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TOWN OF BROOKHAVEN
BUILDING DIVISION

December 8, 2014

Mr. Robert Incagliato
Senior Building & Zoning Inspector
Town of Brookhaven
Department of Building and Fire Prevention
One Independence Hill
Farmingville, New York 11738


Re: **Damaged Structure (Old Island Squire)**
75 Middle Country Road, Middle Island
Middle Island, NY 11953
SCTM #0200-431-02, Lots 10 & 12

Dear Mr. Incagliato:

Attached please find the inspection report for the above referenced property.

If you have any questions regarding this report, please feel free to contact me.

Very truly yours,
CASHIN ASSOCIATES, P.C.

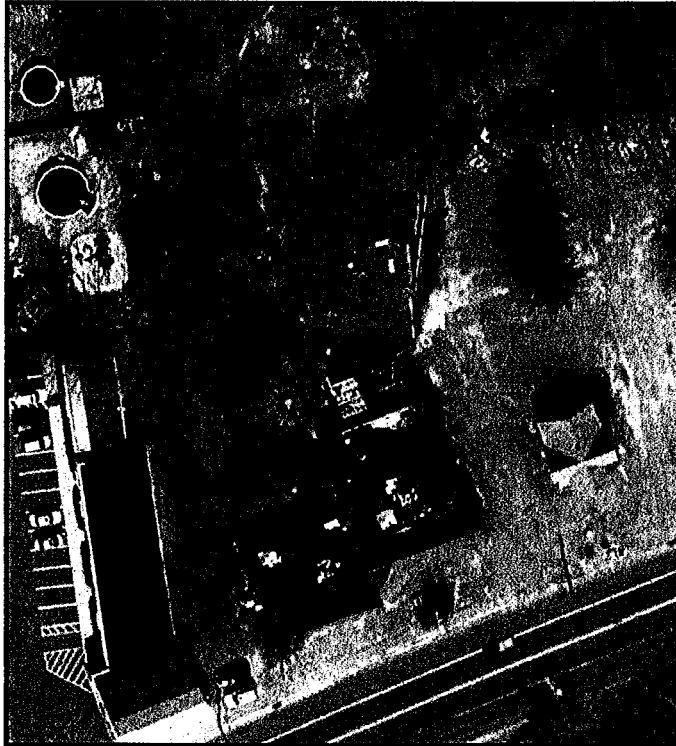

Thomas LaGuardia, PE

cc: Gregory Greene, CA
Jason Cecere, CA

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REPORT OF FINDINGS

75 MIDDLE COUNTRY ROAD
MIDDLE ISLAND, NEW YORK 11953
SCTM #0200-431-2-10 &12



prepared by:

Cashin Associates, P.C.

Engineering • Planning • Construction Management

1200 Veterans Memorial Highway, Hauppauge, New York 11788 - (631) 348-7600
80 SW 8th Street, Suite 2809, Miami, Florida 33130 - (305) 579-2006

DECEMBER 5, 2014

At the request of the Town of Brookhaven, Thomas LaGuardia, PE, Senior Engineer for Cashin Associates, P.C. performed a structural inspection of the commercial building (Old Island Squire) located at 75 Middle Country Road, Middle Island, NY. The one-story building (approximately 7500 square feet) is generally constructed with cement block exterior walls, with both wood framed roof sections and metal pan roof sections (supported by steel bar joists). There is a crawl space under the structure.

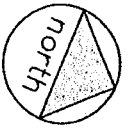
Based on the findings of this inspection, the structure should be deemed an "unsafe structure" and a "structure unfit for human occupancy", as defined in Section 107 of the Property Maintenance Code of New York State and Chapter 73 of the Town Code of the Town of Brookhaven. The determination was based on the following observations:

1. A large percentage of the wood framed roofing has collapsed into the structure and exposed the interior to the elements. The remaining wood framed roofing is in very poor condition and in danger of collapsing.
2. The steel framed roofing section is in very poor condition and is leaking rain water into the structure.
3. The building elements within the structure are decayed and dilapidated.
4. The flooring in many areas is missing or decayed to the point of failure, making access to the interior unsafe.
5. The building is in complete disrepair, contains filth and contamination, and all code required systems are in disrepair.
6. There are several fall hazards within the structure.

