



a town for a lifetime
IRONDEQUOIT *New York*

WORKSHOP MEETING

August 12, 2024

4:00 PM

AGENDA

8/9/2024 1:00PM

PLEDGE OF ALLEGIANCE

ROLL CALL

DEPARTMENT HEAD UPDATES

REVIEW OF AGENDA ITEMS FOR THE AUGUST 20, 2024 RTB MEETING

ITEM(S) FOR BOARD ACTION

8WS-Hearing Regarding 95 Lake Bluff Rd.

08WS2024-1 Resolution Authorizing the Provisional Appointment of a Payroll Clerk in the Human Resources Department

08WS2024-2 Resolution Authorizing Capital Lease Financing of One Pothole Patcher for the Department of Public Works

NEXT REGULAR TOWN BOARD MEETING...AUGUST 20, 2024 @ 7 PM

TOWN OF IRONDEQUOIT

Office of the Fire Marshal

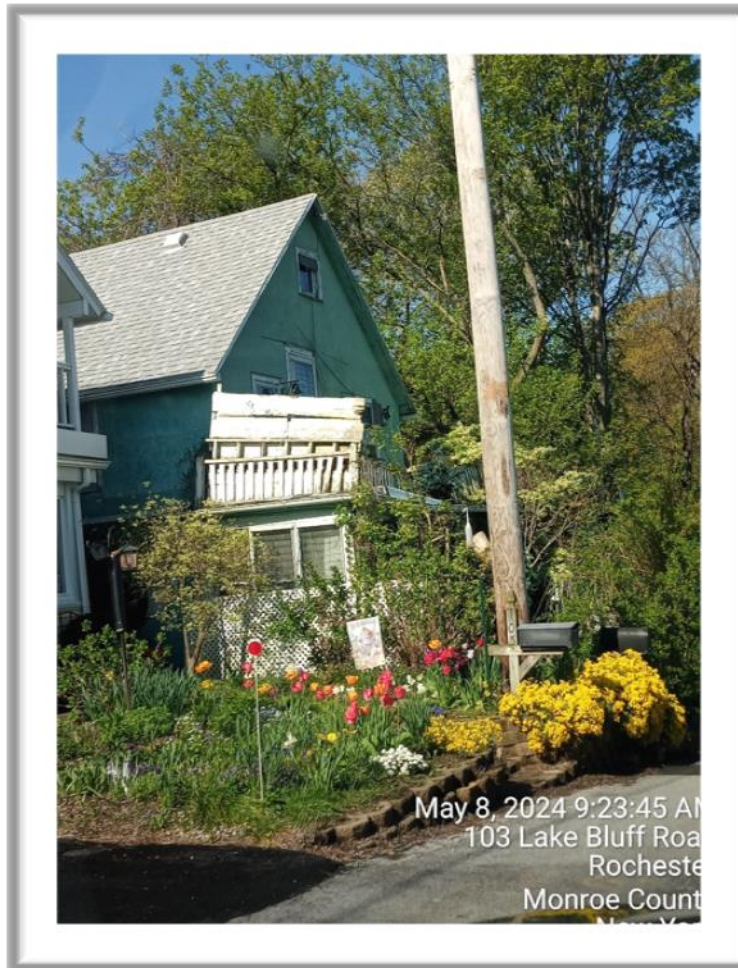


95 LAKE BLUFF – TOWN CODE 104 REPORT

Date: 06/01/2024

Report By: Bill Lang – Director of Community Development

Input From: Mary Werner – Code Enforcement Coordinator and Jeff David – Fire Marshal



95 Lake Bluff Drive has been a nuisance that the Office of Community Development has been dealing with for since 2018. The owner of the property is listed as Terrance Stephany. The home is considered owner-occupied.

Throughout the history of enforcement action attempts by the Office of Community Development the house continues to deteriorate. It has been a constant concern and problem for those that live in that neighborhood and has created undue harm and danger to their living situations.

As previously documented portions of the house are collapsed or partially collapsed. The vegetation is overgrown, there are missing portions of doors/windows, some of which have been boarded up.

