

Minutes of a Public Hearing held by the Town Board of the Town of Riverhead, at Town Hall, Howell Avenue, Riverhead, New York on Thursday, November 19, 1998, at 1:00 P.M.

Present:

Barbara Grattan,	Town Clerk
Adam Grossman, Esq.,	Town Attorney
Leroy Barnes	

Public Hearing opened: 1:05 p.m.

Barbara Grattan: "The time is 1:05 and I have affidvits of publishing and posting of a public hearing to be held at Riverhead Town Hall, Riverhead, New York at 1:00 p.m. on November 19, 1998 to hear all interested persons who wish to be heard regarding Chapter 54 Unsafe Buildings and Collapsed Structures property owned by George Kaimis, located at Pulaski Street, Riverhead."

Adam Grossman: "Yes. This public hearing is regarding Chapter 54 in connection with real property located on Pulaski Street in Riverhead owned by George Kaimis. Tax Map No. is 126-1-23. I have before me a letter from Sharon Klos, the Building Permits Coordinator for the Town of Riverhead. She has previously submitted her qualifications in which to review real property within the Town of Riverhead pursuant to Chapter 54 of the Riverhead Town Code.

I would like to read this particular letter from Sharon Klos into the public hearing record in connection with this property.

The deeded owner of record is George Kaimis. His street address is 399 Northern Parkway, Uniondale, New York 11553. The subject property is Pulaski Street in Riverhead. The tax map number as I had mentioned previously, 126-1-23.

I, Sharon E. Klos, Building Permits Coordinator of the Town of Riverhead, being duly sworn, says: That on April 17, 1998 at 12:40 p.m. I visited the above referenced site and found that said buildings are in violation of Chapter 54 of the Town Code of the Town of Riverhead entitled Unsafe Buildings and Collapsed Structures.

The following conditions exist:

1. Inadequate maintenance
2. Dilapidation
3. Abandonment
4. Structurally unsafe
5. Broken windows
6. Structure leaks and rotten, in need of repair
7. Rotten facia on building
8. Exterior in need of painting
9. Building had been vandalized
10. Parts of the building are exposed to the elements
11. Three 55 gallon drums on site to be disposed of
12. Spill occurred 3/15/95, DEC spill #94-16208, case still

pending.

In closing, I would recommend this building be demolished as soon as possible.

Now I have this letter from Sharon but we just need-- from the notary the stamp that this, in fact, is a notarized document so Mr. Barnes who is actually here to speak before-- at this public hearing if you could provide that to the Town Clerk. Okay."

Leroy Barnes: "Yes, I will."

Adam Grossman: "Okay. That will be very good. Mr. Barnes, if you could state your position for the Town of Riverhead?"

Leroy Barnes: "I am the Building Department Administrator for the Town of Riverhead. I've been with the Town for 18 years. I've been in the position-- the current position for the past two years."

Adam Grossman: "Okay. And what would you like to add to Ms. Klos' comments regarding this particular property as it pertains to Chapter 54 of the Riverhead Town Code?"

Leroy Barnes: "Based on my observation and discussions with Ms. Klos, I recommend that the Town also would consider demolishing this building as soon as possible and, if not, we can secure the building immediately. And then go for bid for demolition. The building is exposed and open. There are broken windows, there are open doors, and I would believe before we go out to the bid process that the Town should consider passing a resolution first to secure it and then to demolish it."

Adam Grossman: "Okay. Is there anything else you'd like to add at this time?"

Leroy Barnes: "No."

Adam Grossman: "Okay. Is there anyone else who would like to speak in connection with this public hearing? If not, I declare the public hearing closed. The time is 1:09 p.m."

Public Hearing closed: 1:09 p.m.

Public Hearing opened: 1:10 p.m.

Barbara Grattan: "The time of 1:10 p.m. has arrived. I have affidavits of publishing and posting of a public hearing to be held at Riverhead Town Hall, Riverhead, New York at 1:10 p.m. on November 19, 1998 to hear all interested persons who wish to be heard regarding Chapter 54 Unsafe Buildings and Collapsed Structures, property owned by Anthony R. Librizzi & Ardis Honohan, located at 46 Front Street, Riverhead."

Adam Grossman: "This public hearing is regarding the property previously mentioned by the Town Clerk at 46 Front Street, Jamesport, New York. It is tax map no. on the property is 600/92/3/41. The owner of record of the property is Anthony R. Librizzi, Jr. and Ardis Honohan and Mr. Barnes from the Building Department is here. Mr. Barnes do you have anything to submit on behalf of Mr. Johnson or-- "

Leroy Barnes: "Yes. The Fire Marshal was not able to attend today for training. I'm submitting a recommendation-- a memorandum that I'm asking the Town Attorney to please read into the record. It is known as 10 Front Street in Jamesport, Bayview Motel. I'm submitting that to you as a recommendation from the Fire Marshal."

Adam Grossman: "Okay, thank you. I'm going to read a statement from Mr. Johnson into the record. This, much like the statement from Sharon Klos, does need to be notarized for the record, which it will be prior to submission. This is from Mr. Johnson regarding this particular property."