Based on the above, it is recommended that the building and all associated systems and structures be removed and the site restored. It should be noted that a separate asbestos survey report will be provided for this site. If asbestos is found in the structure it is recommended that the Town complete the demolition as a "Controlled Demolition with Asbestos in Place" in accordance with New York State, Industrial Code Rule 56.11.5.

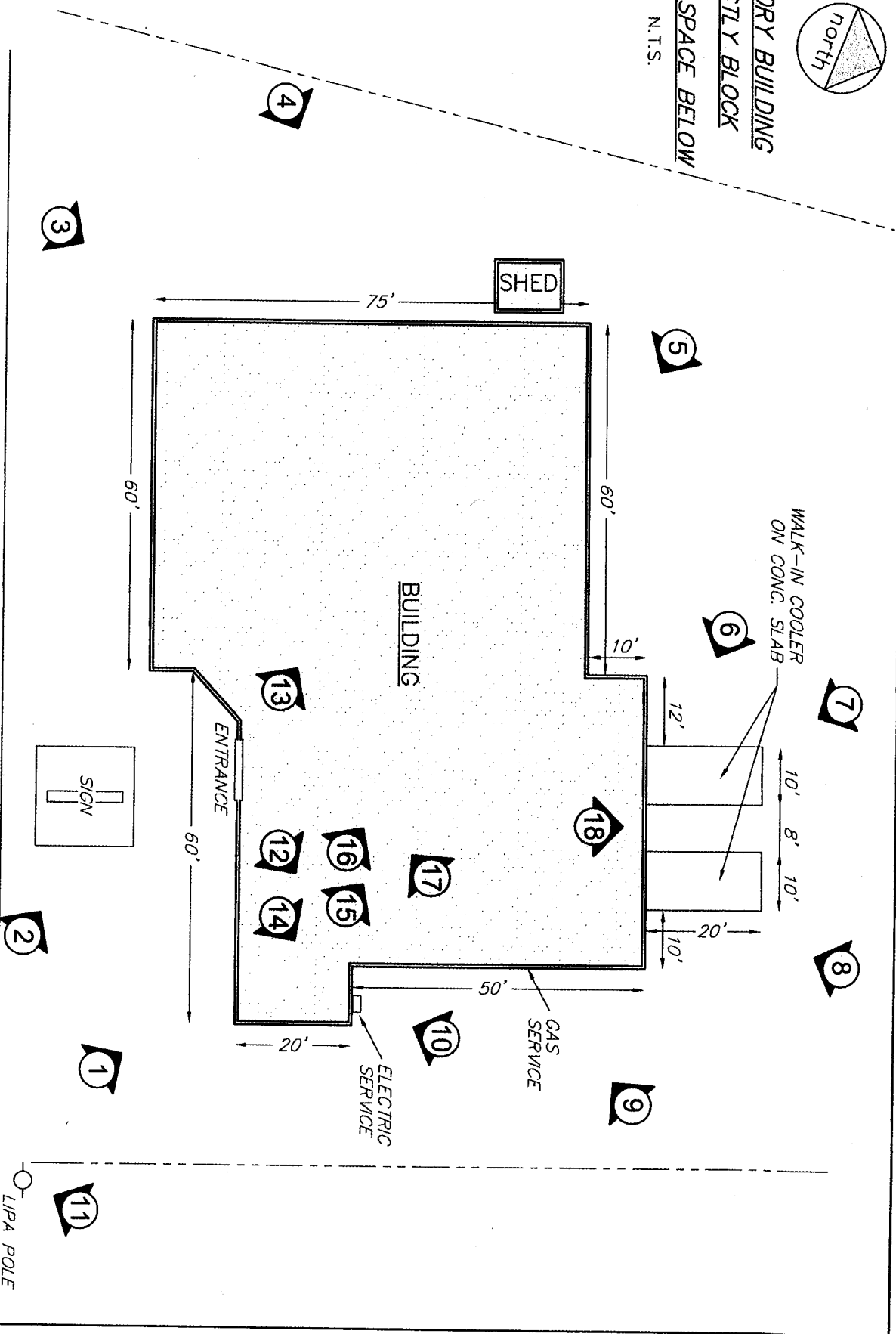
Appendix A attached to this report contains an approximate building plan and photograph log of the inspection.

