

WHEREAS, Bruce A. Ribble, 915 Parma Center Road, Hilton, New York, 14468, is the title holder to property located at 4626 Lake Road, Town of Sweden, County of Monroe, State of New York, tax account number 265289 083.08-3-27.1 (hereinafter referred to as the subject property); and

WHEREAS, the acting Code Enforcement Officer of the Town of Sweden having filed an Inspection Report with Sweden containing findings from a September 24, 2025 inspection of the subject property, a copy of which is attached hereto; and

WHEREAS, the Sweden Town Board having reviewed said report and having duly deliberated upon same and thereafter having determined that the structure on the subject property is unsafe and a danger to the public pursuant to Sweden Town Code Chapter 54.

NOW THEREFORE BE IT RESOLVED:

- Sec. 1. As set forth above, the Sweden Town Board determines the subject property as well as any structures thereon to be dangerous, unsafe and hereby orders the demolition and removal of the structure thereon as well as any remediation attendant thereto.
- Sec. 2. The Sweden Town Board calls a Hearing to hear all persons for or against the demolition, removal and remediation to the structure on the subject property as well as any environmental concerns, said demolition, removal and remediation to be undertaken by the State of New York directly and/or through agents of the State of New York.
- Sec. 3. A Hearing is to be held on November 25, 2025, 6:15 p.m. at the Sweden Town Hall, 18 State Street, Brockport, New York.
- Sec. 4. The Sweden Town Clerk is authorized and directed to cause an appropriate notice of this Hearing to be published in the official newspaper of the Town in accordance with Town Law §254.
- Sec. 5. The Sweden Town Board also authorizes and directs that notice be served upon The abovenamed subject property owner pursuant to Sweden Town Code §54, a copy of which is attached to this Resolution and authorizes Sweden Town Supervisor Patricia A. Hayles to execute same.
- Sec. 6. This Resolution shall take effect immediately.

MOTION for adoption of the Resolution by Councilperson Sharpe
Seconded by Councilperson Maar

Discussion:

VOTE BY ROLL CALL AND RECORD:

Councilperson Maar	<u>Aye</u>
Councilperson Sharpe	<u>Aye</u>
Councilperson Sullivan	<u>Absent</u>
Councilperson Staskiewicz	<u>Absent</u>
Supervisor Hayles	<u>Aye</u>

Submitted, November 10, 2025

Adopted

STATE OF NEW YORK	]
COUNTY OF MONROE	]
TOWN OF SWEDEN	] SS

I, Karen M. Sweeting, Town Clerk of the Town of Sweden, Monroe County, New York, DO HEREBY CERTIFY, that I have compared the foregoing with the original resolution adopted by the Town Board of the Town of Sweden at a regular meeting of said Board held on the 10th day of November 2025, and that the foregoing is a true and correct transcript of said original resolution and of the whole thereof, and that said original resolution is on file in the Town Clerk's office.

I DO FURTHER CERTIFY that each of the members of said Town Board had due notice of said meeting, and that Supervisor Patricia Hayles, and Councilpersons Scott Maar and Tyler Sharpe were present. Councilpersons Adam Staskiewicz and Gary Sullivan were absent.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Sweden, this 10th day of November 2025.


Karen M. Sweeting, Town Clerk

BCM CONSULTING SERVICES LLC

November 6, 2025

157 Lawson Road

Rochester, NY 14616

(585)747-6788

Report of inspection of ACE Dry Cleaners, 4626 Lake Road S

Brockport, NY 14420

On September 24, 2025, at approx...1100 hrs. Town of Sweden Code Enforcement Officer Rob LaPoint and I inspected the premises of 4626 Lake Road S., Brockport, NY. We did so as a request of the Sweden Town Board for further action on the property. At the time, the building has been vacant for approximately 18 years and the structural integrity and overall appearance has deteriorated remarkably.

After our inspection, the following observations were noted:

Per the 2020 Property Maintenance Code of New York State, Chapter 1, section 107 - Unsafe Structures & Equipment - Section 107.1. Upon inspection of the exterior of the building, it was noted there was extensive holes in the roof, window glass missing from frames, rear 6ft entrance door missing and unsecured access to the interior, front awning was severely compromised, loose from front of building, presenting a danger to public walking by.

