

CODE COMMITTEE
City of Port Jervis
MINUTES – Wednesday April 2, 2014 7:00pm
Common Council Chambers

Stan Siegel
Committee Chairman

Laurie Powrie
Building Official

Committee Members
David Bavoso
Carl Hendrick
Gerald Oney Jr.

Michael Reilly
Fire Inspector

- Meeting Called to Order 7:00pm by Mr. Siegel
- Pledge of Allegiance
- Present: Councilman-At-Large David Bavoso, Councilman Oney, Councilman Siegel, Councilman Hendrick, Mrs. Powrie, Mr. Reilly
- Public Comment: Jim Blanton – owner of 5 historic, multi-family buildings in the City. Mr. Blanton stated that he and his partner own 5 historic, multi-family buildings located in the City and they have invested millions into them. Mr. Blanton is concerned with the recent events in Middletown regarding laws against multi-family properties. He is concerned and hopes that Port Jervis does not move in the same direction as Middletown and if they did, he would have 4 worthless properties. Mr. Siegel assured him that Port Jervis is taking a different tactic to the issue, and will be discussing a local law concerning abandoned, vacant and boarded up properties later in the meeting.
- Reading of the Minutes- Mr. Siegel; Motion by Mr. Hendrick to approve the March 5, 2014 Minutes, 2nd by Mr. Oney
- Building Officials Report:

Mrs. Powrie presented board with the Building Department March 2014 Monthly Report

18	Building permits – fees collected on building permits: \$2,674; 1 permit included a new construction recreation fee for \$500 (for Mad Dog Liquor)
27	Certificates of Compliance & Occupancy
6	Municipal Searches for Property Closings
1	Social Service Inspection
2	Planning Board Applications: For a total of \$2,900
46	Violation Notices
2	Appearance Tickets: Collected \$800 in court fees

Total amount collected: \$7,919 (month of March 2014)

Total amount collected: \$4,370 (month of March 2013)

- Fire Inspector's Report:

Kolmar: continuing to monitor. The fence offers emergency services access for the fire department. Police and ambulance have to utilize the front entrance.

Rite Aid: continuing to monitor. Mr. Reilly informed the sub-contractor that the plans were insufficient because they did not include fire alarms on the plans. Mr. Reilly is awaiting a response from the sub-contractor on the issue.

174 Pike Street: concern with studio apartments on 2nd & 3rd floor. Mr. Reilly stated that the Code requires smoke detectors in each sleeping space. He asked for interpretations of the state and is awaiting an answer on using battery powered smoke detectors and a heat detectors. Mr. Reilly checked back with the state and they are addressing the issue.

Dunkin Donuts: progressing. Mr. Oney asked if the fire alarm system was still up and running during construction. Mr. Reilly informed him that it was in working order.

Call boxes: (911 Boxes on each Firehouse) completed last month. Not done this month. They are in good working order.

- Updates on Following Locations Reported Last Month:

100 Pike Street: Rite Aid, Fusco Engineering handling inspections for Mrs. Powrie.

4 Gordon Street: Waiting to have asbestos survey done as per Vince Lopez.

Niles Residence: (tax sale) redeemed.

Kolmar Laboratories Renovation: Underway, Mrs. Powrie has not been called for any inspections recently.

291 East Main Street: Mad Dog Liquors – had their permit issued this week.

29 Front Street: Ruby Group; in the Planning Board Process. Their public hearing is this month.

29 East Main Street: (Midas Property) Mrs. Powrie has not seen much activity on property.

74 Kingston Avenue: Rea Used Car Property- (Laundromat) Mrs. Powrie received a Planning Board application yesterday. Mrs. Powrie stated that they will have their pre-submission meeting this month.

Dunkin Donuts: closed for renovations and will be tying in site work that the Planning Board has approved with this construction as well.

92 Front Street: Mrs. Powrie has spoken with the engineer and should receive construction documents for review soon.

143 East Main Street: Court case on garage is complete. Next court date for compliance of exterior maintenance issues is May 8th. Mrs. Powrie also stated that there is a new owner of this property.

131 Hammond Street: Planning on sending a letter to the current owner informing him that the permit held by the previous owner is expired and null in void and a new permit will need to be gained for the project.

