

**HEARING DOCUMENTS FOR HEARING RELATED TO  
26 ORCHARD MEADOW ROAD**

**FIRST NOTIFICATION SENT FEBRUARY, 2025**

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February 10, 2025

Mr. Richard Hanft  
26 Orchard Meadow Road  
East Williston, NY  
11596

**Re: PROPERTY MAINTENANCE REQUIREMENT  
26 ORCHARD MEADOW ROAD**

Dear Mr. Hanft:

This firm represents the Village of East Williston. Notice was previously provided to you indicating that the subject property identified above has been observed to be poorly maintained in violation of Chapter 18 of the Village Code entitled "Brush, Grass and Refuse". This lack of maintenance included, but was not limited to, overgrown vegetation that has impeded the sight lines of passers-by. Under the Village Code Chapter entitled "Brush, Grass and Refuse", the following subdivisions are applicable here:

**§ 18-2 Unsightly or hazardous conditions prohibited.**

It shall be unlawful for the owner or occupant of any land in the Village to maintain or permit to remain thereon any brush, grass, weeds or refuse, garbage, ashes or rubbish which shall be unsightly or which may constitute a hazard to public health or safety. Brush, grass or weeds of six inches in height or higher shall be deemed to be unsightly and to constitute a hazard to public health and safety for the purposes of this section.

**§ 18-3 Duty of owner or occupant.**

It shall be the duty of the owner or occupant of any land in the Village to cut, trim and/or remove from said land any such brush, grass, weeds or refuse, garbage, ashes or rubbish as prohibited under § **18-2**.

**§ 18-4 Village to perform work on default of owner or occupant.**

**A.** Written notice. In case any owner or occupant of land in the Village fails to comply with the provisions of § **18-3** of this chapter, then the Board of Trustees may direct the Village Code Enforcer or other enforcement officer to serve upon the owner or occupant of the land in the Village by mailing to said owner's or occupant's last known address a written notice requiring such owner or occupant to comply with such provisions.

**B.** Failure to comply. If the owner or occupant fails, neglects or refuses so to comply within 10 days after mailing of such notice, said enforcement officer shall cause the cutting, trimming or removing required by § **18-3**.

**C.** Collection of costs. In any such case in which the Village causes the cutting, trimming or removal pursuant to § **18-3**, the owner or occupant shall pay to the Village all costs in connection with such cutting, trimming or removal within 30 days after the mailing to the owner or occupant of a bill for such costs. If such costs shall remain unpaid for 30 days after the mailing of the bill therefor, said enforcement officer shall certify the amount of such costs to the Assessor, and thereupon such costs shall become and be a lien upon the land involved and shall be added to and become a part of the taxes next to be assessed and levied upon such land and shall bear interest at the same rate as, and be collected and enforced in the same manner as, Village taxes.

As the owner, occupant, tenant and/or person responsible for said property you must maintain the property in compliance with the above requirements.

Because these conditions were not addressed, the Village did so. The costs of the same will become a lien against the property. Nonetheless, the property remains poorly maintained.

Please take notice that the Village will take all steps it deems necessary to maintain the property in compliance with all applicable Codes, rules and regulations, including, but not limited to, seeking to condemn the property.

Your immediate attention to this matter is required. Thank you for your cooperation.

Very truly yours,

*Jeffrey Blinkoff*  
Jeffrey L. Blinkoff

**SECOND NOTIFICATION FOR AUGUST 11, 2025**

**INCORPORATED VILLAGE OF EAST WILLISTON  
BOARD OF TRUSTEES**

-----X  
In the Matter of

26 ORCHARD MEADOW ROAD  
-----X

**NOTICE OF HEARING**

TO: RICHARD HANFT  
26 ORCHARD MEADOW ROAD  
EAST WILLISTON, NY  
11596

**PLEASE TAKE NOTICE**, that prior notice of unsightly and hazardous conditions at the above property having been previously served, and no repairs to said conditions having been made, the Board of Trustees of the Inc. Village of East Williston (Board) will hold a hearing regarding the above property on AUGUST 11, 2025 to determine: ***whether the Board will arrange for such repairs and or demolition as are required at the above property with all cost being passed to the owner and to the property as liens,***

**PLEASE TAKE FURTHER NOTICE**, that at the hearing the Board will consider: (1) the state of the exterior property and its grounds, and (2) the state of all structures on the property,

**PLEASE TAKE FURTHER NOTICE**, that the hearing will be held on **MONDAY, AUGUST 11, 2025 AT 7:00 PM** at the Village Hall located at 2 Prospect Street, East Williston New York, 11596,

**PLEASE TAKE FURTHER NOTICE**, that you are entitled to appear at said hearing and be heard.

**PLEASE TAKE FURTHER NOTICE**, that should you fail to appear the Board will proceed in your absence and take such action as it deems appropriate.

