



Memorandum

To: Town Board
Cc: Ray Burger, Planning Director
Nathan VanWhy, Town Attorney
Bambi Avery, Town Clerk
Elaine Schwartz, Owner
From: David Sprout, Code Enforcement Officer
Shelley Knickerbocker, Code Enforcement Officer
Subject: 28 Leisure Lane, Unsafe Structure
Date: June 3, 2022

Dryden Code Section 118-15 F (Local Law 4-2017) for unsafe structures directs the Code Enforcement Officer to report to the Town Board findings and recommendations regarding repair or demolition of an unsafe structure. In the matter of 28 Leisure Lane, Tax Parcel 27.-1-2-15, we present such findings.

Our records indicate that this structure was constructed in 1983 as a single-family home. It is approximately 1864 square feet, including the attached garage. It was constructed on a slab foundation. The structure and property are owned by Elaine Schwartz. The building is unfit for the purpose for which it may lawfully be used.

It is reported that the building has been unoccupied for over twenty years. It appears to be overloaded to a hoarding level with personal items. The building is unsecured, making it a potential object of attraction to children, vagrants, and other trespassers. There is evidence that people have entered the building since our last visit to the site. There are also signs of rodent infestation.

The roof's sheathing is so deteriorated that, for the most part, only the trusses remain. The trusses have been protected by shingles that are 'draped' over them and, what is visible, appears sound. Exterior walls appear to be solid. However, without stripping the walls of their finishes and insulation, we can't know the true condition of the walls.

To better assess the structural stability of the interior of the home, it would need to be emptied. Unfortunately, with the contents inside, moisture is being held and the wood inside is not given a chance to dry out. It is possible that this structure could be stripped to a shell and rebuilt.

Ms. Schwartz was issued a Violation Notice on July 13, 2021. This notice cited Ms. Schwartz for violations of the New York Fire Code of New York State and the New York Property Maintenance Code of New York State for the structure being an attractive nuisance and creating an unsafe and hazardous condition. This notice was personally served upon Ms. Schwartz on July 14, 2021.

The recommendation shall be to demolish the structure with all property inside, remove debris and clear the lot or remove the personal property inside the structure and reassess the structures stability.

Thank you.