

AMENDED
UNSAFE BUILDING ORDINANCE

Town of Piercefield, St. Lawrence County, New York

An ordinance providing for the repair or removal of unsafe buildings and collapsed structures.

Be it enacted by the Town Board of the Town of Piercefield as follows:

Section 1. Purpose. Unsafe buildings pose a threat to life and property in the Town of Piercefield. Buildings and structures may become unsafe by reason of damage by fire, the elements, age or general deterioration. Vacant buildings not properly secured at doorways and windows also serve as an attractive nuisance for young children who may be injured therein, as well as a point of congregation by vagrants and transients. A dilapidated building may also serve as a place of rodent infestation, thereby creating a health menace to the community. It is the purpose of this ordinance to provide for the safety, health, protection and general welfare of persons and property in the Town of Piercefield by requiring such unsafe buildings to be repaired or demolished and removed.

Section 2. Title. This ordinance shall be known as the "Unsafe Building Ordinance" of the Town of Piercefield.

Section 3. Definitions. (1) "Building" means any building, structure or portion thereof used for residential, business or industrial purposes, located within the Town of Piercefield; (2) "Building Inspector" means the building inspector of the Town of Piercefield or such other person appointed by the town board to enforce the provisions of this local law.

notice and (6) a statement that in the event of neglect or refusal to comply with the order to secure or demolish and remove the building, the town board is authorized to provide for the securing or demolition and removal thereof, to assess all costs and expenses thereof against the land on which it is located and to institute a special proceeding to collect the costs of demolition, removal or securing of such building, including legal expenses.

Section 7. Service of Notice. The said notice shall be served (1) either by personal service of a copy thereof upon the owner, executor, administrator, agent, lessee, or any other person having a vested or contingent interest in such building as shown on the tax rolls of the town, or by mailing to such owner or other interested person by registered mail a copy of such notice directed to his or her last known address as shown by the above records and (2) by personal service of a copy of such notice upon any adult person residing in or occupying said premises if such person can be reasonably found and (3) by securely affixing a copy of such notice upon such building.

Section 8. Notice of Pendency. A copy of the notice served as provided herein shall be filed in the office of the Clerk of the County of St. Lawrence.

Section 9. Refusal to Comply. In the event of the refusal or neglect of the persons so notified to comply with said order of the town board and after the hearing, the town board shall provide for the repair or demolition and removal of such building or structure either by town employees or by contract. Except in emergency as provided in Section 11 hereof, any contract for demolition and removal of a building at a cost in excess of \$5,000.00 shall be awarded through competitive bidding.

Section 10. Assessment of Expenses. All expenses incurred by the town in connection with the proceeding to repair and secure or demolish and remove such

building, including the cost of actually removing such building, shall be assessed against the land on which such building is located and shall be levied and collected in the same manner as provided in article fifteen of the Town Law for the levy and collection of a special ad valorem tax.

Section 11. Emergency Cases. Where it reasonably appears that there is present a clear and imminent danger to the life, safety or health of any person or property, unless an unsafe building is immediately repaired and secured or demolished, the town board may by resolution authorize the building inspector to immediately cause the repair or demolition of such unsafe building. The expenses of such repair or demolition shall be a charge against the land on which it is located and shall be assessed, levied and collected as provided in section 10 hereof.

Section 12. This ordinance shall take effect immediately.

3/10/1982