



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

VIOLATION NOTICE

May 7, 2023

Mr. Ashok Bhatt
Armoni Inn and Suites, LLC
329 Route 303
Orangeburg, NY 10962

SBL#: 74.11-2-25

Dear Mr. Bhatt,

Today, Sunday, May 7, 2023, The Town of Orangetown Assistant Fire Inspector and Assistant Building Inspector conducted a site inspection of the premises at the Armoni Hotel, 329 Route 303, Orangeburg, NY. This inspection was based upon the Town's learning of the proposed use of the hotel for up to four months of extended housing for individuals as indicated by NYC Mayor Adams and his staff in conversations with the Town Supervisor's Office, and the observation of several mattresses located outside of the hotel on May 5th and May 6th.

Upon their arrival, the inspectors spoke with the desk clerk named John and an individual named Jesus, who identified himself as the Chef for the hotel. Jesus advised that he got word on Friday that a busload of people would be coming to the hotel for an extended stay and that the employees had to take queen beds out, and put in two twin beds into approximately 60-70 rooms. The inspectors also observed a room that contained medical supplies and boxes of shirts with the words "Supervisor" and "Supervisor, Social Worker" on them.

Chapter 43 §10.23 Certificate of occupancy;

10.231. When required.

(c) No change shall be made in the use or type of occupancy of an existing building or change in the use of land ("change of use or occupancy"), except to any use which is primarily agricultural, unless a certificate of occupancy authorizing such change in use in conformity with the regulations of this Code and other applicable building laws, ordinances and regulations shall have been issued by the Inspector. A change of use or occupancy, as described in the previous sentence, shall include a commercial or business



**OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN**

20 Greenbush Road
Orangeburg, N.Y. 10962

**Jane Slavin, R.A.
Director**

(845)359-8410

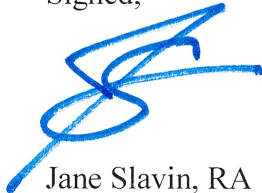
Fax: (845) 359-8526

use which has a subsisting certificate of occupancy, or a commercial or business use that is legally existing and predates adoption of the Zoning Code, the operator or proprietor of which changes from the operator or proprietor to whom the certificate of occupancy was issued, or the operator or proprietor of which changes after adoption of this amendment to § 10.231(c) if the use legally existed and predated adoption of the Zoning Code.

The intended use of the hotel by individuals for up to four months of extended, non-transient housing, including having non-hotel staff located on site, and with the provisions for a medical service provider specifically for these non-transient tenants, is not consistent with the definition of a "Hotel" as set forth in the Town Code. Such proposed change in use and type of occupancy constitutes a violation of the Certificate of Occupancy authorizing the use of the property as a "Hotel".

If you have any question or wish to speak with me I may be reached at (845)-359-8410 X4301.

Signed,



Jane Slavin, RA
Director