

**CODE ENFORCEMENT COMMITTEE
SPECIAL MEETING MINUTES
Wednesday, December 13, 2023
City Council Chambers**

CODE ENFORCEMENT COMMITTEE MEMBERS IN ATTENDANCE:

Richard J. Brown, Chief Building Official
Edward Spyros, Zoning Enforcement Officer
Raymond Rogozinski, Public Works
Susan Tyler, City Council (Chairperson)
Robert Longo, Water Dept.
Robert Osborne, Lt. BPD
Michael Yacovino, BFD

Also in Attendance: Jeffrey Steeg, Corporation Counsel
Lindsey Rivers, DPW (zoom)
Josh Corey, DPW
Erica Mikulak, BBHD
Kristopher Lambert, BFD (Zoom)
Aubrey Minkler, BPRYCS (Zoom)
Tom Denoto, Assessors Office
Ann Bednaz, Tax Collector
Carrie Tedd, Senior Center (Zoom)
John Aniolowski, BHA
Ray Zagurski, Animal Control Officer
Jeffrey Caggiano, Mayor (Attended briefly)

ITEM 1. Call to Order and Introductions

Susan Tyler, City Council, called to order the Wednesday, December 13, 2023, Code Enforcement Special Committee Meeting at 9:00 AM in the City Hall Council Chambers Meeting

ITEM 2. Approval of November 01, 2023 Information Minutes

It was **MOVED** by Commissioner Ed Spyros and **SECONDED** by Commissioner Robert Longo to approve the meeting minutes from November 01, 2023

Richard J. Brown, BBD, made a correction on page two of the last meeting minutes, it should be 30 Tuttle Street, not 30 Tuttle Road.

Commissioner Ed Spyros, amended his motion to accept the correction, Seconded by Commissioner Robert Longo. All in favor, the **Motion carries**.

ITEM 3. Public Participation.

None.

ITEM 4. New Business

Remove from Agenda due to special meeting.

ITEM 5. - Discussion of Properties of Interest and/or concern to Committee Members

425 North Main St. (Bell City Barber Shop) Toilet issues above the business. Richard J. Brown, BBD. A group inspection was held in late November and a notice of violation was sent Dec 08, 2023, Thomas Damon-Smith, Code Enforcement Officer Spoke with the property manager who stated the leak was coming from the third-floor bathroom toilet supply line, Inspection was done Dec 07, 2023, with follow up Dec 18, 2023. Erica Mikulak, BBHD. The original inspection was scheduled on the third floor, while conducting this inspection the six floor Barber shop business owner met the inspectors in the parking lot indicating some items. We verified the leak which is not active. It didn't leak while there but the owner showed videos and photos. BBD and BBHD issued a Notice of Violation. The owner not to use the station near the leak as if has not been verified yet if the leak is human urine. Ongoing.

ITEM 6. Old Business

13 Landry St. Richard J. Brown, BBD. A violation letter was sent on Nov 07, 2023, giving 30 days to comply. A follow-up visit was scheduled for December 07, 2023, but did not occur, a revisit will be done tomorrow Dec 14, 2023. A ticket may be issued. Erica Mikulak, BBHD did a site visit in response a complaint regarding water getting into South Side Meat Market along with the Dryer Cleaning business from the retaining wall. They confirmed there is no water coming in.

295 Park St. Richard J. Brown, BBD. The owner pulled 5 permits to fix the violations including flooding the basement. Ann Bednaz, Tax Collector, no taxes owed. Erica Mikulak, BBHD. A Notice of Violation was issued. The owner is working on getting the violations corrected. Michael Yacovino, BFD. Met with the owner and he is working on fixing the fire violations. Ongoing.

163 School St. Richard J. Brown. BBD. The violation was an exterior three-story porch that was falling. The owner has taken out permits, the siding has been completed, and framing inspections are not done. Working on it, the building is watertight. Ongoing.

