TOWN OF GARDINER Building Department

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Town Hall Offices - 2340 Route 44/55
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Trevor Hults
Building Inspector / Code Enforcement Officer

July 22nd, 2026

SUMMARY OF FACTS FOR TOWN JUSTICE

Property: 600 Route 208, Gardiner, New York (SBL: 94.3-4-24)

Owner: 600 RT 208 GARDINER LLC

This summary is submitted to assist the Court in determining whether the Town of Gardiner Building Department may prosecute this matter in Town Court through the Code Enforcement Officer/Building Inspector or whether representation by the Town Attorney or other legal counsel will be required.

The subject property is located at 600 Route 208, Gardiner, New York, within the Highway Commercial (HC) Zoning District. The parcel contains an existing building that has fallen into a severe state of deterioration and has become unsafe for occupancy.

On April 30, 2026, the Senior Building Inspector conducted a curtilage inspection of the property pursuant to Chapter 96 of the Town of Gardiner Municipal Code after concerns were raised regarding the condition of the structure. The inspection documented numerous conditions indicating that the building presents a danger to public health, safety, and welfare.

Observed conditions included, but were not limited to:

- Significant deterioration of the exterior walls and building envelope.
- Evidence of substantial foundation failure and structural settlement.
- Long-term water intrusion resulting in deterioration of structural components.
- Open and unsecured portions of the structure allowing unauthorized entry.
- Conditions conducive to rodent harborage and infestation.
- General structural deterioration creating the potential for partial or complete collapse.

Photographs documenting these conditions were taken during the inspection and are available as evidence.

Based upon the inspection, the Building Department determined that the structure appeared to be in violation of multiple provisions of the New York State Property Maintenance Code, including the provisions governing unsafe structures, structural integrity, exterior maintenance, sanitation, and rodent harborage. The conditions also met the criteria established under Chapter 96 of the Town of Gardiner Municipal Code for an unsafe building.

Following the inspection, the Building Department issued multiple Notices of Violation identifying the unsafe conditions and directing the property owner to either repair the structure in compliance with all applicable codes or demolish and remove the building. The property owner and/or the owner's authorized representative received copies of the violations, inspection findings, and supporting documentation.

The Building Department made repeated efforts to obtain voluntary compliance and advised the owner that the hazardous conditions posed an ongoing risk to the public. Despite these efforts, the owner's property manager advised the Building Department that no repairs, securing of the building, or demolition would be undertaken.

Because the unsafe conditions remained unabated, the Building Department issued a Notice of Condemnation on June 1, 2026, condemning the structure as unfit for occupancy. Thereafter, on June 18, 2026, the Building Department submitted a formal report and recommendation to the Town Board pursuant to Chapter 96 of the Town of Gardiner Municipal Code recommending that the structure be declared unsafe and that proceedings be initiated directing its demolition and removal.

To date, the unsafe conditions remain. The structure continues to be unsecured, structurally compromised, and presents an ongoing danger to public safety through the risk of collapse, unauthorized entry, and continued deterioration.

The Building Department now seeks to commence enforcement proceedings in the Town of Gardiner Justice Court for violations of the Town Code and the New York State Property Maintenance Code, together with enforcement of the condemnation order and any other relief authorized by law.

This summary is respectfully submitted for the Court's review solely to determine the appropriate procedural manner in which this matter should proceed, including whether the Building Department may prosecute the action directly through its Code Enforcement Officer or whether representation by legal counsel is required.

Respectfully submitted,

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