TOWN OF IRONDEQUOIT

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Mr. Stephany had a previous similar situation in the Town of Webster at 966 Klem Road. The Town of Webster went down a similar path at attempting to enforce property maintenance compliance, only to find the home continuing to deteriorate to the point it was uninhabitable.

Social Services removed him from the home in Webster and the town moved on purchasing the property to rehabilitate it. Below is a link to the news story that was done related to that purchase:

<https://www.whec.com/top-news/news10nbc-investigates-man-buys-unlivable-webster-home-in-hopes-to-bring-it-back-to-life/>

Attached to this report is a record of the numerous violations, inspections and complaints relative to 95 Lake Bluff Rd. We have tried to gain compliance through the Town of Irondequoit Justice Court but have only been successful in obtaining a repaired roof (shingles) and fines amounting to \$2500.

Currently the house is posted NOT TO BE OCCUPIED relative to the condition that it is in. Neighbors routinely make us aware that the owner ignores this order. The neighbors also report that they are living in a tent in the backyard or in a tent on the Lake Ontario shoreline. There is human waste in buckets in the backyard as well.

The Irondequoit Police and the Office of Community Development did a recent site visit to inspect the property and obtained updated photographs and video from IPD body-worn cameras. These images/videos are available to view as well as the written reports contained within.

RECENT INSPECTION NOTES:

The following notes are from an inspection performed by Fire Marshal Jeff David on 5/30/2024, there are photos included as well.

Performed inspection of property with IPD due to reports of homeowners living in house against posting. Neighbors reported seeing resident at home yesterday mowing the lawn but have not seen them since. Neighbors also stated that if the red SUV is in the driveway, the homeowners are there. IPD knocked on door several times with no answer. I observed a window on the D side of house that had several flies on the inside of the window. Due to the flies and the homeowner vehicle being in the driveway as well as neighbors seeing homeowner at home yesterday, I and IPD felt concern for the well being of the homeowners. IPD decided to force entry into home to check the welfare of the homeowners. No one was found in the home. I then performed an inspection of the home.

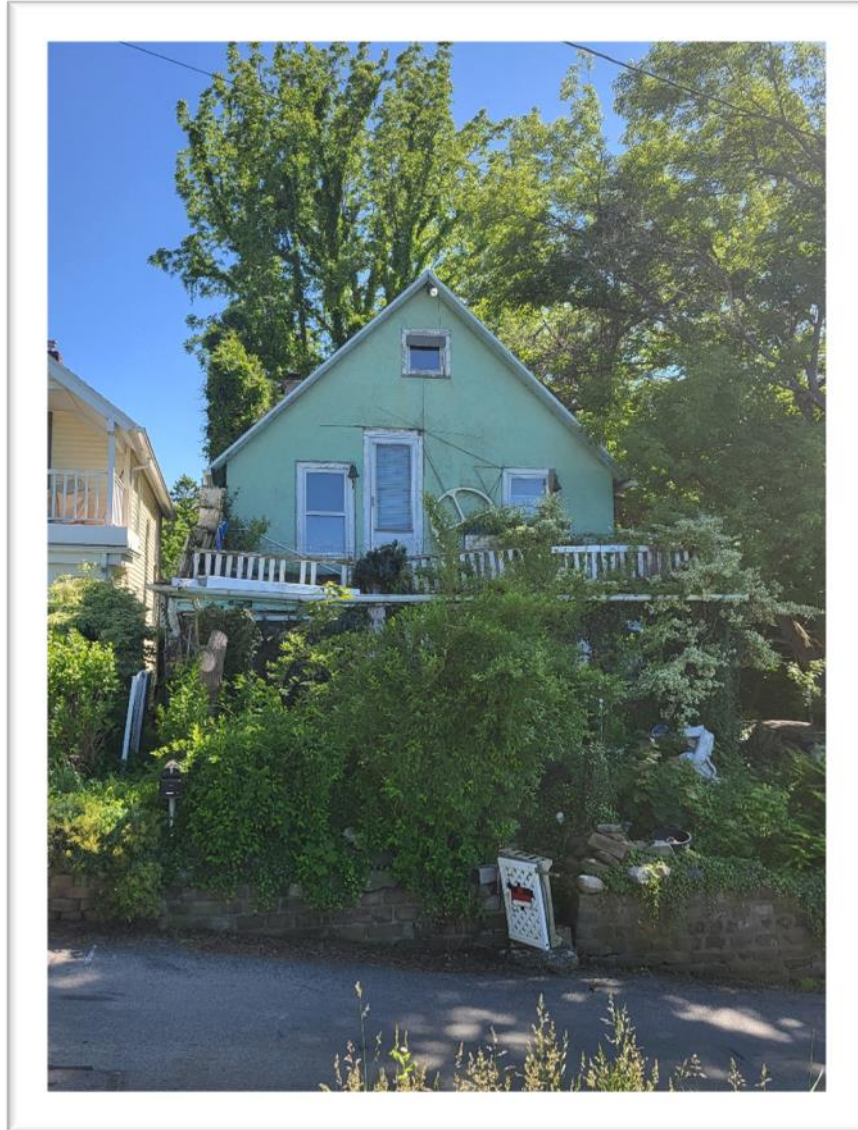
I observed significant structural damage and compromise to front porch. Front porch wall was leaning out towards East property line. Porch appeared to be in danger of collapse. If East wall of porch were to continue falling away from structure, it would pose danger to adjacent structure and property. I observed significant accumulation of weeds/growth on outside of front of structure. I observed