APPENDIX A



1 STORY BUILDING
MOSTLY BLOCK

CRAWL SPACE BELOW
N.T.S.

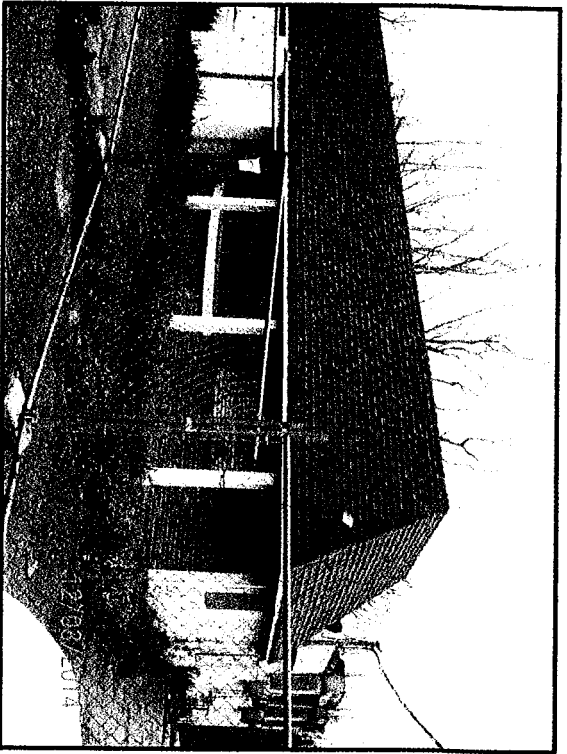


MIDDLE COUNTRY ROAD

75 Middle Country Road
Middle Island, New York

Gashin Associates, P.C.
ENGINEERING-PLANNING-CONSTRUCTION MANAGEMENT

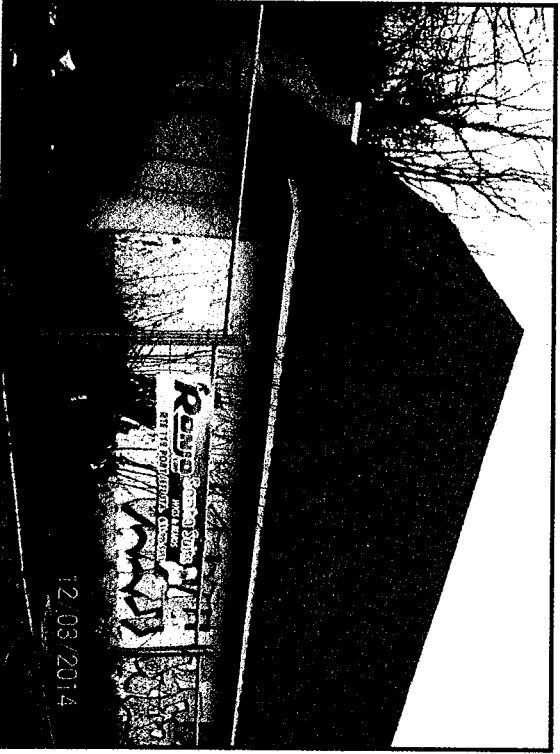
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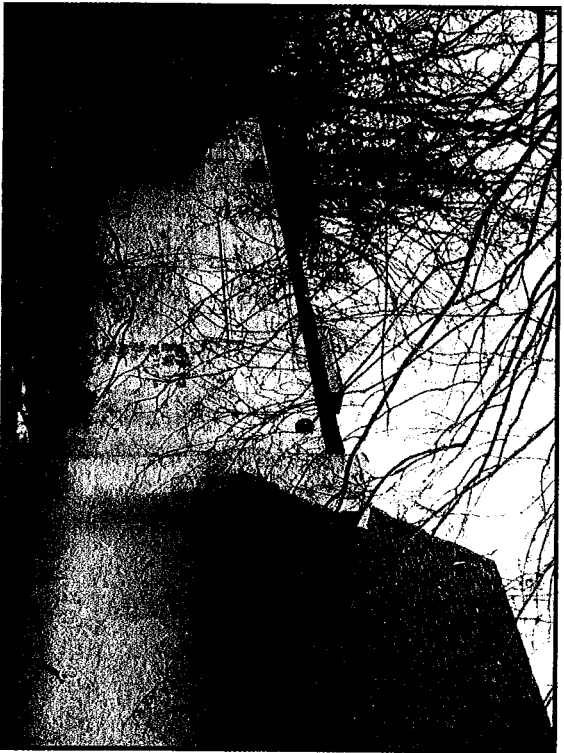
1. Exterior front view, east side



