
TOWN OF ONONDAGA
NOTICE OF UNSAFE BUILDING/STRUCTURE

To: Gerald Owens
4158 Split Rock Road
Syracuse, New York 13215

From: John Raflowski
Town of Onondaga
Code Enforcement Officer

cc: Supervisor
Town Board
Town Clerk
Onondaga County Clerk

Re: 4158 Split Rock 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 4158 Split Rock Road in the Town of Onondaga, which property is designated as Tax Map No. 004.-05-01.0 (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 14 x 24 residential garage, originally built in 1918. The structure is located at 4158 Split Rock Road, in the Town of Onondaga, County of Onondaga, State of New York, Tax Map No. 004.-05-01.0.

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 Rafłowski, 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 garage is in an unsafe condition and is dangerous to the life, health, safety and general welfare of the public; more specifically, the structure is partially collapsed. Accordingly, the structure is in imminent danger of total collapse and 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.

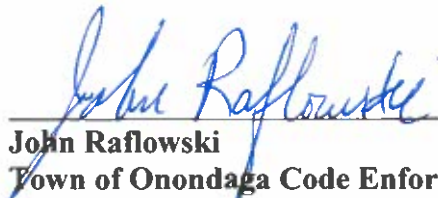
5. **Costs:** in the event that the Town Board determines that said building(s) or

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 and County of Onondaga, State of New York, being part of Lot No. 85 of said town, bounded and described as follows, viz: Beginning at a point in the North line of said Lot in the centre of the highway leading from Fay's settlement to Loomis Hill, thence south 87 degrees East along the North line of said Lot 10 chs. 66 lks. to a stake and stones, thence south 3 degrees West 1 ch. 50 lks. to a stake and stones, thence north 87 degrees West 11 chs. 79 lks. to the centre of said highway, thence North 5 ¼ degrees East along said highway to the place of beginning containing 1 56/100 acres of land.

ALSO ALL THAT OTHER PIECE OR PARCEL OF LAND situate in the Town and County of Onondaga and State of New York, being part of Lot No. 71 of said town, bounded and described as follows viz: Beginning in the centre of the road leading from Aaron Fays to Eleger Loomis meeting house where the South line of said Lot intersects said road and running from thence South 87 ½ degrees East 7 chs. 59 lks. along the South line of said Lot, thence North 31 degrees West, 6 chs. 32 lks. to the centre of said road, thence South 40 1/2 degrees West 6 ch. 71 lks. along the centre of said road to the place of beginning containing 2 acres of land, as surveyed by Lawton Caten, Surveyor.

With the exception, however of so much of the above parcels of land as have heretofore been conveyed by parties of the first part by the following conveyances: to Chester J. Fay and Eva M. Fay by deed recorded in Onondaga County Clerk's Office on November 28, 1919 in Book 484 of Deeds at page 58; to Alfred J. Fay to Gertrude E. Fay by deed recorded in Onondaga County Clerk's Office on November 15, 1930 in Book of Deeds 484 at page 591 and to Alfred H. Fay and Gertrude E. Fay by deed recorded in Onondaga County Clerk's Office on November 15, 1930 in Book 635 of Deeds at page 48 and on December 19, 1947 in Book 1309 of Deeds at page 325.

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

BEING the same premises conveyed to the grantor herein by Frank A. Fay by warranty deed dated May 22, 1991 and recorded in the Office of the Onondaga County Clerk on May 23, 1991 in Book 3697 of Deeds at page 144 & c.