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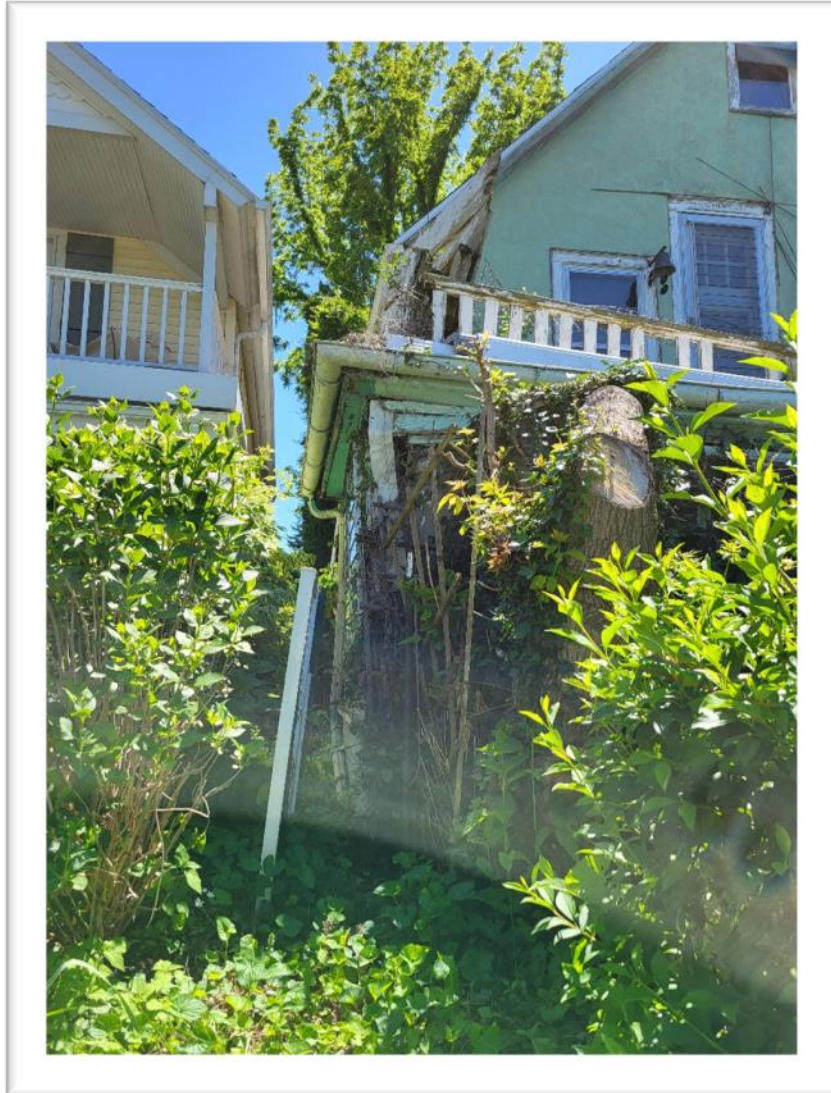
significant accumulation of refuse and items on outside of property. I observed severe accumulation of refuse and items inside the house. I observed no place to prepare food. I observed significant structural decay of rear porch with Kraft faced insulation exposed. I observed only lavatory in house as non-operational due to storage of refuse/items. Structure is unsafe and unsanitary due to severe accumulation of refuse and items. Structure has already been posted not to be occupied. New posting applied due to deterioration of existing signage. Photos taken and attached to inspection.



