TOWN OF GARDINER Building Department

P.O. Box 1, Gardiner New York, 12525 **(845) 255-9675 Fax: (845) 255-9146**

Town Hall Offices - 2340 Route 44/55
www.townofgardiner.org

Trevor Hults
Building Inspector / Code Enforcement Officer

June 18th, 2026
To: The Town Board

From: The Building Department

CC: 600 RT 208 GARDINER LLC

Subject Property:

The subject property is located at 600 Route 208, Gardiner NY 12525 (SBL: 94.3-4-24). This 1.9-acre parcel lies within the **Highway Commercial Zoning District (HC)** and is a pre-existing non-conforming lot under the current Town of Gardiner Municipal Code. The Senior Building Inspector completed a curtilage inspection at 600 Route 208 on April 30th, 2026.

Inspection Findings

Pursuant to Chapter 96 of the Town of Gardiner Municipal Code, the undersigned conducted a curtilage inspection of the subject property. During the inspection, numerous conditions were observed indicating that the structure is unsafe, structurally compromised, and unfit for occupancy.

The following conditions were documented:

1. Significant deterioration of the building envelope, including failure of exterior walls and weather-resistant components.
2. Evidence of substantial foundation failure and structural settlement affecting the stability of the structure.
3. Conditions indicating prolonged water infiltration and deterioration of structural members.
4. Openings within the structure allowing unauthorized entry and access by trespassers.
5. Conditions conducive to rodent harborage and infestation.

6. General deterioration creates a risk of collapse and danger to the public health, safety, and welfare.

Photographs documenting these conditions have been obtained and will be provided to the Town Supervisor, Town Board, and Violations Clerk for inclusion in the official record.

Applicable Codes and Regulations

The conditions observed appear to constitute violations of the New York State Property Maintenance Code, including but not limited to:

- NYSPMC §108.1 – Unsafe Structures.
- NYSPMC §108.1.1 – Unsafe conditions.
- NYSPMC §304.4 – Structural members.
- NYSPMC §304.6 – Exterior walls.
- NYSPMC §304.7 – Roofs and drainage.
- NYSPMC §305.1 – Interior structure.
- NYSPMC §302.1 – Sanitation and exterior property maintenance.
- NYSPMC §302.5 – Rodent harborage and extermination.

The conditions observed further support a determination that the structure constitutes an unsafe building as contemplated by Chapter 96 of the Town of Gardiner Municipal Code.

Municipal Code Authority

§ 96-4 of the Town of Gardiner Municipal Code requires the Building Inspector to inspect and report to the Town Board whenever a building is or may become dangerous or unsafe to the public, is accessible to trespassers, may become a place of rodent infestation, presents a danger to public health, safety, or welfare, or is otherwise unfit for its lawful use.

Based upon the inspection findings described above, the undersigned finds that the structure located at 600 Route 208 meets multiple criteria set forth in § 96-4.

§ 96-5 of the Town of Gardiner Municipal Code authorizes the Town Board, upon consideration of this report, to determine that a building is unsafe and dangerous and to order its repair or, if repair is not feasible, its demolition and removal.

Recommendation

Based upon the observed structural deterioration, foundation failure, accessibility to unauthorized persons, rodent harborage potential, and overall condition of the structure, the Building Department has issued a Notice of Condemnation for the building as of June 1st 2026.

Following inspection of the property, the Building Department issued multiple notices of violation identifying the unsafe conditions present at the site. Copies of the violations, inspection findings, and supporting documentation were provided to the property owner and/or the owner's authorized representative. The property owner was advised that the unsafe conditions must be abated through either: (1) repair and restoration of the structure in accordance with all applicable provisions of the New York State Uniform Fire Prevention and Building Code and the New York State Property Maintenance Code; or (2) demolition and removal of the structure and remediation of any associated site hazards.

The Building Department has made reasonable efforts to obtain voluntary compliance and has communicated the urgency of addressing the hazardous conditions due to the risk posed to public health, safety, and welfare. Despite these communications, the property owner, through the property manager, has indicated that no action will be taken at this time to repair, secure, or remove the structure.

As a result, the unsafe conditions identified during inspection remain unabated and continue to present a potential danger to occupants, neighboring properties, emergency responders, and members of the public who may gain unauthorized access to the premises.

It is the opinion of the undersigned that the structure cannot be reasonably repaired in a manner that would eliminate the unsafe conditions in a cost-effective or practical manner. Accordingly, I recommend that the Town Board determine the structure to be an unsafe building pursuant to Chapter 96 of the Town of Gardiner Municipal Code and initiate proceedings under Section 96-5 directing the demolition and removal of the structure, together with remediation of associated site hazards, at the property owner's expense.

Respectfully submitted,

Trevor Hults
Code Enforcement Officer
Building Inspector
Fire Inspector
Sewer District Superintendent
Town of Gardiner