

## **ARTICLE VI ADMINISTRATION AND ENFORCEMENT**

### **§600 ENFORCEMENT**

#### **A. Appointment of the Zoning Officer**

The provisions of this Chapter shall be administered and enforced by the Zoning Enforcement Officer appointed by the Town Board. The Town Board may designate persons to assist and be supervised by the Zoning Officer.

#### **B. Authority of the Zoning Officer**

1. The Zoning Officer may inspect any building, other structure, or tract of land and may order, in writing, the remedying of any condition found to be in violation of any provision of this Local Law. After any such order has been served, no work shall proceed on any building, other structure or tract of land covered by such order except to comply with such order. The Zoning Officer may cause the appearance in Justice Court of an alleged violator by filing a complaint with the appropriate court or police agency.
2. The Zoning Officer may undertake enforcement actions as authorized by this Local Law and applicable provisions of federal or state law.

#### **C. Administrative Duties of the Zoning Officer**

1. The Zoning Officer shall issue zoning permits on the Zoning Officer's own authority if the Zoning Officer finds that the requirements for the uses for which the permit is sought have been satisfied and no variance or special use permit is required.
2. The Zoning Officer shall issue zoning permits for uses that have a variance approved by the Zoning Board of Appeals or a special use permit issued by the Planning Board.
3. The Zoning Officer shall transmit to the applicant any denials of a variance or a special use permit and the reasons for the denial.
4. The Zoning Officer shall make periodic inspections of any ongoing construction for which a permit has been granted, and report to the Town Planning Board on any violations of the terms and conditions of the permit.
5. The Zoning Officer shall issue a Certificate of Zoning Compliance if the Zoning Officer finds that the terms and conditions of the permit have been satisfied.
6. The Zoning Officer shall keep a record of all approvals or rejections of applications and inspections.

**D. Enforcement Duties of the Zoning Officer**

1. Stop work order: A stop work order may be issued when the Zoning Officer discovers a project commencing without required permits and approvals. A fee will be charged for the removal of any structure erected without the proper permits and approvals and for the cost of issuing the stop work order.
2. Maintenance of special use permit conditions. The Zoning Officer may inspect annually the premises of a use for which a special use permit has been issued by the Town Planning Board. The inspection shall determine that the use is being operated consistent with the conditions and standards set forth in this Local Law for such uses as well as with any conditions imposed by the Town Planning Board at the time the Special User Permit was approved.
3. If the Zoning Officer shall determine that the use is not being operated in compliance with the permit, the Zoning Officer shall find the owner or operator of the use in violation of the Zoning Local Law and shall issue a notice of violation to the owner or operator. If such violation is not corrected within sixty (30) days of issuance the notice of violation, the Special Use Permit shall become null and void, and the owner or operator shall cease use of the property until such time as a new Special Use Permit application is submitted and approved in accord with the provisions of this Article.

**DI. Violations and Penalties**

1. Shall comply with Section 106.