

Minutes
Condemnation Board
May 09, 2011

PRESENT: William Kessler, Chairman, James Gilleran, Vice Chairman,
Sands Cleary, Secretary;

Keith Giannone, 115-117 Pope Street.
Alan Offeney

CALL TO ORDER:

The meeting was called to order by William Kessler at 2:06 p.m.

APPROVAL OF MINUTES:

A **Motion** to accept the minutes of the April 11, 2011 meeting was made,
seconded and passed unanimously.

COMMUNICATIONS:

None.

CONDEMNATION OLD BUSINESS:

3611 Post Road

No change in status. Building is secure. This item will remain on Agenda.

4185 Black Rock Tpke. (The Plant Factory)

No change in status. James Gilleran will speak to Jim Wendt regarding status of
Zoning Code Enforcement.

291 Mill Hill Road

No change in status. James Gilleran will contact the attorneys to find out what
is going on.

734 Knapps Hwy

The wall was to be repaired in the spring time. As of this date, there has been
no change. A letter will be hand-delivered to the owner requesting status of
repairs.

115-117 Pope Street

Mr. Giannone stated that the winter weather did cause additional disrepair to the structure and also prevented the proper surveying of the property. Mr. Giannone stated that financing has been secured and is awaiting a survey. The garage will be demolished and rebuilt. Mr. Giannone stated it would take approximately 3 -4 months to complete the process. Zoning must approve the rebuilding of the structure because it is currently non-conforming.

196 Lynbrook Road

Sands Cleary stated that Health Department Sanitarians inspected the property following last month's meeting with respect to the rodent activity and the garbage in the rear of the property. Recent work had been done to re-secure the house. There were no obvious openings or signs of current rodent activity. We will continue to monitor the property with regard to rodent activity. The garbage appears to be books, clothing and other non-food items. James Gilleran does not feel this property meets the criteria for Blight and it should really be condemned. A structural engineer would need to be hired at the approximate cost of \$800.00 to condemn the house. James Gilleran will call the homeowner to find out status of insurance claim.

80 Kings Highway West

James Gilleran stated that a silt fence has been installed around the property. Progress is being made on the property.

CONDEMNATION NEW BUSINESS

None.

BLIGHT ORDINANCE:

COMMUNICATIONS:

None

OLD BUSINESS:

76 Arbor Terrace

(Tree House). No change in status. This item will remain on agenda. Tree Houses are not regulated by Zoning or the Building Department in the Town of Fairfield.

165 Bennett St.

This item will remain on agenda. No change in status. Meetings have been set up but were postponed. There have been no further complaints from neighbors.

3585 Black Rock Tpke.

New owners are scheduled to close on this parcel. All structures with the exception of the rear building are planned to be demolished. The rear building is subject to life use by the occupant.

291 Mill Hill Road

No change in status.

47 Dell Dale Rd.

No change in status

431 Knapps Hwy.

No change in status. Sands Cleary stated that the bags of trash are still in the yard. Loose trash has been cleaned up, and the mattresses are gone. Boat needs to be moved as far from the road as possible.

93-95 Overlook Ave.

No change in status. Homeowner called James Gilleran but he was away.

90 Kings Highway Cutoff (former Eldorado Diner)

No change in status. James Gilleran will send a Citation Letter this month.

460 Kings Highway, East, Fairfield Redevelopment Corporation & Miller VW

No change in status. James Gilleran will send a Citation letter to owners.

283 Dunlea Road

No written complaints received to date. Sand Cleary made a motion to remove this item from the agenda, William Kessler seconded the motion and it passed unanimously.

136 Longfellow Avenue

James Gilleran will contact property owner.

104 Old South Road

James Gilleran will inspected the property. Homeowner stated that she would repair the gutter and pillar in the front.

14 Plum Street

REMOVE FROM AGENDA

() Fairfield Beach Road (previously listed as 863)

Garage is in disrepair. Correct address needs to be determined.

161 Lota Drive

Probate requested time for the Estate to be settled. James Gilleran stated that the container needs to be removed.

33 Rackozy Avenue

James Gilleran received a call from the owner and the property is in the process of being sold. A building permit has been issued for this parcel. Sands Cleary stated that an order had been issued from the Health Department based upon a complaint received regarding the standing water in the existing foundation.

196 Lynbrook Road

See Condemnation above.

NEW BUSINESS:

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the meeting at 2:40 pm.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Sands Cleary
Secretary