304 Terryville Rd. Richard J. Brown. BBD. Lack of maintenance on stairs, handrails, and roof, a Notice of Violation letter was sent on Dec 07, 2023. Nothing has been completed. A Citation Ticket will be issued. Follow-up visit on December 17, 2023. Ongoing

210 Divinity St. Richard J. Brown. BBD. This property has complied with Building Code Violations. The Barrels were returned to the property from Public Works per Lindsey Rivers. Some questions were brought whether this property should be keep on the watch list. Closed.

Commissioner Ray Rogozinski made a motion to remove 210 Divinity St. from the Agenda and was seconded by Commissioner Robert Longo, All in favor, Motion was carried.

30 Tuttle St. Rick J. Brown. BBD. A collapsing wall between two residents, and no one is taking responsibility. There was confusion with the address and a Notice of Violation will be

sent after verifying the correct address. The owner has been in contact with the BBD, she is very cooperative in make the corrections. A meeting with the owner is to follow. A Citation Ticket was issued under the wrong address so therefore is has been void. Ongoing.

40 West St. Susan Tyer, City Council. This property should be moved to the Long Term Watch List.

Commissioner Ray Rogozinski made a motion to move 40 West St. to the Long Term Watch List. And was seconded by Commissioner Ed Spyros. All in favor, Motion carried.

52 Manross Rd. Richard J. Brown. BBD. The owner is addressing the violations for the rear deck. An inspection is scheduled for a pier to correct the violations. Ongoing.

126 High St. Richard J. Brown. BBD. There was an issue with getting the correct mailing address. Another Notice of Violation was sent on November 07, 2023, a follow-up is coming up after 30 days. Ongoing.

16 Bishop St. Richard J. Brown. BBD. Met with the contractors, received 1st estimate, waiting for 2nd estimate on the cost of repair of porch and roof. Ongoing.

81 Grove Ave. Erica Mikulak, BBHD. The Komanetsky Estates, BHA Has Submitted A Pest Control Management Plan. The whole facility has been treated. The cockroach issue no longer exists. The owner complied with the violations.

Commissioner Robert Longo made a motion to remove 81 Grove Ave. from the Agenda which was seconded by Commissioner Ed Spyros. All in favor, Motion carried.

57 Madison Dr. Erica Mikulak, BBHD. The correct address is 57 Madison Drive, this was closed at the last meeting

112 Mountain View Ave. Raymond Rogozinski, Public Works. The property was cleaned on November 18, 2023

231 Washington St. Richard. J. Brown. BBD. Tenants complained about issues with the bathrooms, a site visit revealed many violations and part of the dwelling was condemned as unsafe. A permit was taken out but the violation has not been corrected. Including the ceiling issues. A Citation ticket will be sent. Ongoing.

916 Stafford Ave. Richard. J. Brown. BBD. The owner has taken out permits, has removed most old contaminated materials, and all inspections passed. Thomas Damon-Smith, Code Enforcement Officer, and Paul Tramadeo, Commercial Inspector did a roof inspection, the roof has been replaced and is weather-tight. One roof permit, one plumbing permit, one building permit, and three HVAC permits were taken out. Erica Mikulak, BBHD, confirmed that no more issues regarding the roof exist, however, a complaint came in from the Salon, there is a sewage backup affecting also the nail salon next door and the convenience store. The owner is working on correcting the problem and also other miscellaneous items including ceiling tiles and drainage situation in the back yard. Ongoing.

575 Broad Street. Rick J. Brown. BBD. Group visit with BFD to remove several vehicles, the sprinkler system is not working or fire protection functioning. The owner is Herman. He has not responded. Ongoing. Kris Lambert, BFD. As of December 11, 2023, four systems are on and operational, two systems that sat for the weekend and are now operational with a

total of six operational systems. Two new compressors have been installed. One area of the building is without electrical power. The owner is working on getting the issue fixed. Existing property taxes are owed on this property. Ongoing.

218 West St. Rick J. Brown. BBD. Rear porch with residential occupancy, renovation ongoing. A stop work order was sent back in June. Five permits have been pulled since they were received. Last Notice of Violation. Michael Yacovino, BFD. An inspection was done along with ABO Inspector Paul Tramadeo on rear decks and porch. They were signed off, the only thing missing is lighting to comply with fire codes and building codes. A new fire alarm panel was added. This property has back taxes for \$11,000.00 Ongoing.