Street level view of 95 Lake Bluff Road. Noted structural compromise to the front porch including a collapsed roof structure. Overgrown vegetation blocking the front of the house.

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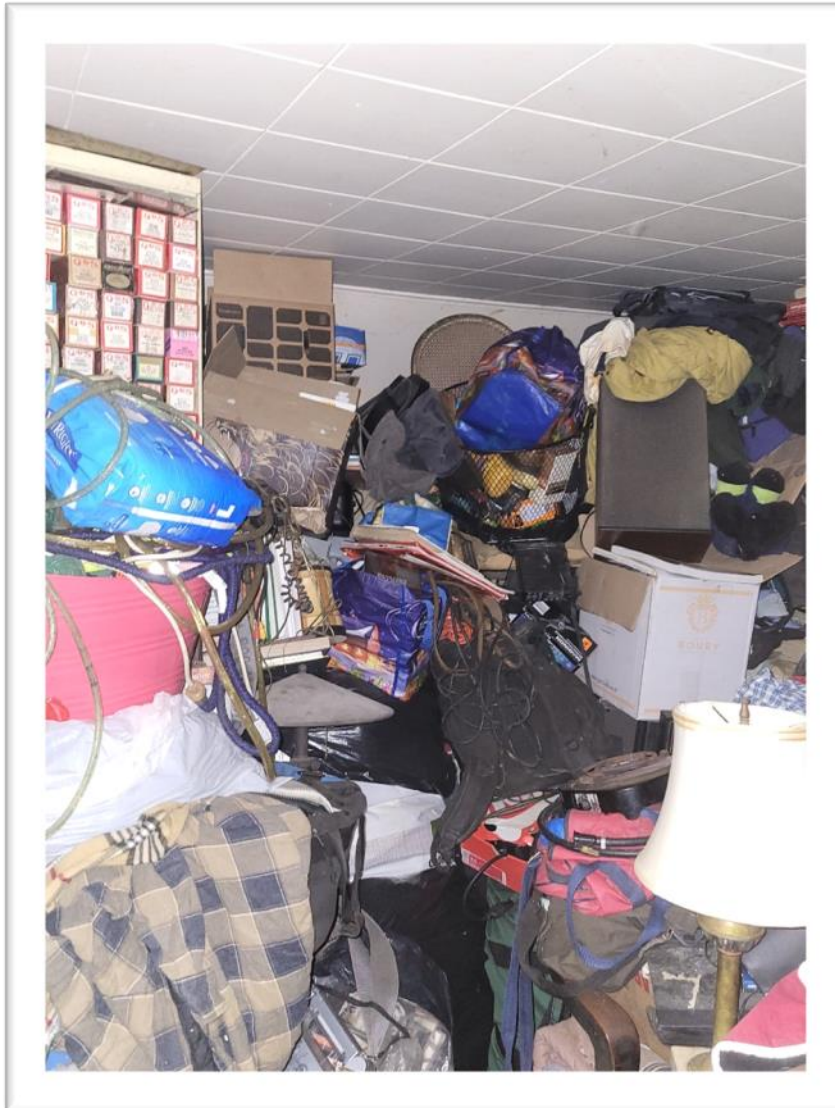
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Partial collapse and bowing of the porch towards the next-door neighbor's house. Risk of further structural collapse into the neighbor's home.

