TOWN OF GARDINER

P.O. Box 1, GARDINER, NEW YORK 12525-0001 (845) 255-9675 Fax: (845) 255-9146

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

TOWN OF GARDINER

P.O. Box 1, GARDINER, NEW YORK 12525-0001 (845) 255-9675 Fax: (845) 255-9146

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

Michael Hartner
Supervisor

Julia Hansen
Town Clerk

NOTICE OF UNSAFE BUILDING AND ORDER OF DEMOLITION AND REMOVAL Per Chapter 96 of the Town of Gardiner Code

Date: September 17, 2026

To: 600 RT 208 GARDINER LLC
and all other persons having a vested or contingent interest in the premises described herein.

Premises
Property Address: **600 Route 208, Gardiner, New York 12525**
Tax Map Parcel No.: **94.3-4-24**
Owner of Record: **600 RT 208 GARDINER LLC**

PLEASE TAKE NOTICE
The Town Board of the Town of Gardiner, after review of the written report submitted by the Building Inspector/Code Enforcement Officer pursuant to Chapter 96 of the Town Code, has determined by Resolution No. 35 of 2026 that the building located at 600 Route 208, Gardiner, New York constitutes an unsafe and dangerous building within the meaning of Chapter 96 of the Town Code.

Particulars in Which the Building Is Unsafe or Dangerous
The Building Inspector/Code Enforcement Officer has reported and the Town Board has found that the building contains, among other conditions, the following unsafe conditions:

1. Significant deterioration of the building envelope, including deterioration of exterior walls and weather-resistant components.
2. 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 permitting unauthorized entry into the structure.
5. Conditions conducive to rodent harborage and infestation.
6. General deterioration creating a risk of partial or complete collapse and posing a danger to public health, safety, and welfare.

Order
The Town Board has determined that the structure cannot be reasonably repaired in a practical or cost-effective manner and is hereby ordering that the owner:

1. Demolish and remove the building located on the premises;
2. Properly dispose of all demolition debris;
3. Eliminate any hazardous conditions associated with the structure;
4. Restore and secure the site in compliance with all applicable laws and regulations; and
5. Obtain all permits required by law prior to commencement of demolition activities.

Compliance Deadlines
Pursuant to §96-6(D) of the Town Code:

- Demolition and removal shall commence within thirty (30) days following service of this Notice.
- Demolition and removal shall be completed within sixty (60) days thereafter unless extended by the Town Board for good cause shown.

Hearing
PLEASE TAKE FURTHER NOTICE that a hearing concerning the unsafe building will be held before the Town Board of the Town of Gardiner on:
Date: October 6, 2026
Time: 7:00 p.m.
Location: Town Hall, 2340 Route 44/55, Gardiner, New York 12525
At such hearing, the owner and any other interested person may appear and be heard concerning the matters set forth in this Notice.

Failure to Comply
PLEASE TAKE FURTHER NOTICE that, in the event of neglect or refusal to comply with this Order, and following the hearing described above, the Town Board may provide for the demolition and removal of the building by Town forces

or by contract, may assess all expenses incurred against the land upon which the building is located, and may institute such legal proceedings as are authorized by law to recover those costs, including legal expenses.

Filing and Service
A copy of this Notice is being served and filed in accordance with §§96-7 and 96-8 of the Town Code.
Dated: September 17, 2026

Prepared by: _____
Trevor Hults, Code Enforcement Officer/Bldg Inspector

Authorized by: _____
Michael Hartner, Town Supervisor,
upon approval of the Town Board of the Town of Gardiner

TOWN OF GARDINER

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

Michael Hartner
Supervisor

Julia Hansen
Town Clerk

Town of Gardiner
Resolution No. 35 - 2026

RESOLUTION 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.

Voted:

Supervisor Hartner	Aye	Councilmember Clements	Aye
Councilmember Carucci	Zoom	Councilmember Ulvestad	Aye
Councilmember Scandinaro	Aye		

