

LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, an Order to Remedy, copies of which are either attached to said property, or mailed certified mail to said property, have been issued to property located at 2 School Street, Town of Poughkeepsie, State of New York, pursuant to Chapter 159A-4-Disposal of debris and litter of the Town of Poughkeepsie Town Code; and

WHEREAS, said Order to Remedy has not been complied with, now therefore

BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby set the 18th day of June, 2025 at 7:00 p.m. at the Town Hall, Town of Poughkeepsie, One Overocker Road, Poughkeepsie, NY as and for the time, date and place of a public hearing to consider a recommendation from the Zoning Administrator or Deputy Zoning Administrator that the Town or its contractor remove and as needed continue to remove all solid waste, debris and litter at the above property, so it will not become unsightly, the cost of which work shall constitute a lien and charge on the above real property until paid, satisfied or discharged and shall be collected in the same manner as other Town charges.

AND PLEASE ALSO TAKE FURTHER NOTICE that said recommendation is available in full with Exhibit to preview on our website: <https://ny-poughkeepsietown.civicplus.com/300/Public-Hearings> or in person @ the Town Clerk's Office, Monday – Friday, 8AM – 4PM.

Felicia Salvatore, Town Clerk
Town of Poughkeepsie
May 22, 2025

**AMENDED
RESOLUTION 5:21 - #5 OF 2025**

WHEREAS, an Order to Remedy, a copy of which is attached hereto, has been issued for property located at 2 School Street, Town of Poughkeepsie, State of New York, pursuant to Chapter 159-4-Disposal of debris and litter of the Town of Poughkeepsie Town Code; and

WHEREAS, said Order to Remedy has not been complied with, now therefore

BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby set the 18th day of June, 2025 at 7:00 p.m. at the Town Hall, Town of Poughkeepsie, One Overocker Road, Poughkeepsie, NY as and for the time, date and place of a public hearing to consider a recommendation from the Zoning Administrator or Deputy Zoning Administrator that the Town or its contractor remove and as needed continue to remove all solid waste, debris and litter at the above property, so it will not become unsightly, the cost of which work shall constitute a lien and charge on the above real property until paid, satisfied or discharged and shall be collected in the same manner as other Town charges.

Dated: May 21st 2025

Moved: Ryan Sharpe

Seconded: Michael Cifone

Motion passes/ fails: Ayes 7 Nays 0

ES/mem
t-5/7/2025
m-5/21/2025

	AYE	NAY	ABSTAIN
<u>PRESENT</u> /ABSENT Councilman Reuter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilwoman Laird	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilwoman Burger	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilman Cifone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilman Sharpe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilwoman Shershin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Supervisor Edwards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TOWN OF POUGHKEEPSIE

Office of Zoning Administration

1 Overocker Rd.
Poughkeepsie, New York 12603

Phone: 845-485-3650
Fax: 845-790-7772



Order to Remedy Violation

Compliant Number: 0025
Location: 2 School St
Zone: R20

Date: 02/12/2025
Grid No. 6163-04-618270-0000

TO: Balmville Equities LLC
7 Apta Way Unit 101 Monroe, NY, 109500000

PLEASE TAKE NOTICE there exists a violation of:

*Zoning Law _____
Other Applicable Laws _____ X _____

at premises hereinafter described in that This department has noticed a mattress and sofa being stored on property. Per Town code § 159-4 "The owner, tenant or occupant or person in control of a premises or property shall not abandon, leave, dump, store or keep any nuisance, hazardous material, debris, and litter, or any matter, including matter attractive to vermin, upon any private or public premises, public highway, road, street, alley or thoroughfare, including any portion of the right-of-way thereof or any other public lands or upon any privately owned property within the Town of Poughkeepsie".

in violation of § 159-4 - Disposal of debris and litter. of the Code of the Town of Poughkeepsie

YOU ARE THEREFORE DIRECTED AND ORDERED to
Remove the mattress and sofa by said date or you are subject to the following. "A violation of this chapter or regulation is hereby declared to be an offense, punishable by a fine not exceeding \$1,000 or imprisonment for a period not to exceed 15 days, or both. Each 24 hours during which a violation shall continue constitutes a separate and distinct violation within the meaning of this chapter. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this chapter or regulations shall be deemed violations and, for such purpose only, all provisions of law relating to violations shall apply to such offenses." § 159-12

On or before 02/24/2025

Failure to remedy the conditions a foresaid and to comply with the applicable provisions of law may constitute and offense punishable by fine or imprisonment or both.

