
TOWN OF ONONDAGA
NOTICE OF UNSAFE BUILDING/STRUCTURE

To: Ronald J. Baker
330 Everingham Road
Syracuse, New York 13205

From: John Raflowski
Town of Onondaga
Code Enforcement Officer

LVNV Funding, LLC
625 Pilot Road, Suite 3
Las Vegas, Nevada 89119

Legal Servicing, LLC
2801 Wehrle Drive, Suite 5
Williamsville, New York 14221

cc: Supervisor
Town Board
Town Clerk
Onondaga County Clerk

Re: 330 Everingham Road
Town of Onondaga

HEREBY TAKE NOTICE that in accordance with Chapter 80, Article IV of the Code of the Town of Onondaga, as amended (hereinafter the “Town Code”), the Code Enforcement Office for the Town of Onondaga has found the residential building(s) or structure(s) owned by you and located at 330 Everingham Road in the Town of Onondaga, which property is designated as Tax Map No. 046.-01-24.0 (hereinafter the “Property”), to be an unsafe building and in violation of governing laws. An “Unsafe Structure/ Condemned” Report, dated June 16, 2026, issued by Code Enforcement Officer John Raflowski was prepared enumerating the reasons in support of such a determination. Code Enforcement Officer Raflowski appeared before the Town of Onondaga Town Board during the regularly scheduled Town Board meeting on August 3, 2026, and reported on the condition of the Property and the Code Enforcement Office’s efforts to have the Property remediated. Having concluded that the Property presented an imminent danger to human life or health, emergency action pursuant to Section 80-8 of the Town Code was necessary to protect the public, the Code Enforcement Office requested a hearing for the Town of Onondaga Town Board

to consider the issuance of an order (1) deeming the aforementioned property to be “unsafe” in accordance with Chapter 80 of the Town Code and (2) directing that the structure be made safe and secure by such repairs or other measures which may be reasonably necessary or demolished with such demolition debris properly removed. Therefore, pursuant to §80-11(A)(5), be advised of the following:

1. **Description of the premises:** the subject premises contains a wood-frame single-family dwelling consisting of approximately 1,239 square feet, built in 1957 and damaged by a structure fire on July 8, 2024. The structure is located at 330 Everingham Road, in the Town of Onondaga, County of Onondaga, State of New York, Tax Map No. 046.-01-24.0.

2. **Statement of particulars in which said building is unsafe:** the particulars are set forth in the Unsafe Structure Report and Complaint, prepared by John Raflowski, registered Code Enforcement Officer, on behalf of the Town of Onondaga, all of which is dated June 16, 2026, and attached hereto as Schedule “A.” As indicated in the attached Schedule “A,” the single-family structure is in an unsafe condition and is dangerous to the life, health, safety and general welfare of the public; more specifically, the structure is badly damaged from the 2024 fire, which caused roof cave in and charred structural members. Accordingly, the structure is in violation of the Town of Onondaga Town Code Chapter 80, Article IV, and Section 109.1.3 of the 2025 New York State Property Maintenance Code.

3. **Order:** you are hereby ordered to make the aforementioned structure safe and secure by repair or otherwise or to demolish and remove such demolition debris, such work must commence on or before September 1, 2026, and shall be complete on or before November 1, 2026.

4. **Time and place of hearing:** the Town Board shall conduct a hearing and shall receive testimony and other evidence to determine whether the building(s) or structure(s)

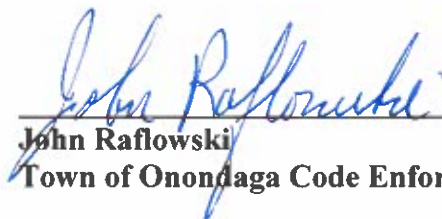
constitute an unsafe structure. The hearing shall be held on **Monday, August 17, 2026, at 5:30 p.m. or as soon thereafter as the matter can be heard at the meeting room in the Town Hall, 5020 Ball Road, Syracuse, New York.** You shall be given the opportunity to be heard at the hearing, you may be represented by an attorney and you may submit evidence on your own behalf.

5. Costs: in the event that the Town Board determines that said building(s) or structure(s) constitute an unsafe structure and you fail to contest such order and fail to comply with same, the Town of Onondaga Town Board may cause the structure to be made safe and secure by such repairs or other measures which may reasonably be necessary or may cause the demolition and removal of such structure. All costs and expenses incurred by the Town, including reasonable legal expenses, shall be charged to and reimbursed by you as owner or shall be assessed against the land upon which said building(s) or structure(s) are located.

6. Penalties: Failure to comply with this notice may also subject you to any and all penalties available by law.

Any questions or concerns can be directed to the Town of Onondaga Code Enforcement Office at (315) 469-3144.

DATED: August 7, 2026



John Raflowski
Town of Onondaga Code Enforcement Officer

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LEGAL DESCRIPTION:

Conveys, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Onondaga, County of Onondaga and State of New York, and designated as Lot No. 16 according to a map of the Final Plan of Everingham Tract Extension on Part of Lot 147 Onondaga Reservation made by A.F. & R.O. Hofman, Licensed Land Surveyors and filed in the Onondaga County Clerk's Office on September 23, 1954.

SUBJECT TO easements, covenants and restrictions of record, if any.

BEING the same premises conveyed to the party of the first part by executor's deed dated April 7, 2003 and recorded in the Onondaga County Clerk's Office on April 16, 2003 in Book 4774 of Deeds at Page 434.