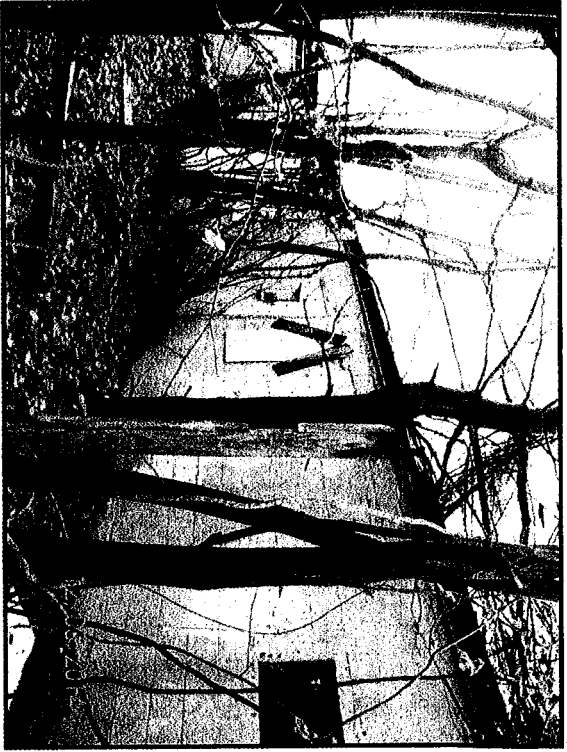
2. Front view with sign to be removed



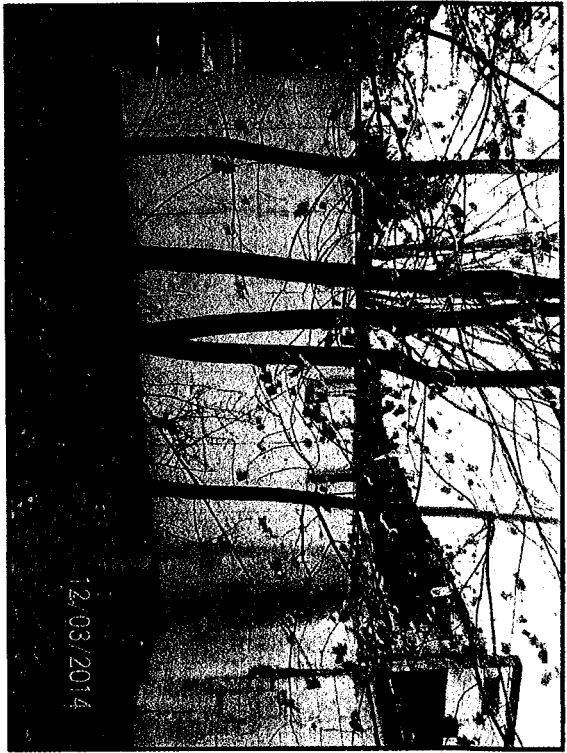
3. Exterior front view, west side



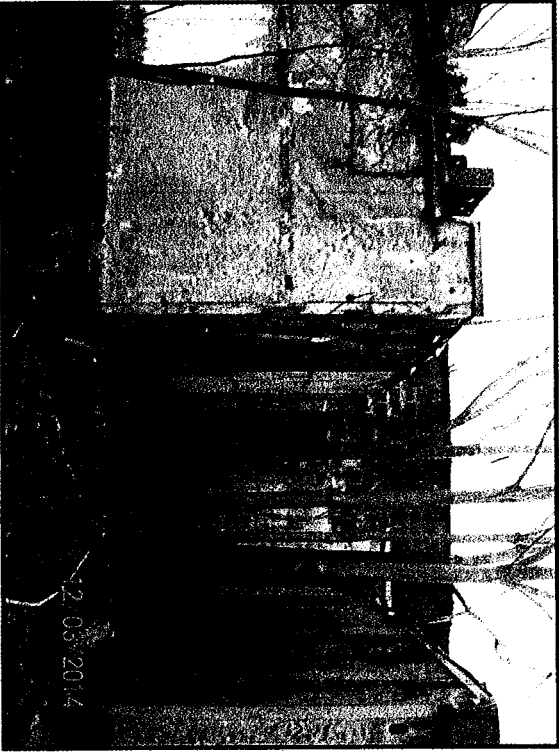
4. Exterior west side view with wooden shed



