§ 78-b. Demolition and removal of unsafe structures. The governing body of any city, town, or village may commence a special proceeding in a court of competent jursidiction to collect the costs of demolition, including reasonable and necessary legal expenses incidental to obtaining an order to demolish, from the owner of any building or structure that may now be or shall hereafter become dangerous or unsafe to the public. The provisions of article four of the civil practice law and rules shall govern any special proceeding commenced under this section.