TOWN OF POUGHKEEPSIE

Office of Zoning Administration

**1 Overocker Rd.
Poughkeepsie, New York 12603**

Phone: 845-485-3650

Fax: 845-790-7772



**Kristen Mastromarino
Deputy Zoning Administrator**

***This order may be appealed. Such appeal must be filed within 60 days of the date of this Order, pursuant to Section 210-147 of the Town Code.**

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Phone: 845-485-3650
Fax: 845-790-7772



Order to Remedy Violation

Compliant Number: 0025
Location: 2 School St
Zone: R20

Date: 04/01/2025
Grid No. 6163-04-618270-0000

TO: Balmville Equities LLC
7 Apta Way Unit 101 Monroe, NY, 109500000

PLEASE TAKE NOTICE there exists a violation of:

*Zoning Law
Other Applicable Laws

X

at premises hereinafter described in that This department has noticed a mattress and sofa being stored on the property. Per Town code § 159-4 "The owner, tenant or occupant or person in control of a premises or property shall not abandon, leave, dump, store or keep any nuisance, hazardous material, debris, and litter, or any matter, including matter attractive to vermin, upon any private or public premises, public highway, road, street, alley or thoroughfare, including any portion of the right-of-way thereof or any other public lands or upon any privately owned property within the Town of Poughkeepsie"

in violation of § 159-4 - Disposal of debris and litter, of the Code of the Town of Poughkeepsie

YOU ARE THEREFORE DIRECTED AND ORDERED to
Remove the sofa and mattress by said date or you are subject to the following. "Upon the failure of an owner, tenant or occupant or person in control with notice to correct a condition complained of, the Town Board shall hold a public hearing. The public hearing shall be held upon notice published in the official paper, posted conspicuously on the affected property and, if obtainable, forwarded to the last known address of the property owner, as it appears on the current assessment records of the Town, by certified mail, return receipt requested. Posting, forwarding and publication shall be made not less than 10 days prior to the date of the public hearing. B. The Town Board, after a public hearing as provided by Subsection A, may cause and continue to cause the removal of any building, structure, vermin, nuisance, hazard, debris or litter as defined in this chapter, or any vehicle parked or stored in violation of this chapter, to be removed from any premises within the Town of Poughkeepsie, upon the failure, or the continued failure, of such owner, tenant or occupant to comply with any requirements and/or conditions of the Town Board. Said removal may be performed by the Town of Poughkeepsie or by its designee, or agent, including a private contractor. The

TOWN OF POUGHKEEPSIE

Office of Zoning Administration

1 Overocker Rd.
Poughkeepsie, New York 12603



Phone: 845-485-3650

Fax: 845-790-7772

Town Board shall ascertain the cost of the proceeding and the costs of removal and assess such expense against the record owner of the property. The expense so assessed shall constitute a lien and charge on the real property on which it is levied until paid or otherwise satisfied or discharged and shall be collected in the same manner and at the same time as other Town charges. C. The removal of any building, structure, nuisance, hazard or litter by the Town of Poughkeepsie or its agents shall not operate to excuse such owner, tenant or occupant from properly maintaining the premises as required by this chapter, and such owner, tenant or occupant shall, notwithstanding such action, be subject to any other penalties as provided for herein."
§159-13

On or before 04/11/2025

Failure to remedy the conditions aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine or imprisonment or both.

Kristen Mastromarino
Deputy Zoning Administrator

*This order may be appealed. Such appeal must be filed within 60 days of the date of this Order, pursuant to Section 210-147 of the Town Code.

FINAL NOTICE

2 School St

3/20/25 2:40pm



Mar 4, 2025 at 2:43:28 PM

2 School St
Poughkeepsie NY 12601

United States



CERTIFIED MAIL®



ALBANY NY 120

FEB 2025 3 PM

FIRST-CLASS

US POSTAGESM PITNEY BOWES



ZIP 12603 \$ 009.64⁰
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0008036609 FEB 12 2025

9589 0710 5270 1967 8657 37

Balmville Equities LLC
7 Apta Way Unit 101
Monroe NY 10950

NIXIE 100 CE 1 0105/29/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

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CERTIFIED MAIL®



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FIRST-CLASS

US POSTAGESM PITNEY BOWES



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Balmville Equities LLC
7 Apta Way Unit 101
Monroe, NY 10950

BALMVILLE
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RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC
12603-251307

RC: 12603-251301 *1007-02826-03-18