Dated:

By Order of the Board of Trustees

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JOANNA E. PALUMBO  
VILLAGE CLERK

**REPORT OF SUPERINTENDENT OF BUILDING DATED  
AUGUST 7, 2025**

Mayor  
BONNIE L.S. PARENTE  
Deputy Mayor  
ANTHONY GALLO  
Trustees  
RAFFAELA DUNNE  
JAMES IANNONE  
RUSHI VAIDYA  
Treasurer  
SCOTT CUNNINGHAM  
Clerk  
JOANNA E. PALUMBO

# Inc. Village of East Williston

2 Prospect Street, East Williston, New York 11596  
Telephone (516) 746-0782 Fax (516) 746-3130



August 7, 2025

Village of East Williston Board of Trustees  
2 Prospect Street  
East Williston, NY 11596

Re: 26 Orchard Meadow Road NY, 11596  
Section: 9 Block: 132 Lot 24 Zoning District - RA

Subject: Vacant and Neglected Property Inspection – Code Violations and Neighborhood Impact

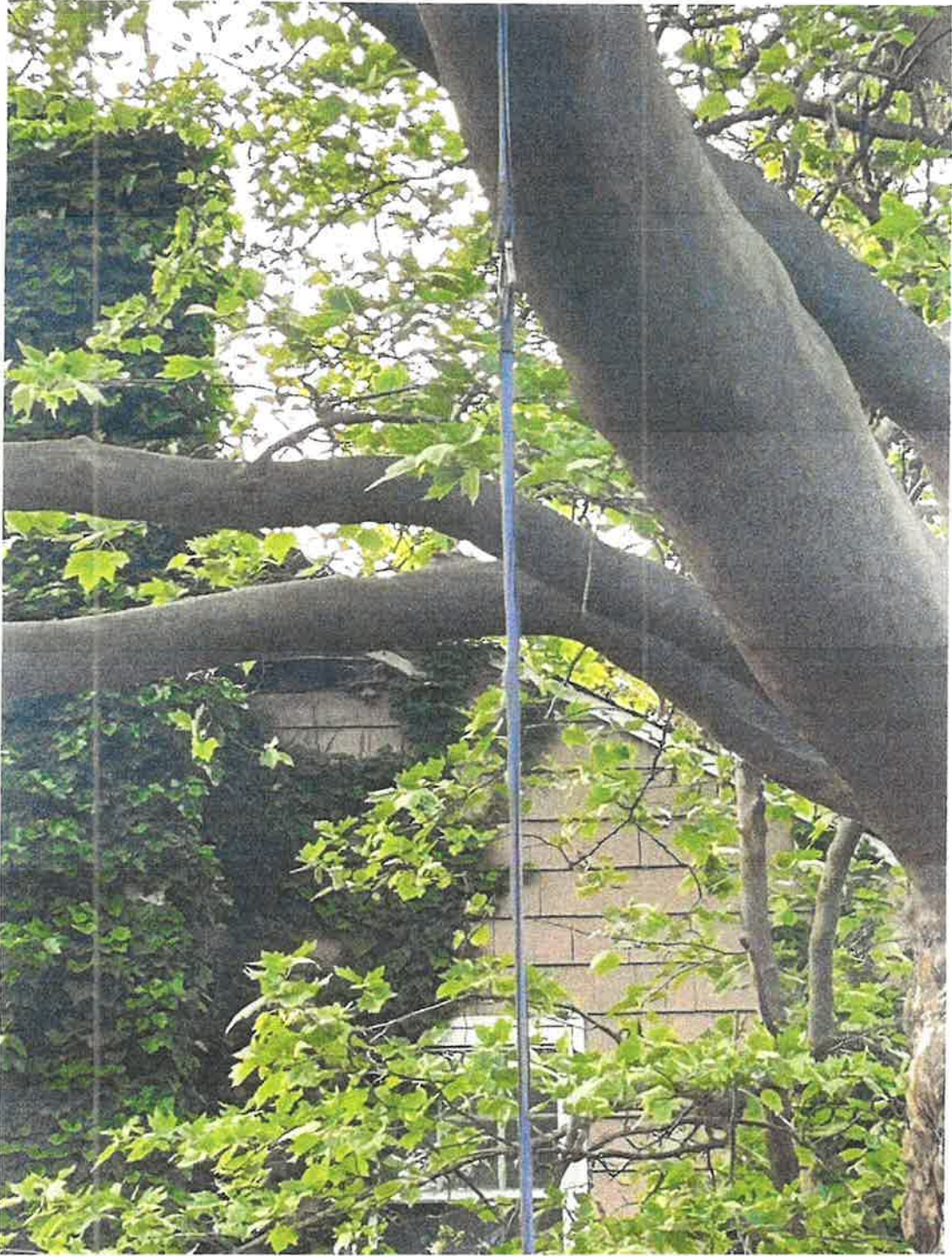
#### Overview:

An inspection was conducted on the above-referenced property in response to multiple complaints from nearby residents. The house has remained vacant for an extended period of time, and as of this inspection, is in a state of significant neglect and disrepair. This report outlines the present conditions, identifies violations under the 2020 New York State Property Maintenance Code, and documents potential health and safety risks to the surrounding community.

#### Observed Conditions and Code Violations:

##### 1. Animal and Rodent Infestation

Evidence of raccoon activity and possible nesting within the structure was confirmed based on visual inspection and photos taken by neighbors. Infestation poses a public health hazard and violates Section 302.5 – Rodent Harborage, which requires that structures and exterior property be maintained to prevent rodent harborage.



## 2. Overgrown Vegetation and Grounds

The yard is severely overgrown with vegetation, brush, and unmaintained trees, contributing to an environment conducive to further infestation and structural damage.

Violation of Section 302.4 – Weeds, which mandates the control of vegetation in order to maintain the property in a sanitary condition. (pictures at the end of the report)

## 3. Water Infiltration and Exterior finish material deterioration

There are signs of potential water leakage into the structure, visible deterioration of the roof and clear clearly rotted out material leaving the house open to the outside elements.

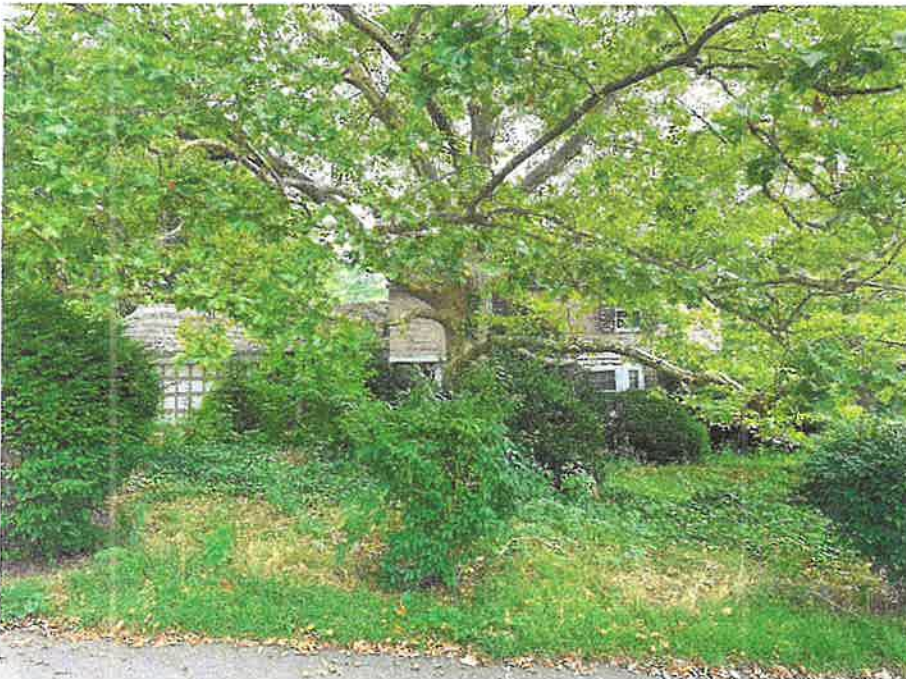
Possible violation of Section 304.2 – Protective Treatment, and Section 304.7 – Roofs and Drainage, which require that the building envelope be maintained to prevent water intrusion and deterioration. (pictures at the end of the report)