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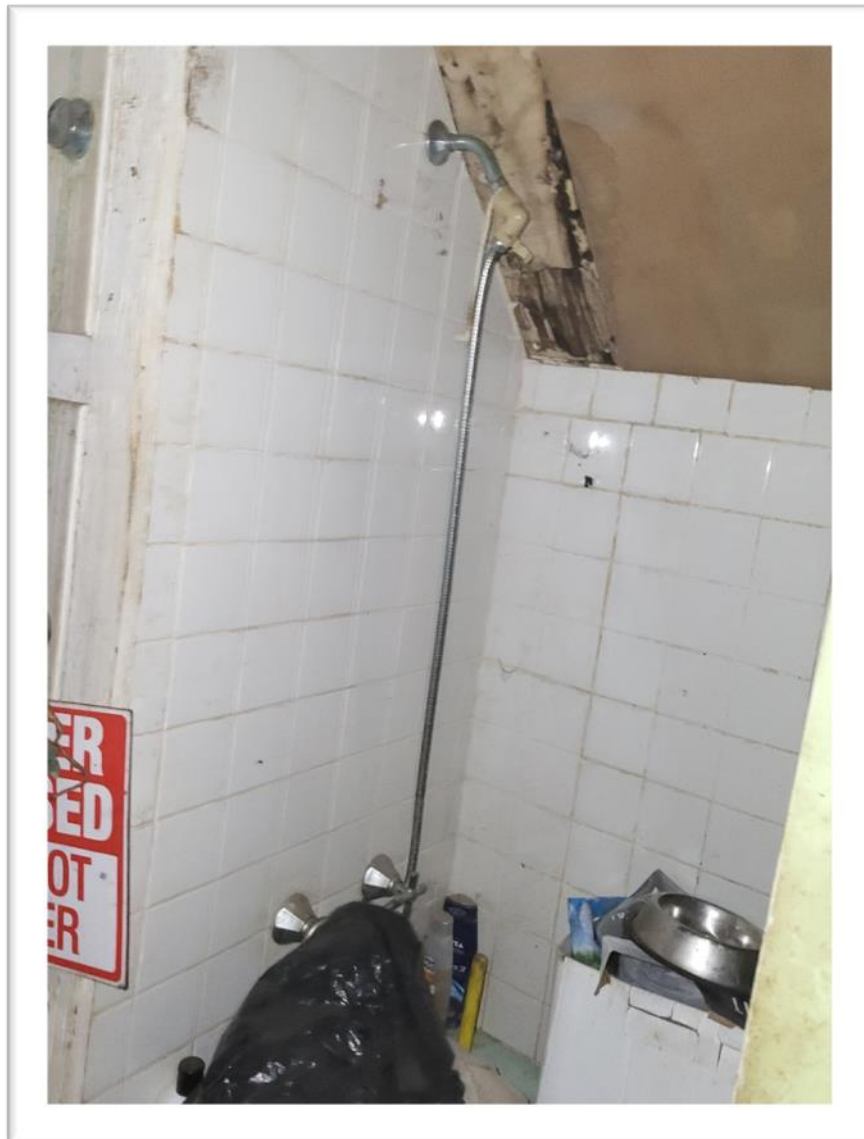