-Mrs. Powrie rec'd a demolition permit today for 25 Bruce Street.

-One of the Partners from RC Race World, Mr. Lombardo came in acquiring about what would need to be done in they moved to a new location on Front Street with the Indoor Race Track. Mrs. Powrie informed him of the process involved and what needed to be done if they were to do so. Mr. Lombardo also asked Mrs. Powrie if RC Race World could build the Indoor Race Track

in the new location while they are in the process of trying to obtain Planning Board Approval. Mrs. Powrie informed them that they cannot do so.

-Mrs. Powrie stated that Mr. Oney had spoken to her about a property at 5-7 Stole Street. Mrs. Powrie stated that she had been there today and took pictures from different vantage points. After her review of the property, Mrs. Powrie stated that she will be sending out 3 violations on this property tomorrow. The issue is in regards to a large water tank (approx. 500-1000 gallons) on the property. The tank also appears to have an open, side manhole that is not covered and poses a hazard.

-Mr. Siegel asked Mrs. Powrie if she had issued any violations recently for the various debris that have been outside of the donation drop box at the Port Jervis Diner. Mrs. Powrie stated that she did notice today computer debris at the location and that she will be issuing a violation tomorrow.

-Mr. Siegel asked Mrs. Powrie about several mattresses and unregistered cars that were on properties in the 4th Ward. Mrs. Powrie stated that she has been sending out violations for this.

- Old Business:

Zoning By Definition for a Wine Bar in the Service Commercial (SC) zone: Mr. Siegel will follow up with Corporation Counsel on this matter and find out the status of the matter from Orange County Planning.

Film Industry Local Law: Corporation Counsel has drafted a law and Mr. Bavoso stated that it is set to introduce at the next Common Council Meeting for adoption.

New Construction: Underground Utilities Requirement: Mr. Siegel stated that Mayor Decker has had a conversation with Orange and Rockland on the issue and proposed to them about starting this with the East Main Street Project.

Tax Lien Situation: Mr. Siegel stated that he will be getting an opinion from Corporation Counsel if it would be in the City's best interest to move forward with this item.

- New Business:

Abandoned Property Law: Corporation Counsel has drafted a proposed law. Mr. Bavoso had concern over 2 different definitions for the word owner in the law. He stated that he will address the issue with Corporation Counsel. Mrs. Powrie suggested adding a definition for a property preservation company to the law. Mrs. Powrie also suggested adding a clause for roof repair stating only proper repairs and no use of temporary methods ie. tarps. Mr. Siegel announced a suggestion from Mayor Decker regarding a charge for boarded up windows on properties. Mrs. Powrie suggested including this in a different part of the code and not in the Abandoned Property Law so that it deals with all properties. Mr. Siegel is going to ask Corporation Counsel's opinion on the issue.

Parking: Section 505-27, Section 505-55: Offer parking permits for tenants to park in the City Municipal Lot on Front Street. Those interested, would be charged a monthly fee and given a parking sticker to display in their car. Mrs. Powrie stated that a count of the parking spaces should be done to determine how many spots would be available. This would limit the number of parking stickers given out to the number of spots available. Mr. Siegel stated that the lot would display a parking by permit only sign. Mr. Bavoso stated that he approves of implementing this pending feedback from Police Chief Worden. Mr. Bavoso also stated that the

parking permits should only be issued for the months when the parking curfew is in effect. Mr. Siegel stated that he will revise the section, discuss it with the Mayor and show to Police Chief Worden for comments and revisions.

Pawn Shops: Mr. Siegel stated that he will ask Corporation Counsel to draft a local law putting Pawn Shop approval at the discretion of the Common Counsel, removing the Mayor as the signatory.

- Public Input:

Mr. George Belcher stated that several people have complained to him about squatters living inside vacant properties. The Code Committee told Mr. Belcher that the Police Department should be notified of the complaints.

- Next Meeting: **Wednesday May 7, 2014 7:00pm**

- Motion to Adjourn: Motion: Mr. Hendrick Second: Mr. Oney
Meeting adjourned at 8:56 pm: Mr. Siegel

