

CODE COMMITTEE

City of Port Jervis

Common Council Chambers

Minutes - Wednesday, November 5th, 2014 – 5:30pm

Stanley Siegel
Committee Chairman

David Rivera
Building Official

Michael Reilly
Fire Inspector

Committee Members

David Bavoso
Carl Hendrick
Gerald Oney Jr.

Pledge of Allegiance

Roll Call: Stan Siegel, David Bavoso, Carl Hendrick, Gerald Oney Jr., Mayor Decker, David Rivera, Laurie Powrie

Public Comment:

Reading/Approval of the Minutes: October 1, 2014 Minutes

Fire Inspectors Report – None submitted.

Building Officials Report

Building Department Monthly Report

UPDATES ON FOLLOWING LOCATIONS REPORTED LAST MONTH

- a. 100 Pike Street – (Rite Aid Plaza) – Working on Punch List, partial Demolition & Asbestos permits obtained.
- b. 4 Gordon Street – Contractor is obtaining bonds for demolition.
- c. 131 Hammond Street – Very little activity, start LL4 process.
- d. 291 East Main Street – (Mad Dog Liquors) Progressing slowly, framing has started.
- e. 29 Front Street – (Ruby Group) No plans submitted, given 2 month extension by Planning Board
- f. 92 Front Street – Plumber call, nothing to date.

Old Business:

1. Dumpsters: Must be closed and locked at all times. - **Revise 457-10 Sub 1 a.**- wording to accommodate.

§ 457-10 Receptacle specifications.

- A. All refuse and garbage shall be stored and placed in watertight metal or plastic receptacles having handles and covers. Receptacles shall have a capacity of not less than 10 gallons nor more than 35 gallons.
- B. The City shall not be liable for any damage caused to a plastic receptacle by cold weather.
- C. Any liner used in a receptacle must be biodegradable.
- D. Paper bags or boxes are not acceptable and will not be collected.
- E. The property owner is responsible for providing acceptable receptacles for each living unit on his or her property.

2. A time frame for tarps on the roof. – Already in **Chapter 319** with a 90 day limit.

§ 319-12 Responsibilities of occupants and owners.

A. Occupants. Occupants of dwellings shall have the following responsibilities:

- (1) To keep the dwelling and premises the occupant occupies in a clean and sanitary condition.
- (2) To dispose of rubbish and garbage in a clean and sanitary manner as prescribed by City regulation.^[1]
: *Editor's Note: See Ch. 457, Solid Waste.*
- (3) To hang and remove screens provided by the owner except where the owner has agreed to supply such services.

(4) To keep plumbing fixtures in a clean and sanitary condition and to exercise all reasonable care in their proper use and operation.

(5) To exterminate insects, rodents or other pests in the case of an occupant of a single-family dwelling or occupant of a dwelling unit in a multiple-unit structure where that dwelling unit is the only one infested.

B. Owners. Owners of dwellings shall have the following responsibilities:

(1) To let no dwelling or room to anyone for occupancy unless it meets the minimum standards set forth in this chapter.

(2) To have the dwelling unit or room in a clean, sanitary and habitable condition; to free from infestation before renting; and to clean, repair and exterminate if needed to meet the requirements of this chapter before offering for rent.

(3) To provide screens in accordance with § 319-10A.

(4) To exterminate insects, rodents or other pests if infestation exists in two or more units of a multiple-unit structure, where infestation exists in shared or public areas of multiple-unit structures and where infestation exists in a single unit of a multiple-unit structure or in a single-family structure when infestation is due to failure of the owner to maintain the dwelling in a rodentproof and reasonably insectproof condition.

(5) Surface and subsurface water shall be appropriately drained to protect buildings and structures and to prevent development of stagnant ponds. Gutters, culverts, catch basins, drain inlets, stormwater sewers, approved combined storm and sanitary sewers or other satisfactory drainage systems shall be utilized where deemed necessary.^[2]

(6) Fences and other minor constructions shall be maintained in safe and substantial condition.

(7) Steps, walks, driveways, parking spaces and similar paved areas shall be maintained so as to afford safe passage under normal use and weather conditions.

(8) Yards and courts shall be kept clean and free of physical hazards.

(9) Heavy undergrowths and accumulations of plant growth which are noxious or detrimental to health shall be eliminated.^[3]

(10) Exterior wood surfaces of buildings and structures that are not inherently resistant to deterioration shall be periodically treated with a protective coating of paint or other suitable preservative.

(11) Floors, walls, ceilings, furnishings and fixtures of residential buildings shall be maintained in clean and sanitary condition.

(12) Accessory structures shall be maintained so as to be free of conditions detrimental to safety or health.

(13) Grounds, buildings and structures shall be maintained free of insect, vermin and rodent harborage and infestation. Methods used for exterminating insects, vermin and rodents shall conform to generally accepted practice.

(14) Where the potential for rodent or vermin infestation exists, windows and other openings in basements and cellars shall be appropriately screened with wire mesh or other suitable materials.

(15) From May 1 to October 1, entrances to residential buildings shall be provided with self-closing-type devices or screens, and windows and other openings used for ventilation shall be appropriately screened. Screens shall not be required in rooms located sufficiently high in the upper stories of multiple dwellings as to be free of mosquitoes, flies and other flying insects.

C. Owners of premises shall be responsible for compliance with this chapter and shall remain responsible therefor regardless of the fact that this section may also place certain responsibilities on operators and occupants and regardless of any agreements between owners and operators or occupants as to which party shall assume such responsibility.

3. Curb cuts must be done properly and driveway surfaces must be an impervious surface like blacktop, asphalt, concrete, brick, paver stone, etc. - **Suggested that we impose a 90 limit.**
4. All utilities underground in the City of Port Jervis by January 2040 (25 years). All new services or replacement services for Commercial or Residents must be run underground. – **No action on this yet.**

New Business:

1. Code changes to encourage business growth in the city. – **Being looked at by Corporation Counsel.**

2. Look at changing the City Charter to allow for the election of all city judges. - **Being looked at by Corporation Counsel.**
3. Look at changing the City Charter to allow for taxpayers with a lien to be able to buy it back until the tax sale.
4. Consider allowing 2 family dwellings, if owner occupied, if the building lost its multiple family status.
5. Code change that allows for a % of home sales to go toward a fund for city needs like parks, etc.

Public Comment: About Topics Covered in Tonight's Meeting

1. Lorraine Maequez – Parking permits and Hornbeck Ave concerns
2. Jill Beach – Parking Lot concerns
3. Jessica Delgato – Parking Lot concerns
4. Rosetta Everitt - Parking Lot concerns.

Based on comments received the Parking Lot regulations will be changed to Dec. 1st to Apr. 1st. at \$20.00 per month, with a prorated fee of \$10.00 per month for those who apply 1 week after the regulations are voted upon at the next council meeting.

Next Scheduled Code Meeting: **December 3, 2014 @ 5:30 pm - 6:30 pm**

Adjournment: **6:50pm**