Hoarding conditions present inside of the home

1280 Titus Avenue - Rochester, NY 14617
Phone: (585) 336-6097 / Fax: (585) 467-4953
Email: firemarshal@irondequoit.org

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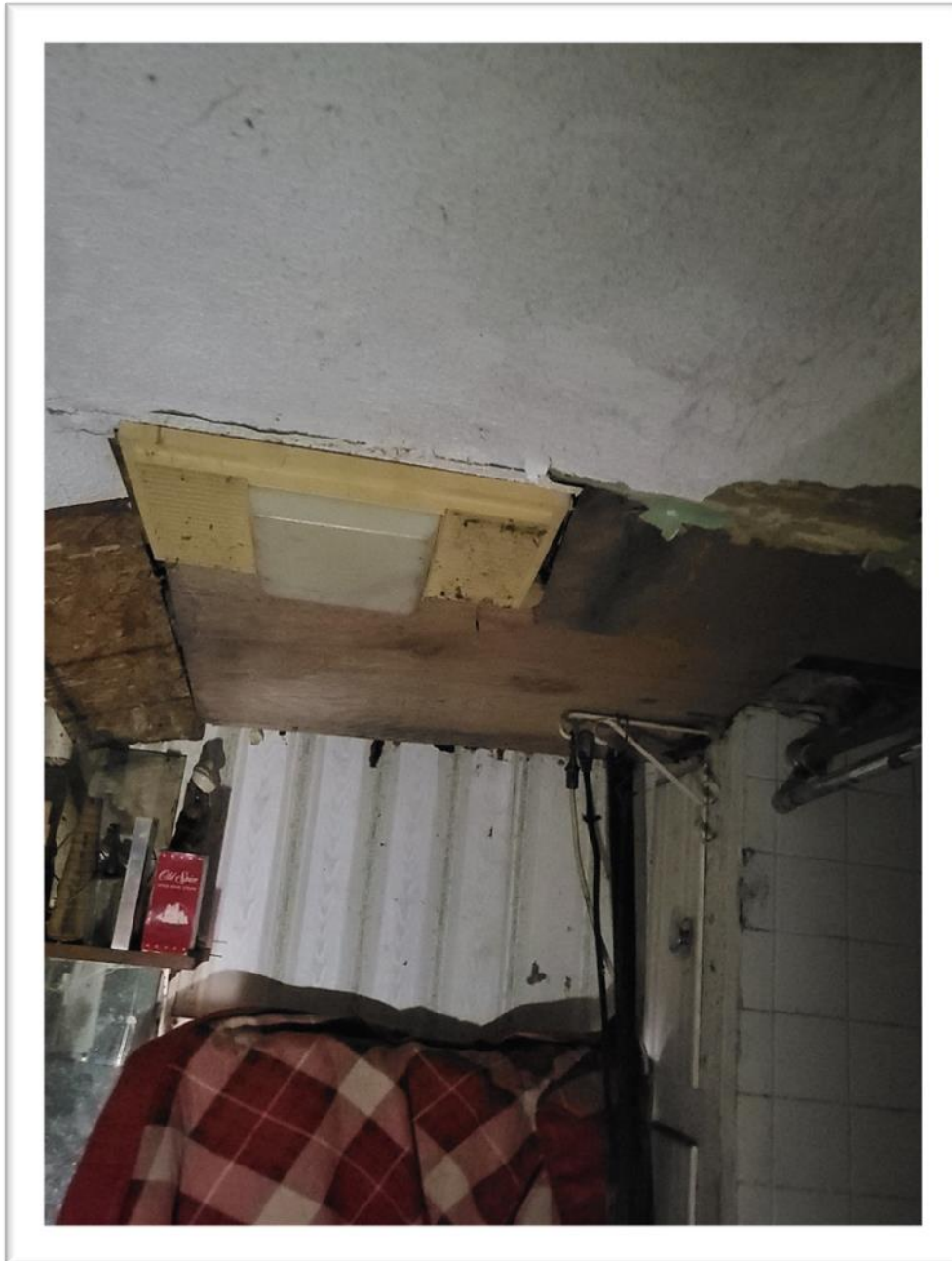
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Unusable bathing facilities inside of the home