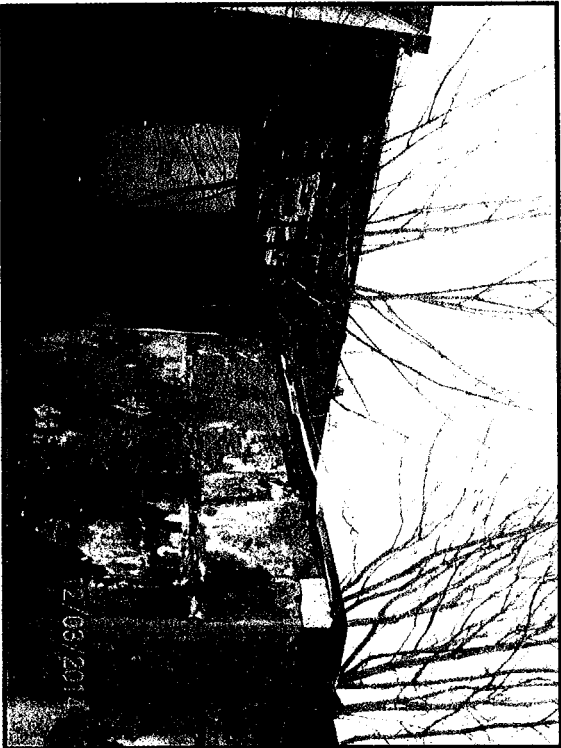
5. Exterior rear view



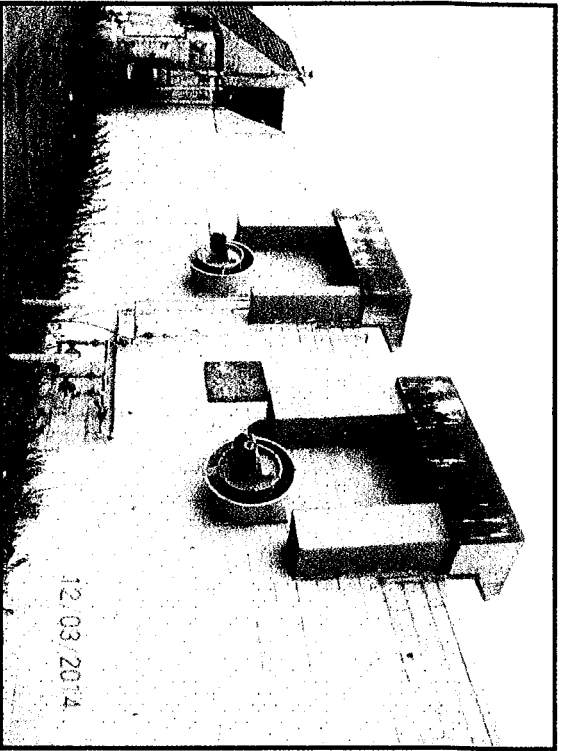
6. Exterior rear view with walk-in coolers



