing shall be held before the Town Board on **MONDAY, OCTOBER 16TH, 2023, at 5:55 PM** at the Town of Fallsburg Town Hall, 19 Railroad Plaza, South Fallsburg, New York 12779, at which time the Town Board is authorized by law to order you to remedy and correct the violation(s) and authorize the Code Enforcement Officer to take the necessary steps to carry out the Board's order, including but not limited to entry onto the property by the Town and/or its contractors in order to remedy and correct the violation(s). You have the right to appear at this hearing with or without an attorney and/or witnesses and to contest the findings and determinations in the attached Notice of Violation. You are directed to provide a copy of this Notice and the attached documents to all persons or entities which have a property interest in the property.

If you do not remedy and correct the violation(s) by the date established by the Town Board's order, then all costs and expenses incurred in connection with this proceeding, including but not limited to all costs incurred by the Town to remedy and correct the violation(s), reasonable legal and other professional fees and expenses, administrative costs, and other costs of this proceeding will be charged to the property owner. If such charge and costs are not paid in full within 30 days after billing to the property owner, such charge and costs shall be assessed and levied against and constitute a lien on the real property until paid or otherwise satisfied, and shall be collected in the same manner and at the same time as other Town real property taxes.

In addition, your failure to remedy and correct the violation(s) by the date established by the Town Board's order will constitute a further violation of law punishable, upon conviction or determination of civil liability, by a fine or penalty, for a first offense, in an amount not to exceed \$250 per violation. Each calendar day that a violation occurs or continues shall constitute and be deemed a separate and distinct violation.

If you have any questions regarding this Notice, the violation(s) or the work required to remedy and correct the violation(s), you should promptly contact The Town of Fallsburg Building Department by calling (845) 434-8811.

BY ORDER OF THE CODE ENFORCEMENT OFFICER
TOWN OF FALLSBURG

Dated: 9/26/2023