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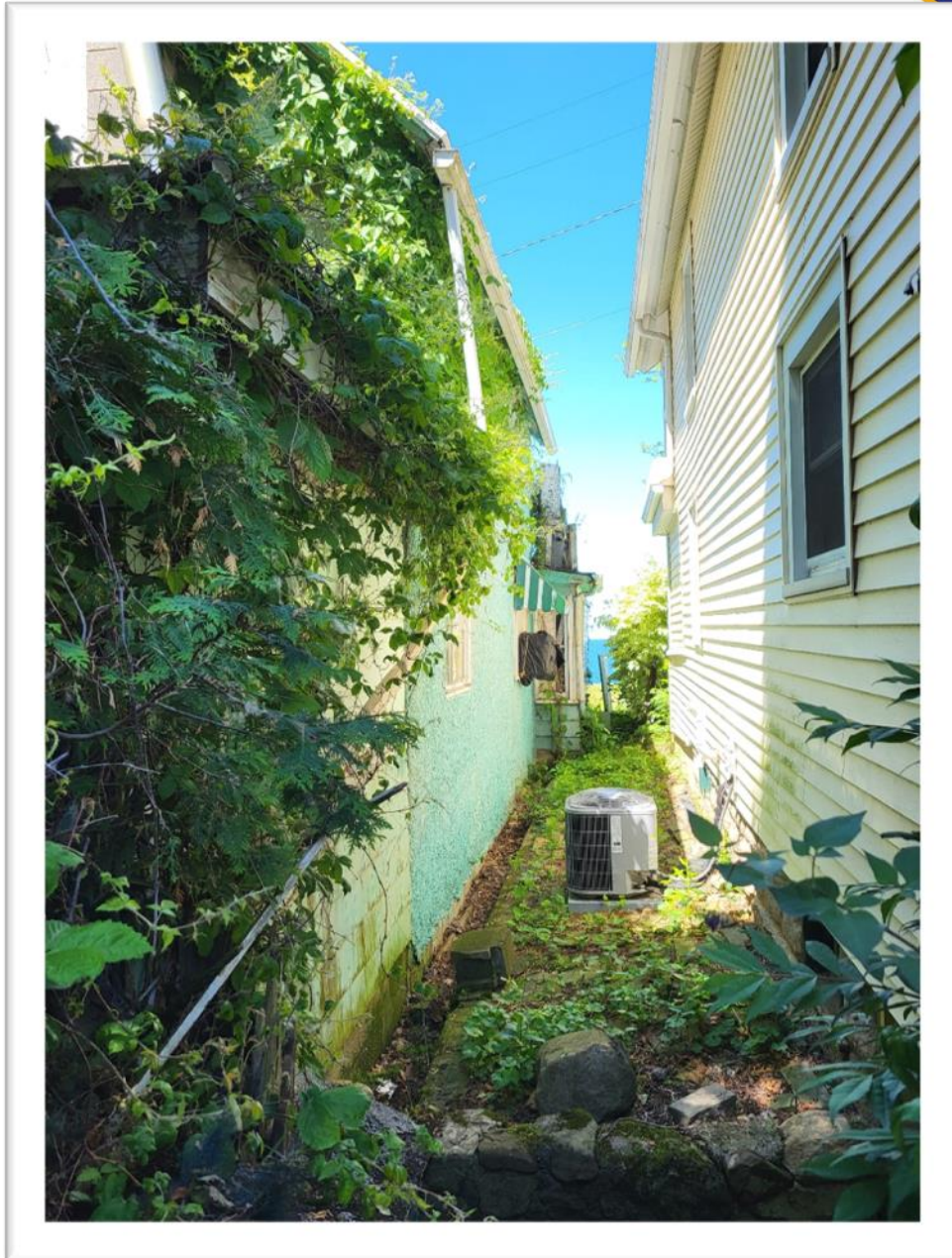


Open ceiling lacking drywall, mold and water damage

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Extreme proximity to neighbor's house. Overgrown vegetation on home, lack of siding, partial collapse bowing towards neighbor's house in the front.

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Previous inspections have noted the following about the home and why it is a danger to the neighborhood and an unsafe structure:

- Multiple sections of the home that are either collapsed or partially collapsed.
- Overgrown vegetation that is now home to vermin, rodents and other animals.
- Collection of debris, garbage and other waste on the property and inside of the structure.
- Collections of water around the exterior of the property in buckets leading to harboring mosquitoes.
- Junk vehicles in the driveway.
- Hoarding conditions inside of the property that lead to extreme fire danger to the structure and those around it, which is especially dangerous due to the lack of setbacks between neighbors.