## 4. Visual Blight and Neighborhood Impact

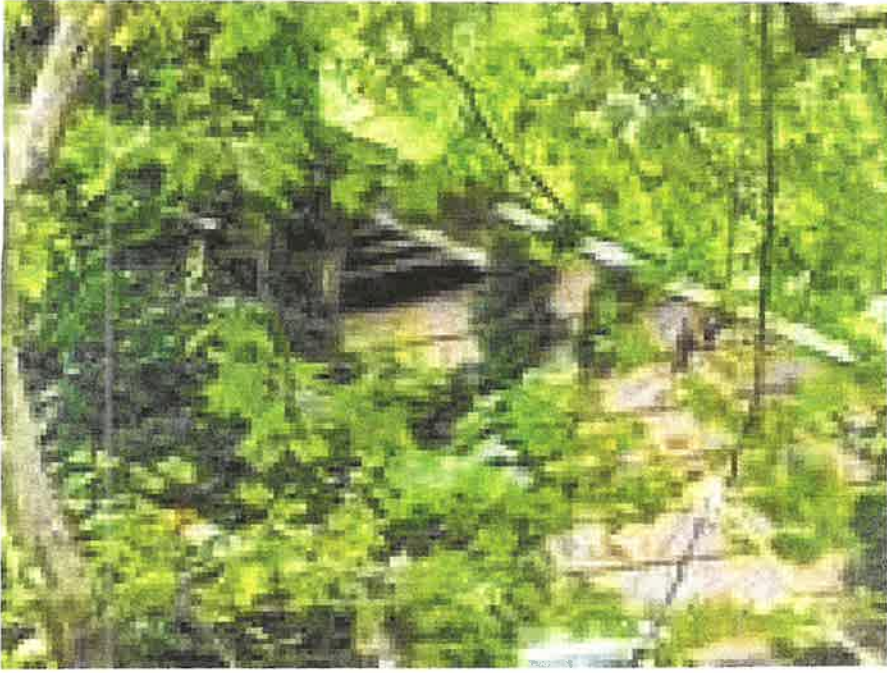
The structure is visibly deteriorated and unsightly, impacting the aesthetic and character of the neighborhood.

This is in violation of Section 302.1 – Sanitation and Section 304.1 – General Exterior Maintenance, which require properties to be maintained in good repair, free from blight. (pictures at the end of the report)

Pictures Below:









**Primary Concern:**

*The animal infestation appears to be spilling over into adjacent properties, leading to increased nuisance reports and concerns from neighbors regarding the spread of disease, property damage, and safety hazards. This situation presents a clear threat to the health, safety, and general welfare of the community.*

**Recommendations:**

Immediate abatement of rodent and animal infestation by a licensed exterminator or wildlife control professional.

Clearing of all overgrown foliage and enforcement of grounds maintenance.

A full structural and moisture assessment of the home to determine damage from potential water infiltration.

Notification to the property owner(s) to begin corrective action within a specified timeframe (per local ordinance enforcement policy).

If non-compliance persists, recommend escalation to Village Code Enforcement and potential legal action or condemnation procedures.

**Conclusion:**

This property poses a legitimate public nuisance under the 2020 New York State Property Maintenance Code and is detrimental to the safety and character of the East Williston community. Immediate corrective action is strongly advised.

Prepared by:

Jared Mandel RA, AIA  
Building Inspector/Code Enforcer

# **DRAFT RESOLUTION**

**INCORPORATED VILLAGE OF EAST WILLISTON  
BOARD OF TRUSTEES**

-----X  
In the Matter of

26 ORCHARD MEADOW ROAD  
-----X

**RESOLUTION AFTER HEARING**

**WHEREAS**, on July 14, 2025 the Board of Trustees at a public hearing considered evidence related to unsightly and hazardous conditions at 26 ORCHARD MEADOW ROAD within the Inc. Village of East Williston and in relation to Chapter 22 of the Village Code entitled "Unsafe Buildings, and

**WHEREAS**, notice having previously been provided to the owner of said property regarding certain needed repairs, and

**WHEREAS**, no repairs having been made, and

**WHEREAS**, the evidence presented confirms that the exterior of the property and structures upon the property are in need of repair, create a public nuisance and hazardous conditions, as demonstrated by overgrown brush, and the principal structure having deteriorated to the extent that vermin have been observed about the premises and the principal structure, in particular the Board having received and placed in the record a report of the Superintendent of Building dated August 7, 2025 in which the following concerns and conclusions are reached:

*Primary Concern:*

*The animal infestation appears to be spilling over into adjacent properties, leading to increased nuisance reports and concerns from neighbors regarding the spread of disease, property damage, and safety hazards. This situation presents a clear threat to the health, safety, and general welfare of the community.*

*Recommendations:*

*Immediate abatement of rodent and animal infestation by a licensed exterminator or wildlife control professional.*

*Clearing of all overgrown foliage and enforcement of grounds maintenance.*

*A full structural and moisture assessment of the home to determine damage from potential water*

an administrative warrant in order to inspect the interior of said premises, and that a further report is to then be submitted to the Board following said inspection based upon which this Board will make such other direction as it deems proper to protect the best interest of the Village and its residents.

Dated:

**By Order of the Board of Trustees**

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JOANNA E. PALUMBO  
VILLAGE CLERK