

CODE COMMITTEE
City of Port Jervis
MINUTES – Wednesday January 8, 2014 7:00pm
Common Council Chambers

Stan Siegel
 Committee Chairman

Wayne Kidney
 Building Official

Laurie Powrie
 Assistant 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 Bavoso, Councilman Oney, Councilman Siegel, Councilman Hendrick, Mr. Kidney, and Mrs. Powrie (Mr. Reilly excused to attend EVR, recognized by Mr. Siegel)
- Building Officials Report:

Mr. Kidney presented board with the Building Department December 2013 Monthly Report

10	Building permits
10	Certificates of Compliance / Occupancy
11	Searches
9	Social Service Inspections
1	Social Service Re-Inspections
1	Zoning Board Application
21	License Renewals
1	Electrical License Application
41	Electrical Licenses Issued
11	Multiple Dwelling
19	Building Construction Inspections
24	Violations Notices
46	Other Inspections
12	Appearance Tickets

Total amount collected: \$12,612.50 (month of December 2013)
 \$74,346.00 (annual 2013)

- Commercial Projects (Under construction, in review, or pending):

100 Pike Street – Rite Aid, new construction- problems with frost, cannot compact backfill due to frost, currently at standstill with cold weather.

Kolmar Laboratories Renovation – gutted area that they are renovating, getting ready to start work, owner has questions for his design professional about the plans.

155 East Main Street – additions and renovations to entire business, waiting for plans to be revised and resubmitted for review.

291 East Main Street – Mad Dog Liquors – waiting for final review to be approved by our engineers so a permit can be issued.

33-37 East Main Street – Planning Board Application for fast food restaurant (previously KFC, owner now negotiating with Popeye's.)

29 Front Street – Ruby Group interested in renovating.

29 East Main Street – Met with two young local gentlemen who are interested in opening property as motor vehicle repair shop (Midas property). Mr. Kidney stated that he met with them and put them in the right direction for licensing and permits. Also, Mr. Kidney stated that this use is a pre-existing use which is valid until July 1, 2014 which would only require sign permits and an inspection prior to opening.

74 Kingston Avenue - Rea Used Car Property- owner marketing it, gentleman interested in putting a Laundromat and other uses business there.

Dunkin Donuts – renovation- discussed one time license fee for electrical work at Electrical Board. Renovations will be to interior plus owner is looking to convey a lot line change to give Dunkin Donuts more room for parking.

92 Front Street – Mrs. Powrie had inquiry from West Soloway who owns Fort Knox, Mr. Soloway is purchasing the Majestic Cleaner's Building located at 92 Front Street and is looking to renovate the building for a change of use under the Building Code to a consignment/pawn shop. Mr. Soloway was informed that he needs a design professional to review this matter.

Mr. Kidney also reports:

- 1) Mrs. Powrie has been updating vacant properties, the results are as follows:
 - The total number of residential vacant properties has increased from 110 to 120. 1st Ward: 31 (18 foreclosures), 2nd Ward: 34 (22 foreclosures), 3rd Ward: 26 (14 foreclosures), 4th Ward: 29 (16 foreclosures)
 - 31 Commercial Properties which are vacant (8 foreclosures)
 - Total Overall Foreclosures = 78.
- 2) 22 Court Cases for Thursday, January 16, 2014. (17 are snow removal tickets)
- 3) DPW has been ordered by Building Department to clear sidewalks during the last two snowstorms. There were a total of sixty-nine locations (due mostly to vacant buildings).
- 4) Plumbing Board and Electrical Board: Plumbers renewed 37 out of 38 and Electricians renewed 61 out of 65 for the year.
- 5) City of Port Jervis obtained five properties at last tax sale. Two are occupied: 33 Kingston Avenue, 169 Front Street, Three are vacant: 15 Seward Avenue, Old Chinese Restaurant on East Main Street, and house next to it on East Main Street.
- 6) There were nine properties at the last tax sale that were obtained by LLC's and Building Department will be pressuring owners to clean up properties after the Deeds are obtained.

- Updates on list from December Agenda:

100 Pike Street – Previously discussed under Commercial Projects Section. Mr. Siegel asked Mr. Kidney if owner had permit yet for Plaza. Mr. Kidney stated no, but owner is looking to start work there as he finishes projects at Rite Aid.

11 – 13 River Street – All unregistered vehicles are removed as discussed last meeting.

4 Gordon Street: Inquiry from contractor in Otisville, Mr. Kidney stated that he answered some questions, but not sure if a bid was made yet. Also, Mr. Kidney stated that Mayor Decker will be checking on issue and may have something for Council Meeting.

Niles Residence: Sold in tax sale. Mrs. Powrie will be addressing issues with new owner as soon as they have a Deed.

Port Jervis Tire – Mr. Kidney stated that the travel trailer has been removed as discussed last meeting.

143 East Main Street: In court again on 01/16/2014.

131 Hammond Street: Siding work still being done, but slow.

41 Mechanic Street: Still Monitoring ACD, Mr. Kidney stated that he will do a walkthrough of the site on 01/10/2014.

177-179 Ball Street – Neighborhood complaints of property. Mr. Kidney contacted the local agent for the property and the repairs of concern were taken care of and the garbage was removed. Also, the problem tenant has since moved. No further issue.

126 Front Street – carried over from October Meeting by Mr. Siegel. Mr. Kidney reports no one living inside residence. No further issue.

124 Front Street – carried over from October Meeting. Mr. Kidney reports overgrown bushes have been taken care of as of weekend after October meeting. No further issue.

