
**TOWN OF ONONDAGA
NOTICE OF UNSAFE BUILDING/STRUCTURE**

To: Richard E. Stackiewicz, Jr. and
Helen Stackiewicz
6481 Muskrat Bay Road
Brewerton, New York 13029

From: John Raflowski
Town of Onondaga
Code Enforcement Officer

Solvay Bank
1537 Milton Avenue
Solvay, New York

New York State Office of Victim Services OBO Claimant
AE Smith State Office Building
80 South Swan Street, 2nd Floor
Albany, New York 12210

cc: Supervisor
Town Board
Town Clerk
Onondaga County Clerk

Re: 4106 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 4106 Split Rock Road in the Town of Onondaga, which property is designated as Tax Map No. 009.-01-92.0 (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 2,184 square feet, built in 1965. The structure is located at 4106 Split Rock Road, in the Town of Onondaga, County of Onondaga, State of New York, Tax Map No. 009.-01-92.0.

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 dwelling structure, which is decayed, dilapidated, and structurally unsafe, has gaping holes in the second story walls on the backside of the structure, allowing precipitation and animals to enter the structure, and is partially collapsed. Accordingly, the structure is in imminent danger of 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: 8/7, 2026



John Raflowski
Town of Onondaga Code Enforcement Officer

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LEGAL DESCRIPTION:

Conveys, ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the Town of Onondaga, County of Onondaga and State of New York, and being part of Farm Lot No. 84 in said Town of Onondaga which property is more particularly described as follows:

COMMENCING at a point in the center line of Split Rock Road (said center line also being the north line of Farm Lot No. 84) at a point on said center line distant westerly along said center line a distance of 391.5 feet from the northeasterly corner of Farm Lot No. 84 in the Town of Onondaga; thence S 7° 45' W, a distance of 924.28 feet to a point; thence N 81° 27' 30" W, a distance of 125.00 feet to a point; thence N 7° 45' E and on a line parallel with the first course herein a distance of 924.28± feet to the center line of Split Rock Road; thence S 81° 11' 50" E and along the center line of the aforesaid Split Rock Road a distance of 125.00 feet to the point and place of beginning.

Subject to easements, covenants and restrictions of record.