

A special emergency meeting of the Town Board of the Town of Ballston was held Wednesday evening, January 25, 2012 at the Town Hall on Charlton Road. Members present were Supervisor Patricia Southworth, Councilman Jeremy Knight, and Councilman William Goslin. Also present was Town Clerk Carol Shemo. Absent were Councilwoman Mary Beth Hynes, Councilman Tim Szczepaniak and Town Attorney Murry Brower.

Supervisor Southworth called the meeting to order at 7:40 p.m. The purpose of this meeting was a request from Building Inspector Thomas Johnson to condemn the premises located at 50 Brookline Road, Ballston Spa.

After receiving a written complaint from a tenant, an inspection was performed by Deputy Building Inspector Les Bonesteel of the premises located at 50 Brookline Road on January 18, 2012.

Supervisor Southworth read the following list of violations of the Property Maintenance Code of New York State that are present at this location:

- No smoke detectors in bedrooms
- No Carbon Monoxide detectors in dwelling.
- Glazing missing in windows
- Double hung windows not operative
- No heat in dwelling
- Electrical system problems: exposed bus bars; possible grounding issues
- Interior surfaces, mold on 2nd floor
- Plumbing not operative, 2nd floor bathroom
- Mechanical Appliances, water flooding furnace

Building Inspector Thomas Johnson stated these are very serious violations and there was an electrical fire at this residence. There is also a second apartment and this dwelling was never legally subdivided. There is a problem to give notice to the owner since he lives out of State, and the only address the Town of Ballston has is the 50 Brookline Road. The current tenant is moving out and a decision should be made before new tenants move in and we would need to evict them. A sign could be put on the building "Do Not Occupy". Councilman Goslin asked that the choices before the Town Board were to cite the owner or to condemn the premises.

12-10: A motion was made by Councilman Knight and seconded by Councilman Goslin that under Section 52-2 of the Code of the Town of Ballston that the violations found at the premises at 50 Brookline Road make this structure unsafe and dangerous. These premises are condemned and the owner will be given notice.

Roll Call: Ayes – all; Noes – none; Carried.

A motion was made by Councilman Goslin and seconded by Councilman Knight to adjourn the meeting.

Respectfully submitted,


Carol R. Shemo



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Councilman Goslin confirmed that the choices before the Town Board were to cite the owner or to condemn the premises.

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