This structure has several serious structural defects as well as

numerous other prior safety and sanitary violations. Any plan for remediation and reoccupancy of this building must address the following:

1. An engineering plan with seal and signature to repair the cracked and rotting support beams in the basement.
2. An engineering reports as to the structural integrity of the stairs and the second and third story floors.
3. A plan to remove the asbestos on the boiler and pipes in the basement.
4. A repair and/or replacement of the local fire alarm system in the building to the proper operating condition as originally installed.
5. Repair of the bathroom/shower facilities.
6. Correction of other fire safety violations.

I would recommend to the Town Board to set a 60 day time limit for the submission of the appropriate engineering report and application for the necessary building permit.

During this 60 days, the owner or his agent should be permitted access to the building for purposes of security and/or general cleanup. The owner or agent should file a release of liability to the Town of Riverhead, acknowledging their understanding the structure was deemed unsafe and their occupancy is being permitted in accordance with New York State Code section 1153.1c.

In the event the engineering report is not submitted in a time established by the Town Board, I would recommend the Town immediately secure the building and continue the legal process to demolish the structure.

Mr. Barnes, would you like to add anything to that statement of Mr. Johnson?"

Leroy Barnes: "Yes. I would like to add that on behalf of the Building Department, we had asked the Town Engineer to do an inspection while we did the notice to vacate and the actual vacating

of the building. The town engineer is here; he would like to submit in writing and verbally I would think to the record, his findings as to what he had found on November 5th."

Adam Grossman: "Okay. Mr. Barnes, before actually I have Mr. Testa make a statement, if you could also give your name and title in connection with this public hearing."

Leroy Barnes: "My name is Leroy E. Barnes, Jr. I am the Building Department Administrator for the Town of Riverhead."

Adam Grossman: "Okay, thank you. Mr. Testa, if you could state your name and your position in the Town of Riverhead for the record, please?"

Ken Testa: "My name is Ken Testa. I'm the Riverhead Town Engineer."

Adam Grossman: "Okay. And it is my understanding that you have a statement in connection with this public hearing regarding real property located at 46 Front Street in Jamesport, New York?"

Ken Testa: "That is correct."

Adam Grossman: "Okay. Would you like to read that statement in the record?"

Ken Testa: "Yes. On November 2, 1998 I was asked to perform a structural inspection of the property located at 10 Front Street in Jamesport known as the Bayview Motel. This property is listed as Suffolk County Tax Map No. 0600-92-3-41. On November 5, 1998, I did personally perform a structural inspection of the foundation, floor support system, walls, roofs, and all accessible structural components of the subject building.

As a result of this inspection, I identified several areas of significant structural deficiency. These areas consisted of split, cracked and dry rotted floor support beams, inadequate floor support posts, sagging floors, weakened beam splice joints and damaged stairways. In my professional opinion, these deficiencies are significant enough to jeopardize the safety of the building occupants and therefore I recommend that the building not be occupied until such time that these deficiencies are corrected and re-inspected.

Any proposed structural repairs must be designed and supervised by a licensed New York State professional engineer or architect. Plans for any such repairs must be sealed by a licensed design professional and submitted to the Town of Riverhead for review and approval.

Adam Grossman: "Mr. Testa, is there anything you'd like to add to this public hearing record regarding the property?"

Ken Testa: "No."

Adam Grossman: "Okay. I thank you very much. Is there anyone else that would like to speak at this public hearing?"

Leroy Barnes: "Yes. I would also like to submit Fire Marshal's statement of qualifications for the record."

Adam Grossman: "Yes."

Leroy Barnes: "As well as I'd like to have the Town Attorney and the Town Clerk recognize Fire Chief David Anderskevis (phonetic) speak."

Adam Grossman: "Okay. Good afternoon. Sir, if you would give your name and title for the record for the Town of Riverhead?"

David Anderskevis: "My name is David Anderskevis (phonetic). I'm First Assistant Chief of the Jamesport Fire Department."

Adam Grossman: "Okay. And what would you like to testify-- what testimony would you like to submit this afternoon in connection with this public hearing?"

David Anderskevis: "Basically I did the inspection along with the town engineer, the fire marshal. After doing our-- you know, that inspection seeing what, you know, as far as structural defects, very concerned about the possibility of that place catching fire and having to deal with fighting it. I strongly suggest that the town go forward with the Chapter 54 to see that that place is demolished and it would be very-- I spoke with the fire marshal. I would like to see the building boarded up as soon as possible. I don't want to continue to see the building open. I'm just not comfortable with it. I'd like to see the building boarded up as soon as possible."

Adam Grossman: "Okay. Is there anything else you'd like to add to your testimony?"

David Anderskevis: "No, that's it."

Adam Grossman: "Okay. Thank you very much. Is there anyone else that would like to speak at this public hearing? If not, the time is 1:16 p.m. and I declare the public hearing closed."

{Public Hearing closed: 1:16 p.m.}

Barbara Guttman
Court Clerk