

A special meeting of the Board of Trustees of the Village of Oxford was held on April 16, 2024, at the Village Hall - 20 LaFayette Park, Oxford, NY 13830 at 7:30 P.M.

**Present were** Mayor Terry Stark, Deputy Mayor Dale Leach, Trustee Dustin Hendricks, Trustee Richard Marks. **Absent:** Trustee Richard Rice

**Other Attendees:** Ted Walters, Francis Ross, Susan Ross, Don Beckwith, Sandy Beckwith, Lance Thorne, Amy Thorne, Vick House, and Terry Figary.

Mayor Stark called the special meeting to order at 7:30 p.m.  
Pledge of Allegiance to the American Flag was given.

Trustee Hendricks moved and Trustee Marks seconded a motion to open the Public Hearing regarding the proposed demolition order for the property located at 62 Albany Street. All voted Aye and motion was carried.

The Mayor explained that the Village via the Code Enforcement Officer and Police Department had tried to contact Mr. Kale Webb personally and via letters to his address of record at 5433 State Highway 12, Norwich, New York 13830. This was regarding his non-owner-occupied property located at 62 Albany Street in the Village of Oxford. The property was in violation of the following Village codes:

1. Failure to remove garbage and other refuse from the property.
2. Failure to address numerous unsafe building issues.
3. Failure to remove an inoperable/uninhabitable trailer on the property.

The most recent effort was a property maintenance letter in late 2023 which was returned as undeliverable.

Mayor Stark indicated that as part of the follow-up process to address property maintenance issues at 62 Albany Street, engineer Gene Rood was contacted to confirm if the building was unsafe. Mr. Rood's assessment report was received on March 18<sup>th</sup> (attached to minutes). Based upon the report and a review of the options the Mayor recommended the Board issue a demolition order (attached to minutes) and authorize the Mayor and Village Clerk/Treasurer to take all necessary steps to provide notice, conduct public hearing, and affirm, modify, or vacate a demolition order.

The first step was to issue a demolition order. Efforts to personally serve notice to Mr. Kale Webb were not successful as he had moved away from the area. Consequently, on March 29<sup>th</sup> a demolition order was sent registered mail to Mr. Webb's address of record as well, a new possible address and family member who was a party of interest in the property. The order was also posted on the property.

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Mr. Kale L. Webb	Mr. Kale L. Webb	Ms. Ashley Brayman
5433 State Highway 12	244 Flint Road	537 Cty Rd 9
Norwich, NY 13830	Glen Aubrey, NY 13777	Chenango Forks, NY 13746

RE: **Notice and Order**

Single Family Residential structure

Tax Map No. 183.13-2-24

62 Albany Street

Oxford, New York 13830

Deed Book 2022 Pg-872

Taxable Value \$23,000

Land Value included - \$9,600

Pursuant to Section 103-2 of the Code of the Village of Oxford, New York your unoccupied and abandoned single family residential building located at 62 Albany Street, Oxford, New York, has been determined to be an unsafe building and has been ordered by the Village of Oxford to be demolished and all portions of building structure be removed. The demolition shall commence within 60 days of this notice and be completed within 60 days thereafter but no later than July 31, 2024.

Mayor Stark indicated that since unable to contact the owner he had discussed the property with the owner's sister. She previously had shown interest in having the property signed over to her by her brother who is the owner of the property. However, after further discussion within the family she is now indicating the family has no interest in pursuing the rehabilitation of the building or property. The Mayor then invited those in attendance if they would like to speak to the issue. The property owner was not in attendance nor was anyone with a property financial interest. Several neighbors and others were present and wanted to ask questions about the demolition process and who was responsible for the cost of demolition and clean-up of the property. Mayor indicated the property owner was responsible for the demolition and would be given a fair amount of time to complete the demolition.

Absent owner compliance the village would engage a contractor to demolish the structure still remaining standing, remove all debris and remove an inoperable, uninhabitable trailer and would be billed the cost of the demolition. Demolition costs would be added to the village property taxes in June of 2025 (FY 2025-26).

Mayor asked all those in attendance if anyone was opposed to the demolition order. All indicated the demolition should be affirmed.

There being no more public comments, Trustee Leach moved, and Trustee Hendricks seconded a motion to close the Public Hearing at 7:50 p.m. All voted Aye and motion was carried.

The Mayor indicated that the Board now must pass a resolution to affirm, modify or vacate the order. Following more discussion, Trustee Hendricks moved, and Trustee Marks seconded a motion to affirm the demolition order, authorize Mayor to notify owner of decision and confirm timing for compliance.

The motion was adopted, pursuant to a roll call vote as follows:

Dale Leach	AYE
Dustin Hendricks	AYE
Richard Marks	AYE
Terry Stark	AYE

Concurrent with the demolition timetable the village will also seek demolition and cleanup estimates if it becomes necessary for the village to conduct the demolition and property clean-up. Should this occur, then the property owner will be billed and absent payment the costs will be added to his village property taxes for 62 Albany Street.

**TRUSTEE COMMENTS:**

None

**ADJOURNMENT:**

Trustee Leach made a motion to adjourn the meeting at 8:05 p.m.  
Next Regular meeting will be April 30, 2024, at 7:30 p.m.

Respectfully Submitted,

Terry M. Stark  
Recorder of Record