TOWN OF GARDINER

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Town Hall Offices - 2340 Route 44/55 Gardiner NY 12525

Michael Hartner
Supervisor

Julia Hansen
Town Clerk

Public Hearing
TOWN OF GARDINER

PLEASE TAKE NOTICE that a Public Hearing will be held by the Town Board of the Town of Gardiner at the Gardiner Town Hall on the 6th day of October at 7:00 PM regarding the unsafe and dangerous buildings located at 600 Route 208 in Gardiner, New York and the Town Board's Resolution 35-2026; DETERMINING THAT THE BUILDING LOCATED AT 600 ROUTE 208, GARDINER, NEW YORK (SBL 94.3-4-24) IS AN UNSAFE BUILDING PURSUANT TO CHAPTER 96 OF THE TOWN CODE, ORDERING ITS DEMOLITION AND REMOVAL, SCHEDULING A HEARING, AND DIRECTING SERVICE AND FILING OF NOTICE

Offered by Councilmember Clements;

WHEREAS, pursuant to § 96-4 of the Town Code, the Building Inspector/Code Enforcement Officer conducted an inspection of the building located at 600 Route 208, Gardiner, New York (SBL 94.3-4-24), and submitted a written report to the Town Board dated June 18, 2026; and

WHEREAS, the report documents significant deterioration of the building envelope, substantial foundation failure and structural settlement, prolonged water infiltration, openings permitting unauthorized access, conditions conducive to rodent infestation, and general deterioration creating a risk of collapse and danger to public health, safety, and welfare; and

WHEREAS, the Building Inspector/Code Enforcement Officer determined that the structure constitutes an unsafe building within the meaning of Chapter 96 of the Town Code and recommended that it be demolished and removed; and

WHEREAS, the Town Board has reviewed the report, findings, and recommendations of the Building Inspector/Code Enforcement Officer and finds that the building is unsafe and dangerous and presents a threat to the health, safety, and welfare of the public; and

WHEREAS, the Town Board further finds and determines that, consistent with the recommendation of the Building Inspector/Code Enforcement Officer, the structure cannot be reasonably repaired in a practical or cost-effective manner so as to eliminate the unsafe conditions present, and that demolition and removal of the structure is warranted; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby determines, pursuant to § 96-5 of the Town Code, that the building located at 600 Route 208, Gardiner, New York (SBL 94.3-4-24), is an unsafe and dangerous building; and

BE IT FURTHER RESOLVED, that the Town Board hereby orders the owner of the premises to demolish and remove the Building and remediate any associated site hazards in accordance with Chapter 96 of the Town Code and applicable law; and

BE IT FURTHER RESOLVED, that a hearing concerning the unsafe building shall be held before the Town Board on October 6, 2026, at 7:00 p.m., or as soon thereafter as the matter can be heard, at the Town Hall, 2340 Route 44/55, Gardiner, New York, which hearing shall be held not less than five business days following service of the Notice required by Chapter 96 of the Town Code, and at such hearing the owner and any other interested party shall be afforded an opportunity to be heard before the Town Board determines whether further action shall be taken pursuant to Chapter 96 of the Town Code; and

BE IT FURTHER RESOLVED, that the Building Inspector/Code Enforcement Officer is directed to prepare a Notice containing all information required by § 96-6 of the Town Code, including:

1. A description of the premises;
2. A statement of the particulars in which the building is unsafe or dangerous;
3. An order directing demolition and removal of the building;
4. A statement that demolition and removal shall commence within thirty (30) days following service of the Notice and shall be completed within sixty (60) days thereafter unless extended for good cause shown;
5. The date, time, and place of the hearing set forth herein; and
6. A statement that in the event of neglect or refusal to comply, the Town Board may provide for demolition and removal of the structure, assess all expenses against the property, and institute proceedings to recover such costs; and

BE IT FURTHER RESOLVED, that said Notice shall be served in the manner prescribed by § 96-7 of the Town Code upon the owner and all other persons entitled to notice; and

BE IT FURTHER RESOLVED, that after service of the Notice, a copy thereof shall be filed in the Office of the Ulster County Clerk pursuant to § 96-8 of the Town Code; and

BE IT FURTHER RESOLVED, that following the hearing and upon a finding that the owner has failed or refused to comply with the requirements set forth in the Notice, the Town Board may take such further action as is authorized by § 96-9, § 96-10, and other applicable provisions of Chapter 96 of the Town Code; and

BE IT FURTHER RESOLVED, that the Building Inspector/Code Enforcement Officer, Town Clerk, and all other appropriate Town officials are authorized and directed to take such actions as may be necessary to carry out this Resolution and the provisions of Chapter 96 of the Town Code.

Seconded by Councilmember Scandinaro and carried.

Resolved and Executed at Gardiner, New York this 1st day of September, 2026.

Julia Hansen, Town Clerk
townclerk@townofgardinerny.gov
845-255-9675 x100

Dated: September 17, 2026