CONCLUSIONS:

The Office of Community Development has attempted to work with the homeowner for years to bring the property into compliance. It has become clear that this will not occur, and that action needs to be taken. The neighbors are in danger due to the conditions of this home and lack of further action by the Town only increases the risk of danger to those living in proximity.

The best course of action at this point would be to either demolish the entire structure, or to demolish those portions of the structure that have already collapsed/partially collapsed, while also having a structural engineer perform an inspection of the remaining property to see if the building can be renovated/rehabilitated.

This property is a danger to the community and a nuisance. It is clear that the owner will not take action to improve the situation.

**EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A
RESOLUTION AUTHORIZING THE PROVISIONAL APPOINTMENT OF A PAYROLL CLERK
IN THE HUMAN RESOURCES DEPARTMENT**

At a workshop meeting of the Town Board of the Town of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 12th day of August 2024, at 4:00 p.m. local time, there were

PRESENT:

Andraé Evans
Ann Cunningham
Grant Malone
John Perticone
Peter Wehner

Town Supervisor
Town Board Member
Town Board Member
Town Board Member
Town Board Member

Harter Secrest & Emery LLP

Attorney for the Town

Town Board Member _____ offered the following resolution and moved its adoption:

WHEREAS, there is a need to hire a full time Payroll Clerk in the Human Resources Department; and

WHEREAS, the Civil Service list has been canvassed and declared unviable, this position has also been posted on the Town's website; and

WHEREAS, _____ interviewed for the position and the interview committee recommends the Town Board hire her for the position of Payroll Clerk; and

WHEREAS, this will be a provisional appointment, and once the Payroll Clerk exam is held, Ms. _____ will participate and must score within the top three in order to be appointed permanently.

NOW THEREFORE BE IT RESOLVED that the Town Board authorizes the provisional appointment of _____ as a Payroll Clerk in the Human Resources Department to be paid an hourly rate of \$24.97 which shall be drawn from budget code 001.1430.0100.1100.

This resolution shall take effect upon hire.

Seconded by the Town Board Member _____ and duly put to vote, which resulted as follows:

Town Board Member	Perticone	voting	_____
Town Board Member	Wehner	voting	_____
Town Board Member	Malone	voting	_____
Town Board Member	Cunningham	voting	_____
Town Supervisor	Evans	voting	_____

**EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING
A RESOLUTION AUTHORIZING CAPITAL LEASE FINANCING OF ONE POTHOLE
PATCHER FOR THE DEPARTMENT OF PUBLIC WORKS**

At a workshop meeting of the Town Board of the Town of Irondequoit, Monroe County, New York, held at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 12th day of August, 2024, at 4:00 p.m. local time, there were

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Grant Malone	Town Board Member
John Perticone	Town Board Member
Peter Wehner	Town Board Member

Harter Secrest & Emery LLP	Attorney for the Town
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Town Board Member _____ offered the following resolution and moved its adoption:

WHEREAS, it is necessary to finance one (1) new 2024 Bergkamp Flameless Pothole Patcher for the Department of Public Works through a capital lease pursuant to General Municipal Law 109-b, consistent with plans in the 2024 operating budget of the Department of Public Works; and

WHEREAS, the authorization to purchase one (1) 2024 Bergkamp Flameless Pothole Patcher at a cost of \$301,796.00 was previously provided by Resolution 2024-051; and

WHEREAS, written quotes were received from several firms which provide lease financing with the lowest cost quote that of \$ (Lease total); and

WHEREAS, funding for the 2024 lease payment will be available in account DA219785-560500.

NOW THEREFORE BE IT RESOLVED, that the Town Board authorizes capital lease financing for one (1) 2024 Bergkamp Flameless Pothole Patcher for the Department of Public Works in the total amount of \$ (Lease total); with (finance Company).

This resolution shall take effect immediately upon adoption.

Seconded by the Town Board Member _____ and duly put to vote, which resulted as follows:

Town Board Member	Perticone	voting	_____
Town Board Member	Wehner	voting	_____
Town Board Member	Malone	voting	_____
Town Board Member	Cunningham	voting	_____
Town Supervisor	Evans	voting	_____