- Old Business:

Zoning By Definition for a Wine Bar in the Service Commercial (SC) zone: Mr. Brady previously stated that he will see what they hold up is. Mr. Kidney is not sure what the holdup is and has nothing new to report.

Peddlers Permit: Mr. Brady has followed through with issue and issue is resolved. No further action required.

Underground Utilities: Nothing new to report.

Sidewalk Replacement Program: Mr. Oney reports that the CDA has applied for a grant, but has not heard anything back yet.

Zone Change for CBD in the area of Hammond/Franklin from Spring to Fowler and Sussex St from Hammond to South Broome : Mr. Kidney stated that the Council approved this matter before Christmas with Ed Garling, but Wayne has heard nothing further on it since. Mr. Siegel asked Mr. Kidney to follow up on the matter and Mr. Kidney agreed.

Film Industry Local Law: Mr. Kidney has heard nothing further from Mr. Brady who stated at last meeting that the Town of Blooming Grove has a local law in place and he will be examining the law and refining to fit our needs.

Samaki: Mr. Siegel sent to Mr. Kidney on Christmas Eve a picture of a large puddle of standing water in gutter in front of Samaki. Mr. Kidney stated that this is a constant problem and it is unsightly. Mr. Kidney stated that he will be requesting the owner to power wash the side walk and follow up with cleaning on a regular basis. Mr. Kidney also stated that he will remind them to use environmentally safe cleaners when power washing, so there will be no issues with the storm drains.

Fire Inspector Report:

Bon Secours: Fire evacuation plan is approved and they are training personnel and it will be tested in the near future. The EVAC plan is now being handled by their emergency manager and we will be involved with that as soon as it is finished and the weather cooperates.

Taste of Sicily: is progressing and he regularly does site visits.

Rite Aid: is progressing and he will stay in contact with them.

Hillside Terrace: is status quo.

Mad Dog Liquor: nothing new.

Call boxes: in good order.

- New Business

33-37 East Main Street – Planning Board Application for fast food restaurant (previously KFC, owner now negotiating with Popeye's.)

Orange and Rockland- got extension in December Planning Board Meeting for upgraded substation.

Zoning Map Change: Orchard Street Properties – Mr. Bavoso asked about changes in the Zoning Map over one property on Orchard Street owned by Phyllis and Gladdis Wells. The property is a double lot and the owners want to subdivide the lot and build a house on it. Mr. Kidney stated that he spoke with Mayor Decker on the issue. Also, Mr. Kidney stated that the letter would have to read at a Council Meeting and have a public hearing on the issue at a Council Meeting. Mr. Bavoso asked Mr. Kidney how long ago the Hill Street Zoning Change occurred. Mr. Kidney stated that himself and Mrs. Powrie would check and contact Mr. Bavoso.

15, 17 Hornbeck Avenue – Mr. Oney asked Mr. Kidney for updates on these two properties. Mr. Kidney stated that they are now in compliance and that he cited 15 and 17 Hornbeck Avenue.

A Taste of Sicily Pizza – Mr. Oney asked Mr. Kidney about the status of A Taste of Sicily Pizza. Mr. Kidney stated that himself and Mrs. Powrie had been there on 01/06/2014 and the owner had a couple of questions on installations that his plumber did. Mr. Kidney stated that he has to get back to him on one issue and that items that were still unfinished were the completion of the walls and trim work, and the plumber stated he has approximately four hours of work left.

Warming Station – Mr. Siegel stated that Empowering Port Jervis will now be handling the warming station. Mr. Kidney added that there are no issues with the Warming Station as long as

there are no beds/cots and overnight sleeping. Mr. Kidney also added that there is no issue with the Warming Station being open 24 hours a day, however, it cannot turn into a bunk house or zoning laws would kick in.

Indoor RC Racing – Mr. Kidney stated that he spoke with Mayor Decker about this issue on Monday. Mr. Kidney states that there are pictures all over Facebook on a constant basis. Mr. Kidney states that he has sighted the property owner for illegal activity and Mr. Fernandez has been informed several times of what needs to be done. The space has no CO and Mr. Kidney has cited the owner and told him to cease and desist. Mr. Kidney states that Mr. Fernandez must go to the Planning Board for a conditional use permit for a Not for Profit Membership Club for conditional use. Mr. Siegel asked Mr. Kidney about the type of costs that Mr. Fernandez would face. Mr. Kidney stated that Cost 1: Has to have a design professional evaluate the space for the use he wants to put in the space. The Professional will then review the space and tell Mr. Fernandez what he needs out of existing building code to make this happen for issuance and classify for use under code and submit to Building Department for permit. Cost 2: Making application for site plan approval to Planning Board. Mr. Siegel asked what the name of Mr. Fernandez’s Facebook page was. Mrs. Powrie stated that it is: RC World Depot.

Mr. Siegel also reports:

- He wants the Committee’s Focus to be looking at all codes that are not mandated by Federal and State Government and try to make these more business and people friendly, in order to get businesses in Port Jervis quicker and make it easier for people to live in Port Jervis. Mr. Siegel also stated that he has created a Gmail account for the public to respond to with concerns over the current code: pjnycodes@gmail.com. Mr. Kidney added that the Zoning Ordinance would be the section to look to for change by possibly changing some of the Conditionally Permitted Use to Permitted Uses.

Fire Inspector Report:

Dollar General- had a problem with an alarm company switch last Friday late in the day. Mr. Reilly reports that he worked with them that night over the weekend. Mr. Reilly reports all is in good order now.

- Public Input: No Public Comment
- Next Meeting: **Wednesday February 5, 2014 7:00pm**
- Motion to Adjourn: Motion: Mr. Hendrick Second: Mr. Oney
Meeting adjourned at 7:56 pm