Brookhaven Quality of Life Task Force Raids Two Houses In Farmingville
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Farmingville, NY - Brookhaven Town Supervisor Mark Lesko and Councilwoman Constance Kepert today announced the successful execution of search warrants at two illegal multi-family houses in Farmingville by the Town's Quality of Life Task Force. The raids on the properties at 66 Abner Drive and 43 Pinedale Avenue in Farmingville resulted in citations for 13 misdemeanors, nine Town code violations and numerous violations of the New York State Property Maintenance Code.

"These two homes have been a chronic problem in this neighborhood, impacting the quality of life of neighbors on these streets and posing a danger to the health and safety of the tenants, community and emergency rescue volunteers. Our Quality of Life Task Force is now sending a clear message to the owner of these homes, and suburban slumlords who illegally make a living from these rental properties - we're working overtime to put you out of business," said Supervisor Lesko. "Our task force is enforcing our Town Code in every corner of Brookhaven Town, targeting quality of life offenders, and prosecuting their violations to the fullest extent of the law."

Over the past several weeks, Brookhaven investigators and inspectors responded to community complaints about the two homes, which showed the houses were being illegally used and occupied as multi-family dwellings. Both properties, owned by Eteca Holdings Inc., were originally owned by Augusto Fernandes, who is the landlord of several properties in the community that have been cited for violations repeatedly dating back to 2005. Mr. Fernandes is listed as the Chairman or CEO of Eteca Holdings, Inc., according to documents on file with the New York Department of State.

"These two homes have been particularly egregious offenders of our Town codes over the years, with no regard for the neighbors in these communities or the tenants. After working to enforce housing codes throughout my district, we're now dropping a hammer on owners of properties like this with the Quality of Life Task Force," said Councilwoman Kepert.

Based on information from investigations of the two properties, the Quality of Life Task Force obtained search warrants for both properties, which were executed on Tuesday, August 4 by Officers of the Suffolk County Police Department Sixth Precinct as well as Investigators from the Town Attorney's Office, Brookhaven Town Building Inspectors, Waste Management Inspectors and Brookhaven Town Public Safety Officers.

A search of the records kept by the Building Department showed that neither house had permits for the construction of walls creating two or three separate living areas within the building, nor were certificates of occupancy on file for a two- or three-family residence.

Violations written against the properties are as follows:

66 Abner Drive, a HiGH-Ranch style home, was found to contain three separate apartments. Members of the Task Force from the Law Department issued the following violations:
- Three violations of Section 16-3 of the Code of the Town of Brookhaven (misdemeanors) - No Plans or Permits (apartments)
- Three violations of Section 16-4 of the Code of the Town of Brookhaven (misdemeanors) - No Certificate of Occupancy (apartments)
- One violation of Section 82-3F of the Code of the Town of Brookhaven (violation) - Neighborhood Preservation (open electrical outlet in basement bathroom)
- One violation of Section 82-6 of the Code of the Town of Brookhaven (violation) - Neighborhood Preservation (no smoke detector)
- One violation of Section 85-57 of the Code of the Town of Brookhaven (violation) - Non-Permitted Use (three family residence)

Members of the Task Force from the Building Department issued the following New York State Property Maintenance Code violations:
- §PM107.1.4 Unlawful structure,
- §PM302.3 Sidewalks and driveways,
- §PM304.6 Exterior walls,
Pinedale Avenue another HiGH-Ranch style home, was found to also have three separate apartments within it. Members of the Task Force from the Law Department issued the following violations:

- Four violations of Section 16-3 of the Code of the Town of Brookhaven (misdemeanors) - No Plans or Permits (apartments and garage conversion)
- Three violations of Section 16-4 of the Code of the Town of Brookhaven (misdemeanors) - No Certificate of Occupancy (apartments)
- Two violations of Section 82-6 of the Code of the Town of Brookhaven (violation) - Neighborhood Preservation (no smoke detector)
- One violation of Section 85-57 of the Code of the Town of Brookhaven (violation) - Non-Permitted Use (three family residence)

Members of the Task Force from the Building Department issued the following New York State Property Maintenance Code violations:

- §PM107.1.4 Unlawful structure,
- §PM302.3 Sidewalks and driveways,
- §PM304.6 Exterior walls,
- §PM401.2 Responsibility,
- §PM402.1, & §PM403.1 Habitable spaces,
- §PM601.2 Responsibility,
- §PM604.3 Electrical system hazards,
- §PM701.2 Responsibility,
- §PM702.1 [F] General,
- §PM702.4 Emergency escape openings,
- §PM703.1 Fire-resistance-rated assemblies,
- §PM704.2 Smoke alarms