41 Divinity St. Rick J. Brown. BBD. This property has not improved in terms of complying with Property codes. A Citation Ticket was sent on December 04, 2023. Erica Mikulak, BBHD, There are currently two individuals living in a tent outside the property, the owner is aware of the situation. Ongoing.

243 Fern Hill Rd. Rick J. Brown. BBD. No changes since the last meeting. The property has been sold after going into Foreclosure. Citation tickets have been sent to the new owner. The last ticket was sent on 11.28.2023

ITEM 7. Long-Term Watch List

Discussion with the team on criteria for a long-term watch list.

81 North Main St. Richard. J. Brown. BBD. A six-month revisit to confirm everything is still in compliance regarding the boarding situation. Lindsey Rivers, DPW, the parking lot had 15 mattresses dumped, shopping carts, etc. Some dumpsters are sufficient.

74 Locust St. Richard. J. Brown. BBD. A site visit revealed some violations still have not been corrected. Another letter will be sent. Ongoing.

A Motion to move 81 Wolcott St. and 74 Locust St. back to Old Business in the Agenda was made by Commissioner Ed Spyros, and seconded by Commissioner Robert Longo, All were in favor, and the motion carried.

81 Wolcott St. Richard. J. Brown. BBD. Erica Mikulak, BBHD Constant site visit has been done. Ongoing.

Ann Bednaz, Tax Collector suggested this property has back taxes that haven't been paid for a long time affecting the mill rate of the City. They need to stay on the Watch List until every violation has been paid along with the clean and lien properties. A list will be sent to Code Enforcement with properties in default of back taxes.

ITEM 8. Clean and Lien

252 and 252 ½ Terryville Ave. Cleaned and lien on October 07, 2023, Ed Spyros, Zoning Enforcement Officer, suggested taking this property off the list. Josh Corey, DPW drove by this property recently and acknowledged garbage and debris started to build up.

45 Grassy Rd. Clean and lien will be scheduled after the holidays per Ray Rogozinski, DPW. A tow company needs to remove the unregistered vehicles on the property.

Commissioner Ray Rogozinski made a motion to develop a process to remove the vehicles and seconded by Commissioner Robert Longo. Motion carries.

Richard Brown made a motion to go back to 45 Grassy Rd as well as 37 Union St. to address the removal of the vehicles, it was seconded by Ed Spyros, Zoning Enforcement Officer. All in favor, motion carries.

37 Union St. Cleaned and lien on November 04, 2023, A Shout out to Animal Control Officer Ray Zagurski, for his valuable assistance on the property of 37 Union St. with dogs and cats.

95 Lewis St. Cleaned and lien on November 11, 2023, Ray Rogozinski, DPW. Some debris in the back may need to be removed in the future. Ed Spyros, Zoning Enforcement Officer, spoke to the owner. Thomas Boutote on November 7, 2023. One of the tenants is asked to move out, once the tenant is out, the owner will clean up the property and sell it. Erica Mikulak, BBHD will be looking into the wood pile causing rats. Ongoing.

112 Mountain View Ave. – Cleaned and lien on November 18, 2023. Unregistered cars are still on the property. Ed Spyros, Zoning, the Violation letters will start over.

ITEM 9. URAA – Uniform Relocation Assisting Act. Community Service

Discussion with the team on criteria for a long-term watch list.

The chair briefly defined and discussed what URAA is about.

Aubrey Minkler, BPRYCS. Gave a brief description of two clients that are under the URAA.

ITEM 10. To Adjourn

It was MOVED by Commissioner Ed Spyros and seconded by Commissioner LT. Robert Osborne to adjourn the Code Enforcement Meeting at 10:51 a.m. and it was unanimously approved. Motion carries.

Respectfully submitted,

Martha I. Bravo
Recording Secretary
Building Department
Senior Administrative Assistant/Code Enforcement