Chapt. 107, section 107.1.2 Unsafe Equipment - numerous dry cleaning equipment open and salvaged for parts, unsecured wiring and gas lines, open plumbing .

Chapt. 107, section 107.1.3 Structure unfit for human occupancy - As all utilities have been secured via lockouts to Electric, water and Gas meters, conditions inside were deteriorated because of no interior temperature control, resulting mold (black mold) and ceiling deterioration of the drop ceiling tiles that were manufactured at the time with asbestos material, water damage from rain. Dry cleaning solution containers that have completely broke open spilling what remaining contents on to the floor surface, which has also been compromised because of the unheated conditions over the years.

Chapter 107, sect. 107.2 Vacant structures - it is the understanding by this Inspector that the structure has been vacant for approx. 18 years and this inspection bears this out with our observations. Chapter 7, sect. 107.4 - Prohibited occupancy - This structure has been placarded by me and C.E.O. La Point, we have put the owner on notice following our inspection.

In conclusion, it is the opinion of me and C.E.O. Rob LaPoint, that this structure is in violation of the 2020 Property Maintenance Code of the State of NY, Chapt 1, Sections 107 and 108, in their entirety and the Town Code of Sweden Chapter 65 -Concerning Buildings Unsafe.

Action was taken by the Town of Sweden to secure exterior openings to prevent illegal occupancy on the following week.

Respectfully,



Terry Ekwel

BCM Consulting Services LLC

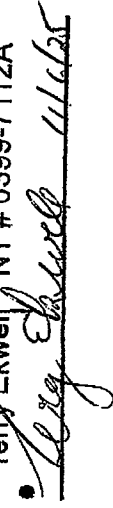
157 Lawson Road

Rochester, NY 14616

(585)-747-6788

BCM CONSULTING SERVICES, LLC

Terry Ekwel NY # 0399-7112A

•  11/6/25

NOTICE TO BRUCE A. RIBBLE (SUBJECT PROPERTY OWNER)
REGARDING 4626 LAKE ROAD, TOWN OF SWEDEN,
COUNTY OF MONROE, STATE OF NEW YORK
TAX ACCOUNT NUMBER 265289 083.08-3-27.1 (THE SUBJECT PROPERTY).

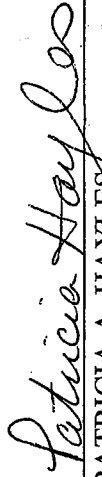
PLEASE TAKE NOTICE that the acting Code Enforcement Officer for the Town of Sweden has filed a November 6, 2025 Inspection Report of the subject property performed by BCM Consulting Services LL, a copy of which is attached hereto.

PLEASE TAKE FURTHER NOTICE that the Sweden Town Board, after considering said Inspection Report, and pursuant to Sweden Town Code Chapter 54, by Resolution adopted November 10, 2025, has determined that in the opinion of the Sweden Town Board the subject property as well as any structures thereon are dangerous, unsafe and has ordered the demolition and removal of the structure thereon as well as any remediation attendant thereto same to be undertaken by the State of New York and to be commenced within thirty (30) days of the service upon you of this notice and to be completed within sixty (60) days thereafter unless such time is extended by the Sweden Town Board.

PLEASE TAKE FURTHER NOTICE that the Sweden Town Board will conduct a Hearing on November 25, 2025, 6:15 p.m., at the Sweden Town Hall, 18 State Street, Brockport, New York, 14420, to hear all persons for against the demolition, removal and remediation of the structure on the subject property.

PLEASE TAKE FURTHER NOTICE that in the event of any neglect or refusal to comply with the order of the Sweden Town Board as detailed in this notice, the Sweden Town Board is authorized to provide for the demolition, removal and remediation of the subject property and to assess all expenses thereof against the subject property and to institute any legal proceedings necessary to collect the costs of same including legal expenses.

Dated: November 10, 2025



PATRICIA A. HAYLES
SWEDEN TOWN SUPERVISOR