City of Pittston Blighted Property Board
FACT EVALUATION

Property Address: 11-13 WOOD ST  
Number of Units: 2

Property Owner’s Name: CACCYNO DONALD
Property Owner’s Address: 1020 36TH STREET W
BRADENTON FL 34205

Date Last Occupied: 4/8/2019  
Current Code Status: UNFIT

Utility Status: DISCONNECTED  
Delinquent Liens: $1,300.00 MAINTENANCE, $1,133.44 SEWER
(INCLUDING WTR&SWSR)

COMMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PROPERTIES
(For each of the following criteria, check YES or NO for the property being evaluated)

**CRITERIA:** (check as many as apply)

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<tr>
<th>CRITERIA</th>
<th>YES</th>
<th>NO</th>
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<tbody>
<tr>
<td>1. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION OR USE IS REGARDED AS A PUBLIC NUISANCE AT COMMON LAW OR HAS BEEN DECLARED PUBLIC NUISANCE IN ACCORDANCE WITH THE MUNICIPALITY HOUSING, BUILDING, PLUMBING, FIRE AND RELATED CODES. EVIDENCE</td>
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<td>2. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION OR OCCUPANCY IS CONSIDERED AN ATTRACTIVE NUISANCE TO CHILDREN. THIS INCLUDES AN ABANDONED WELL, SHAFT, BASEMENT, EXCAVATIONS UNSAFE FENCE OR STRUCTURE. EVIDENCE</td>
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<td>3. A DWELLING WHICH BECAUSE IT IS DILAPIDATED, UNSANITARY, UNSAFE, VERMIN-INFESTED OR LACKING IN THE FACILITIES AND EQUIPMENT REQUIRED BY THE STATUTE OR AN APPLICABLE MUNICIPAL CODE, HAS BEEN DESIGNATED BY THE AGENCY RESPONSIBLE FOR ENFORCEMENT OF THE STATUTE OR CODE AS UNFIT FOR HUMAN HABITATION. EVIDENCE</td>
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<td>4. A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS TO THE SAFETY OF PERSONS OR PROPERTY.</td>
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<td>5. A STRUCTURE FROM WHICH THE UTILITIES, PLUMBING, HEATING, SEWERAGE OR OTHER FACILITIES HAVE BEEN DISCONNECTED, DESTROYED, REMOVED OR RENDERED INEFFECTIVE SO THAT THE PROPERTY IS UNFIT FOR ITS INTENDED USE.</td>
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<td>6. A VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND IN A PREDOMINANTLY BUILT-UP NEIGHBORHOOD WHICH, BY REASON OF NEGLECT OR LACK OF MAINTENANCE HAS BECOME A PLACE FOR ACCUMULATION OF TRASH AND DEBRIS, OR A HAVEN FOR RODENTS OR OTHER VERMIN.</td>
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7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT

8. ANY PROPERTY WHICH IS VACANT BUT NOT TAX DELINQUENT, WHICH HAS NOT BEEN REHABILITATED WITHIN ONE YEAR OF THE RECEIPT OF NOTICE TO REHABILITATE FROM THE APPROPRIATE ENFORCEMENT AGENCY.

9. CRITERIA FOR AN ABANDONED PROPERTY:
   A. VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND ON WHICH A MUNICIPAL LIEN FOR THE COST OF DEMOLITION OF ANY STRUCTURE LOCATED ON THE PROPERTY REMAINS UNPAID FOR A PERIOD OF SIX MONTHS.
   B. VACANT PROPERTY OR VACANT UNIMPROVED LOT OR PARCEL OF GROUND ON WHICH THE TOTAL MUNICIPAL LIENS ON THE PROPERTY FOR TAX OR ANY OTHER TYPE OF CLAIM OF WHICH CITY ARE IN EXCESS OF 150% OF THE FAIR MARKET VALUE OF THE PROPERTY.
   C. THE PROPERTY HAS BEEN DECLARED ABANDONED BY THE OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF THE PROPERTY.

