

**TOWN OF COPAKE
RESOLUTION**

Number 17 of June 1, 2026

**To Authorize Building Inspector/Code Enforcement Officer
to Issue Order to Vacate/Do Not Occupy Notice**

WHEREAS, the Building Inspector/Code Enforcement Officer is the duly authorized official of the Town of Copake responsible for administration and enforcement the New York State Uniform Fire Prevention and Building Code, and

WHEREAS, pursuant to Town Code Chapter 129, § 129-9, unsafe buildings and conditions of imminent danger are to be identified and addressed in accordance with the procedures established under Town Code Chapter 101; and

WHEREAS, pursuant to Town Code Chapter 101, § 101-7, in cases of emergency where the procedures otherwise set forth in Chapter 101 would result in delay and possible injury to life or property, the Town Board has the power to direct the Building Inspector/Code Enforcement Officer to proceed at once to take such action as is needed to ensure the safety of affected persons and property; and

WHEREAS, the Building Inspector/Code Enforcement Officer, after investigation, has determined that the roof and rear structure of the residence located at 104 Lake Shore Drive (Tax Map ID. 176.3-3-47) are in an advanced state of partial collapse; and

WHEREAS, the Building Inspector/Code Enforcement Officer has found that said building is hazardous in that its current condition is dangerous to the life and safety of any occupants of the structure and that the structure is not fit for human occupancy due to the degree to which such building is in disrepair; and

WHEREAS, the Building Inspector/Code Enforcement Officer has requested authorization from the Town Board pursuant to Chapter 101, § 101-7 to issue an Order to Vacate/Do Not Occupy Notice pursuant to Sections 109 and 110 of the Property Maintenance Code of New York State (2025), thereby prohibiting occupancy of the structure until such time as it has been made safe and fit for human occupancy; and

WHEREAS, the Building Inspector/Code Enforcement has provided written notice to the owner and to any occupants of the premises of her intention so seek such authorization from the Town Board; and

Roll Call Vote: The foregoing Resolution, offered by Councilperson Gansowski and seconded by Councilperson Gabaccia, was duly put to a roll call vote as follows:

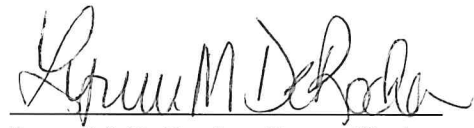
Resolution No. 17

Dated: June 1, 2026

Copake, New York

Roll Call Vote:

Supervisor Wolf	absent
Councilperson Gansowski	yes
Councilperson Gabaccia	yes
Councilperson Haight	absent
Councilperson Morningstar	yes



Lynn M. DeRocha, Town Clerk

(seal)