Julia Hansen, Town Clerk

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

TOWN OF GARDINER Building Department

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

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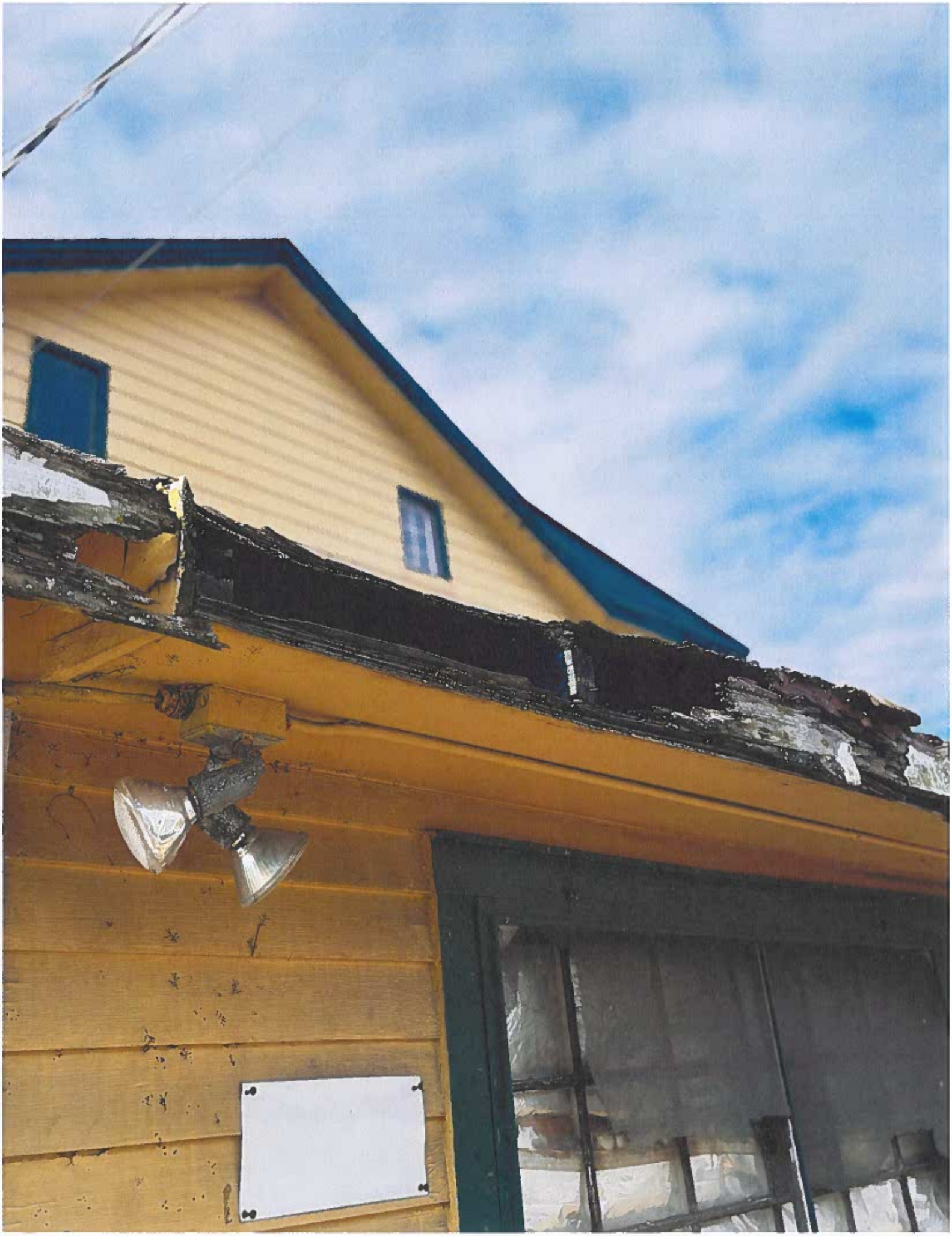
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As a result, the unsafe conditions identified during inspection remain unabated and continue to present a potential danger to occupants, neighboring properties, emergency responders, and members of the public who may gain unauthorized access to the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



GENERAL CODE
Codification Division

Code of the Town of Gardiner, NY Distribution

Town of Gardiner, NY

As of 7/24/2026

Distribution Summary

Status	Count Packaged	Count Direct Mail
Active Books	15	1

Distribution List

Serial Number	Code Holder	Direct Mail
1	~~Warren Wiegand~~ ~~Councilman~~	
2	Michelle Mosher (1) Julia Hansen Town Clerk Town Clerk	
3	Mary Beth Majestic Supervisor	
5	~~David Dukler~~ ~~Councilman~~	
6	~~Franco Carucci~~ ~~Councilman~~	
7	Andrew Lewis Building Inspector / Zoning Code Enforcement Offic	
8	~~Assessors~~	
9	Paul Colucci Planning Board Chairman	
10	~~Town Planner~~	
11	David Gandin Zoning Board of Appeals Chairman	
12	Paul Kellar Town Attorney Kellar, Kellar & Jaiven P.O. Box 3536 Kingston, NY 12402	Yes
13	Brian Stiscia Highway Superintendent	

Corporate Office

280 N. Saw Mill River Road

Elmsford NY

10523

JEFFREY ALBANESE

NEW BUSINESS DEVELOPMEI & REAL ESTATE MANAGER

Phone 845-256-0162 ext. 250
Cell 973-296-0179
Email jalbanese@cpdgroup.com
Office 29 Fox Street
Suite 300
Poughkeepsie NY 12601
Web chestnutmarket.com

chestnutmarket