

Mr. Bradley Brooks Mrs. Betty Jo Brooks
248 Ruggles Rd.
Saratoga Springs, NY 12866

June 10, 2024

Subject: Unfit For Human Occupancy

To Whom it may Concern,

Your property located at the above address Located in the Town of Wilton, New York otherwise referred to as Tax Map Parcel 142.-1-23, is hereby posted Unfit for Human Occupancy until such time as critical property maintenance issues have been addressed and remediated. Reinspection of the property will be performed on July 10, 2024. Any questions or concerns shall be directed to the Town of Wilton Building Department. Please refer to the attached letter for direction on what needs to be completed.

Sincerely

Mark E. Mykins

[NY] SECTION 107

UNSAFE STRUCTURES AND EQUIPMENT

[NY] 107.1 General. If the *authority having jurisdiction* determines, during the inspection or otherwise, that a *premises, building or structure, or any building system or equipment*, in whole or in part, constitutes a clear and imminent threat to human life, safety or health, the *authority having jurisdiction* shall exercise its powers in due and proper manner so as to extend to the public protection from the hazards of threat to human life, safety, or health.

[NY] 107.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

The above-mentioned parcel contains filth, is unsanitary and creates a health hazard and attraction of vermin and rats. The home has no working toilets, rotted structure and is such a degree of disrepair as to cause an immediate danger to the occupants and public. Failure to address these concerns within 30 days of this posting will result the condemnation and possible removal of the home.

[NY] 107.4 Prohibited occupancy. No person shall occupy a placarded premises or shall operate placarded equipment.

[NY] 107.5 Placard removal. The placard shall not be removed until the defect or defects upon which the condemnation and placarding action were based have been eliminated.

[NY] 107.6 Abatement methods. The *owner, owner's authorized agent, operator or occupant* of a building, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.