



TOWN OF EAST HAMPTON

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DEFENDANTS PLEAD GUILTY IN EAST HAMPTON TOWN JUSTICE COURT AFTER SEARCH WARRANT REVEALS SERIOUS OVERCROWDING AND HAZARDOUS CONDITIONS at EAST HAMPTON RESIDENCE

Property Owner and House Manager agree to pay a total of \$21,000 upon entering a guilty plea to various charges at sentencing; Premises may not be rented to non-family members, with a limit of nine family member tenants; Inspections will be required.

The owner and the manager of a house at 38 Railroad Avenue in East Hampton, off Abraham's Path, where town ordinance enforcement officers, building inspectors, and fire marshals executed a search warrant last July and found 32 unrelated people occupying the single-family home in hazardous conditions, pled guilty on Monday to a total of 13 charges, in satisfaction of 69 charges.

Evan L. Davis, the property owner, of Jamaica, N.Y., was fined a total of \$11,000, and Elorda Braham, who had resided at the house, was fined \$10,000.

During an early morning inspection on July 30, 2018, town ordinance officers assisted by the officers from the police department, fire marshals and building inspectors, discovered the numerous occupants, 18 of whom were sleeping on mattresses on the floor of a basement, where there was a gasoline generator, and gasoline was stored. No smoke detectors or carbon monoxide detectors were in place, and use of the generator in the space could have created deadly levels of carbon monoxide.

The majority of the occupants were from elsewhere but were living in East Hampton and working at local businesses. Last year, they told investigators that they paid the house manager between \$100 and \$150 per week, in cash, for rent.

Under the terms of an Order of Conditional Discharge offered to both defendants, which will be in effect until July 8, 2020, the Railroad Avenue house may not be rented to non-family members, and the maximum number of family tenants will be nine. The defendants must allow up to seven re-inspections of the property to take place during the next 12 months to insure compliance with the terms as well as with all other East Hampton Town Code and New York State Fire Prevention Code and State Building Code provisions.

The court may modify or expand on the requirements at its discretion, and if the defendants violate the conditions or commit an additional offense during the conditional discharge period, the agreement may be revoked and the matter referred back to the court.

“The Town of East Hampton will remain vigilant in our efforts to address cases like this of overcrowding and misuse of single-family houses in residential neighborhoods,” said East Hampton Town Supervisor Peter Van Scoyoc. “This type of situation not only poses a risk to the occupants of a house, but impacts public safety, the environment, and neighborhood residents by overtaxing septic systems and diminishing the quality of life.”