
TOWN OF ONONDAGA
NOTICE OF UNSAFE BUILDING/STRUCTURE

To: Mark H. Boronczyk and
Francesca Boronczyk
5225 Kasson Road
Syracuse, New York 13215

From: John Raflowski
Town of Onondaga
Code Enforcement Officer

Ocean Bank, F.S.B.
One Home Loan Plaza, Suite 3
Warwick, Rhode Island 02886-1765

North Capital Acquisition, LLC
170 Northpointe Parkway, Suite 300
Amherst, New York 14228

cc: Supervisor
Town Board
Town Clerk
Onondaga County Clerk

Re: 5225 Kasson 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 5225 Kasson Road in the Town of Onondaga, which property is designated as Tax Map No. 001.-02-46.0 (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 1,123 square feet, originally built in 1900. The structure is located at 5225 Kasson Road, in the Town of Onondaga, County of Onondaga, State of New York, Tax Map No. 001.-02-46.0.

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 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 vacant but access is not blocked off, the roof and siding of the dwelling structure are in disrepair, the lawn has grown to approximately 24 inches with tree saplings growing next to the dwelling, and off-road vehicles and equipment have been abandoned in the side yard. 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 Rafłowski
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, being part of Lot No. 67 in said town, bounded and described as follows, to wit: Beginning at a point in the center of Kasson Road, which place of beginning is 140 feet, measured North 8° 15' West along the Kasson Road, from the intersection of said Kasson Road with the south line of Lot No. 67, running thence North 86° 30' East 838.82 feet to a stone wall; thence North 4° 24' West 148.27 feet; thence South 86° 30' East 838.82 feet to the center line of said Kasson Road; thence South 8° 15' East 150 feet to the place of beginning, containing 2.84 acres of land, more or less.

The premises are the same premises known and described as being Lot No. 2 of the J.B. Larkin Subdivision according to a survey and map made by Harold W. Evans, licensed land surveyor, on September 17, 1949, and which said premises are a part of the premises conveyed by Henrietta Card Cook and Anna Card Schuyler to Joseph E. Larkin and Helen C. Larkin by deed dated December 1, 1947, and recorded in the Onondaga County Clerk's Office December 19, 1947 in Book of Deeds 1309 at page 156.