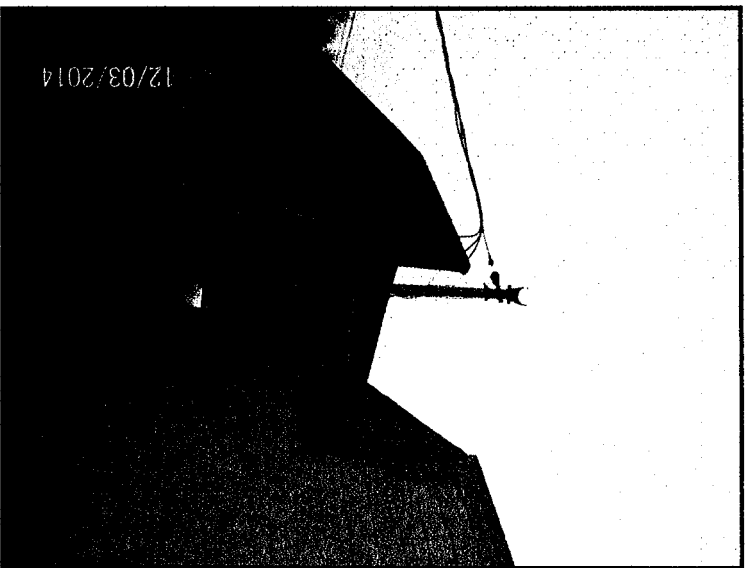
7. Exterior rear view between the two walk-in coolers



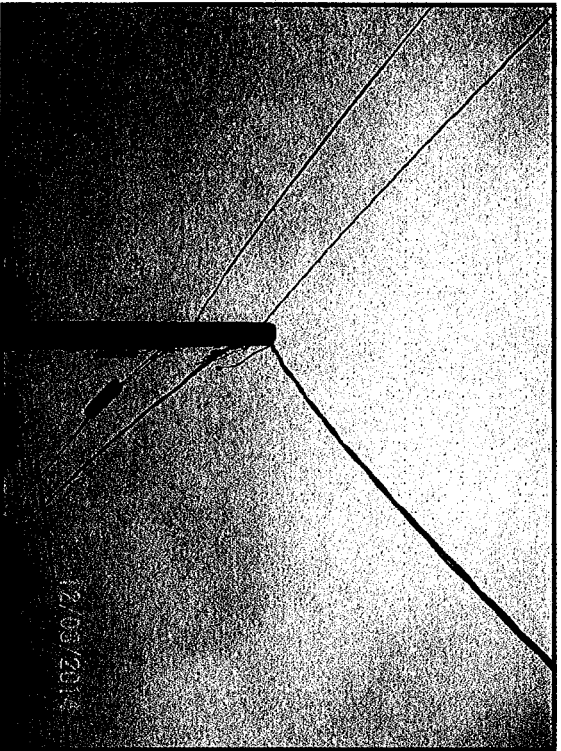
8. Exterior rear view shows failed exterior of walk-in cooler



9. Exterior view, east side, shows gas and electric services



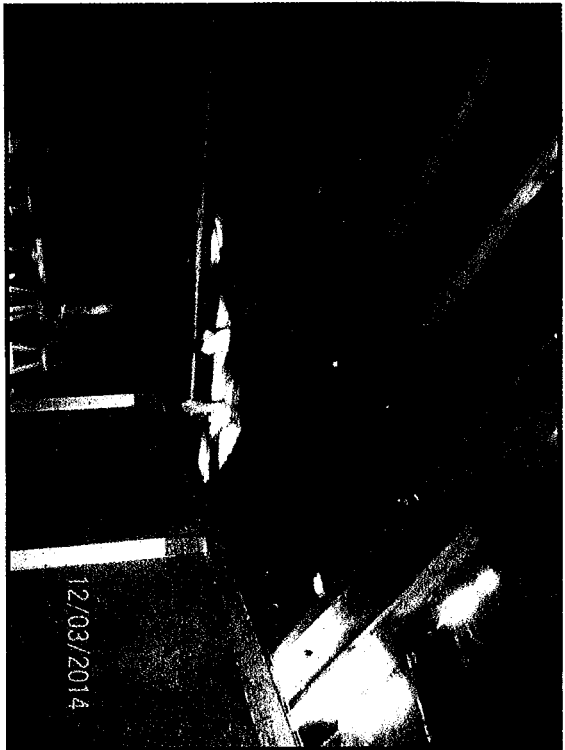
10. Exterior view, east side, shows electric service



