

**Public Hearing on Unsafe Buildings reputedly owned by Frank H. Bond
at 2280 Center Road in Scipio, New York**

Wednesday, September 28, 2011 at 5:00 pm

The Public Hearing was called to order at 5:00 pm by Supervisor Keith Batman.

Present were:

<u>Supervisor:</u>	Keith Batman	<u>Code Enforcement Officer:</u>	Michael O'Connor
<u>Council Members:</u>	Mark Malys	<u>Town Clerk:</u>	Judith Rowlands
	Greg Rury	<u>Guests:</u>	Earl & Evelyn Bond, Bridget Brown,
	Keith Welch		Rick Cioffa, Ron & Milene Morfei, John Nedza,
			Wayne Pettit

Excused: Gary Whitten

Supervisor Keith Batman reviewed the Guidelines for the Public Hearing to ensure that all are heard in a respectful and productive manner.

Ronald Morfei stated that he and his family have lived across the road from the property for 35 or more years, and have always cooperated with the owners Frank Bond and later Earl Bond. Several years ago, the trailers were abandoned, and have become dilapidated, unsanitary, and a safety hazard. He stated that he hoped that this action will ensure that the trailers and debris will finally be removed.

Wayne Pettit stated that he owned the house next door until recently when the property was sold to Julie Nedza. The well which formerly supplied water for the trailers is actually not on the Bond property.

Evelyn Bond stated that the title to the property is still in the name of Frank Bond, who has died, and she and Earl have been trying to get things cleaned up, but have had some problems. She also stated they have just today accepted a purchase offer for the property from Nedza.

John Nedza, representing his daughter Julie, stated that he plans to take care of clean up of the trailers as soon as possible once title to the property is transferred. Since the property title is still in Frank Bond's name, timing of closing on the property transfer is uncertain.

Supervisor Batman stated that health and safety issues are the primary concerns, and that legally the unsafe buildings must be removed within the timeframe stated in the law. This was confirmed by Code Enforcement Officer Michael O'Connor.

Supervisor Batman suggested that an option would be for neighbors to consider arranging to clean up the trailers, and to attach a lien on the property ensuring reimbursement and restricting sale to John or Julie Nedza. This would be less costly than if the town stepped in, yet would comply with the law as long as substantial developments were observable within 30 days and the removal was completed within 90 days.

There was discussion. The consensus was that Supervisor Batman's suggestion was a reasonable solution. John Nedza agreed to work with the other neighbors and the owners in proceeding with removal of the trailers & debris within the timeframe stated, and arranging for a lien on the property. Michael O'Connor was asked and agreed to work with the parties to make certain the work is completed and to report back to the board.

Resolution: That the resolution of the Town of Scipio Board at its regular meeting of September 14, 2011 to declare the trailers commonly known as the Bond trailers unsafe and to order their removal, is hereby confirmed. (Mark Malys/Keith Welch) All in favor.

The meeting was adjourned at 5:30 pm. All in favor.

Respectfully submitted,

Judith Rowlands,
Clerk, Town of Scipio