

Mobile Home Park Inspection Summary Report

Operation: HOLLY PARK TERRACE (ID: 265091)
Facility Name: HOLLY PARK TERRACE
Facility Code: 07-3654
Facility Address: 858 Roberts Hollow Road, Lowman, NY 14861

To the Attention of:

Robert & Lisa Nocchi
HOLLY PARK TERRACE, LLC / PALMER MOBILE HOMES, INC
Attn: Lisa Nocchi
147 Route 17c
Waverly, NY 14892
Email: palmerhomes@hotmail.com

Inspection

Date: June 8, 2022 09:45 AM
Inspector: Leanne Schad (lschad@chemungcountyny.gov)
Responsible Person: Emailed To Operator

Summary

Number of Public Health Hazards Found:	0
Number of Public Health Hazards NOT Corrected:	0
Number of Other Violations Found:	4

Reinspection is Required

Each item found in violation is reported below along with the code requirement.

NO PUBLIC HEALTH HAZARDS REPORTED

GENERAL

ITEM # 9 WAS FOUND IN VIOLATION 1 TIME(S).

All or parts of the item are violations.

Code Requirements: General supervision and maintenance {17.10}

Inspector Findings: Observed the rear door on the left hand side of the abandoned home on lot #38 to be open, causing the home to be unsecured.

A time table of correction has been issued for June 22, 2022.

GENERAL

ITEM #11 WAS FOUND IN VIOLATION 1 TIME(S).

All or parts of the item are violations.

Code Requirements: Vehicle/Pedestrian traffic control; emergency vehicle access {17.11(e)(3)}

Inspector Findings: Observed the roadway throughout the park to be in disrepair. Observed many large potholes and the asphalt to be in disrepair on both entrance ways, in front of the mailboxes and in the roadway outside of the homes on lots #3, #80, #85 and #89.

A time table of correction has been issued for July 8, 2022.

GENERAL

ITEM #12 WAS FOUND IN VIOLATION 1 TIME(S).

All or parts of the item are violations.

Code Requirements: Refuse storage & disposal {17.11(a)}

Inspector Findings: Observed a pile of metal framing and metal railings stored on the vacant lot next to lot #95.

A time table of correction has been issued for June 22, 2022.

OCCUPANT RESPONSIBILITIES

ITEM #30 WAS FOUND IN VIOLATION 1 TIME(S).

All or parts of the item are violations.

Code Requirements: Maintenance, storage, transporting of refuse {17.11 (a)(2),(3)}

Inspector Findings: Observed a pile of appliances and electronics in disrepair to be stored behind the home on lot #33.

A time table of correction has been issued for June 22, 2022.

Additional Information Collected During Inspection

Permitted Capacity: 98 Sites

 Yes **Water Supply – On-site potable water source:**

Per observed formal written agreement between existing park operator and tenants, tenants are responsible for:

 Not Verified **Water Service Connection: Shut off and Riser Pipe Maintenance**

 Not Verified **Sewage: Connecting Pipe Maintenance**

 Not Verified **Other Utilities: Maintenance of Connection to Individual Home**

Comments: A water sample was taken from the cold water kitchen tap at the home on lot #37 at 10:15am. A chlorine residual of 1.0 mg/L was observed.



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