10. A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE.

11. A PROPERTY WHICH HAS ENVIRONMENTALLY HAZARDOUS CONDITIONS, SOLID WASTE POLLUTION OR CONTAMINATION IN A BUILDING OR ON THE LAND WHICH POSES A DIRECT AND IMMEDIATE THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

12. A PROPERTY HAVING THREE OR MORE OF THE FOLLOWING CHARACTERISTICS:
   A. HAS UNSAFE OR HAZARDOUS CONDITIONS THAT DO NOT MEET CURRENT USE, OCCUPANCY OR FIRE CODES;
   B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS;
   C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO PUBLIC HEALTH AND SAFETY;
   D. IS VACANT;
   E. IS LOCATED IN A REDEVELOPMENT WITH A DENSITY OF AT LEAST 1,000 PEOPLE PER SQUARE MILE, OR A REDEVELOPMENT AREA WITH MORE THAN 90% OF THE UNITS OF PROPERTY BEING NONRESIDENTIAL, OR A MUNICIPALITY WITH A DENSITY OF AT LEAST 2,500 PEOPLE PER SQUARE MILE.

CERTIFICATION:

Harry Smith, CODES ENFORCEMENT OFFICER FOR THE CITY OF PITTSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 11-13 Wood Street, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Date: 1/3/2020

Harry Smith
RESOLUTION NO. 15

INTRODUCED BY CITY OF PITTSTON BLIGHTED PROPERTY BOARD
MEMBER - William Gladish - January 8, 2020

ADOPTED BY THE CITY OF PITTSTON BLIGHTED PROPERTY BOARD

RESOLUTION OF THE CITY OF PITTSTON BLIGHTED PROPERTY CERTIFYING
THAT THE PROPERTY LOCATED AT 11-13 WOOD STREET IN THE CITY OF
PITTSTON, COMMONWEALTH OF PENNSYLVANIA IS BLIGHTED.

WHEREAS, the City of Pittston, Pennsylvania enacted Administration Ordinance No. 10-2018
creating a City of Pittston Blighted Property Board and authorizing said "Board" to certify a
property as blighted under the stipulations of said Ordinance and Act No. 1978-94 of the
Commonwealth of Pennsylvania and to acquire and dispose of such certified real property under
certain conditions, and

WHEREAS, the City of Pittston Blighted Property Board has examined and reviewed the
documentation submitted by the Codes Official of the City of Pittston and attached hereto
regarding the property located at 11-13 WOOD STREET in the City of Pittston, Commonwealth
of Pennsylvania, and

WHEREAS, after said examination and review, the City of Pittston Blighted Property Board has
determined that the property located at 11-13 WOOD STREET in the City of Pittston,
Commonwealth of Pennsylvania is, in fact, blighted, and

NOW, THEREFORE, BE IT RESOLVED by the City of Pittston Blighted Property Board, as
follows:

The property located at 11-13 WOOD STREET in the City of Pittston, Commonwealth of
Pennsylvania, is hereby certified as blighted as per the stipulations of City of Pittston
Administration Ordinance No. 10-2018 and Act No. 1978-94 of the Commonwealth of
Pennsylvania.

2. The Codes Enforcement Department is hereby directed to order the owner of the property
located at 11-13 WOOD STREET in the City of Pittston, Commonwealth of Pennsylvania to
correct all of the violations causing the property noted above to be blighted or file an appeal
within thirty (30) days to the Board of Appeals of the City of Pittston. In the event that owner of
said property decides to rehabilitate the same, within thirty (30) days of the date of the
Department notice, the property owner must acquire a building permit, provide a rehabilitation
plan not exceeding twelve (12) months in duration and post a cash deposit in the amount of ten
percent (10%) of the total estimated rehabilitation costs or one thousand dollars ($1,000.00).
which ever is the lesser amount for said rehabilitation of the property in twelve (12) months or less. The City of Pittston will retain the cash deposit until an inspection of said property is conducted by the building/housing official. Upon said determination of completion the entire cash deposit will be returned to the owner. Furthermore, the property owner shall be informed that in the event that the property is not totally rehabilitated and the causes of blight removed in twelve (12) or less months or a period of time provided by the Board of Appeals, the City of Pittston, Pennsylvania will pursue legal action for the acquisition and disposition of the same, and will result in the City of Pittston retaining the cash deposit as a penalty.

[Signature]

Board Secretary