



BUILDING INSPECTORS REPORT JUNE 2026

Building Permits Issued:

Permits - 7

Permit Fee – \$725.00

Total Project Cost – \$431,309.00

Other Permits: 0

Pergola/Sign – 0	Permit Fee -\$0
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Roof Farm Structure - 0	Permit Fee- \$0
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Demo Permits – 0	Permit Fee - \$0
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Building Permits Completed:

Permits – 6

Violations: – 6

Communications: A Cease-and-Desist Order was issued for illegal buildings on Carpenter Road. A Stop Work Order was posted and a Certified Letter was mailed to property owner.

TOWN OF WALES BUILDING DEPARTMENT / CODE ENFORCEMENT

12345 Big Tree Rd.

Wales Center, NY 14169

Phone: (716) 652-0589 Ext. 6 | Cell: (716) 361-3722

Date: June 24, 2026

David Schaub, Carpenter Road, South Wales, NY 14169

Re: Cease and Desist – Unpermitted Construction/Use at Carpenter Road, Town of Wales, Erie County, NY (S.B.L. 216.00-1-30)

Dear Mr. Schaub:

This letter serves as an official **Cease and Desist Order** from the Town of Wales Building Inspector/Code Enforcement Officer.

You are hereby directed to immediately **CEASE AND DESIST** all activities in violation of the Town of Wales Code, the New York State Uniform Fire Prevention and Building Code, and related zoning regulations at the property located at Carpenter Road, South Wales, NY.

Description of Violation(s): Based on observations and/or complaints, the following violation(s) have been identified:

- Construction, placement, or maintenance of structure(s) (e.g., sheds or similar accessory buildings) without required building/zoning permits.
- Any other unpermitted work, alteration, or use of the property that does not comply with Town Code Chapter 200 (Zoning), Chapter 84 (Building Construction), or applicable state codes.

Such activities constitute a violation of Town ordinances requiring permits for construction, alterations, and certain uses of property. Continued activity without proper approvals may result in additional enforcement actions.

Required Action:

1. Immediately stop all construction, installation, or related work on the unpermitted structure(s).
2. Within **10 days** of receipt of this letter, contact the Building Department to discuss the removal of the unpermitted structure(s).
3. Provide written confirmation to this office once all prohibited activities have ceased.

Failure to comply with this Order may result in:

- Issuance of appearance tickets or summonses to Town Court.
- Fines of up to \$250 per day per violation (or as otherwise provided by law).
- Legal action by the Town to seek injunctive relief, removal of structures at your expense, and recovery of attorney's fees and costs.
- Placement of a lien on the property for any costs incurred by the Town.

This Order does not constitute a waiver of any other violations that may exist or be discovered upon further inspection. Voluntary compliance is strongly encouraged to avoid escalation.

Please contact the undersigned immediately to schedule an inspection or discuss compliance. Office hours are Tuesdays 9:00 AM – 3:00 PM and Wednesdays 9:00 AM – 12:00 Noon.

Sincerely,

Dan Whitehead / Building Inspector / Code Enforcement Officer Town of Wales,

NY Email: dwhitehead@townofwalesny.gov Phone: (716) 652-0589 Ext. 6

cc: Town Attorney, Town Clerk, Code Enforcement File

Tax Parcel #: 216.00-1-30

Town of Wales
Erie County, New York
Building and Zoning Code
Stop Work Order

YOU WILL PLEASE TAKE NOTICE that there exists violations of Town Code, Section 200 (Zoning) Code of the Town of Wales and Chapter 84 New York State Building Code

at the following location: No Legal Address of parcel off Carpenter Rd. Town of Wales

Tax Map Number: 216.00-1-30

Code Section Violations: Code of the Town of Wales: 200-13

200-28 B. (1) 200-41. B 200-52 200-74 A and New York State Building Code Chapter 84

You are hereby

Directed and Ordered to Stop Work,

comply with the law, and to remedy the conditions mentioned above

on or before this date: June 25, 2026

Failure to remedy the aforesaid condition and to comply with the applicable provisions of law may constitute an offense punishable by fine, imprisonment, or both.

June 25, 2026

Date

cc: Town Clerk

Daniel Whitehead CE1005913

Code Enforcement Officer