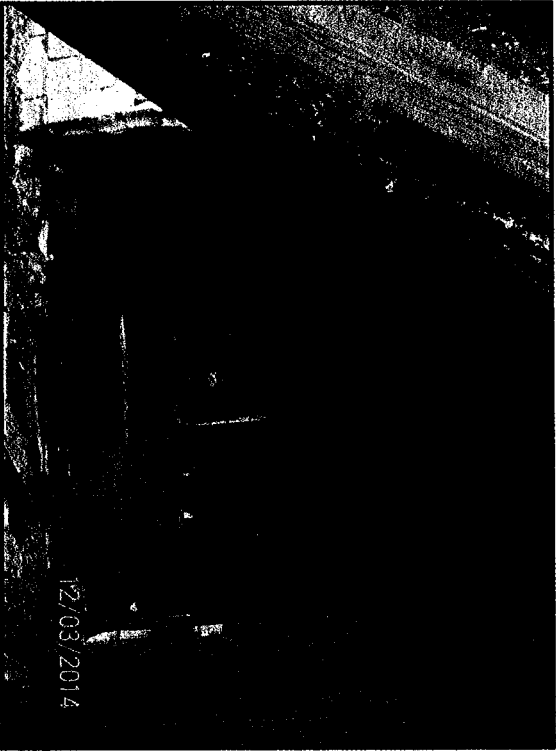
11. LIPA pole with electric service disconnected



12. Interior view shows fallen roofing



13. Interior view shows damaged and fallen roofing



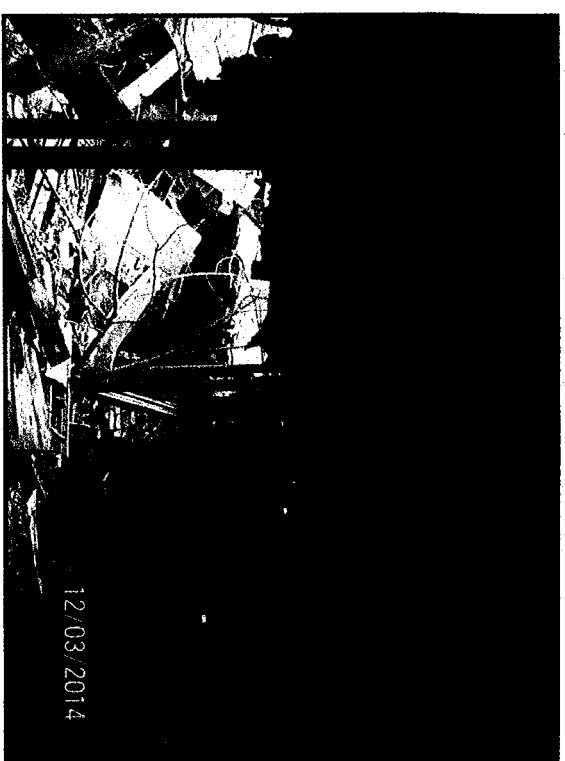
14. Interior view shows fallen roofing and open flooring



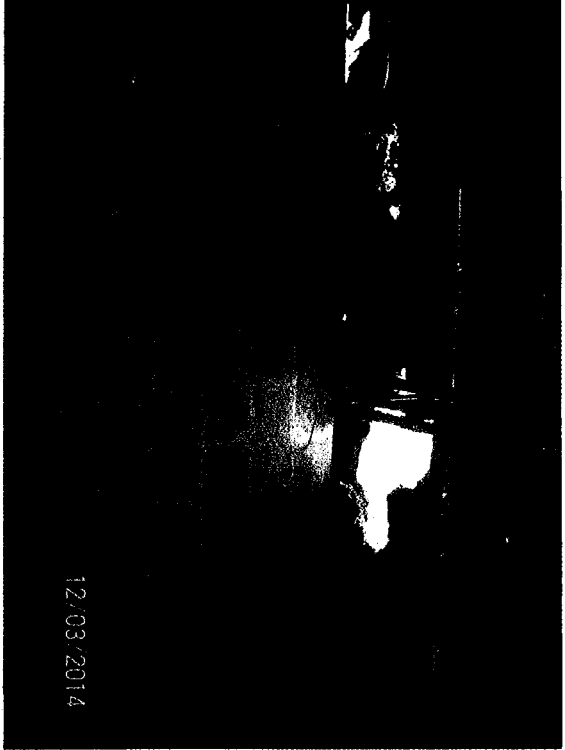
15. Interior view shows open flooring



16. Interior view shows missing and damaged roofing



17. Interior view shows fallen roofing and debris



18. Interior view shows falling roofing