

**VILLAGE OF COHOCTON
MONTHLY MEETING
March 21, 2018**

unapproved

The monthly meeting of the Cohocton Village Board of Trustees was held on Wednesday, March 21, 2018 at 7:00 pm, in the Village Office, 17 South Main Street, Cohocton.

Present were: Mayor: Janice Sahrle. Trustees: Wendell Freelove and Sandra Azzi.

Also present were: Village Clerk-Treasurer Katherine Wise, Village Attorney Elizabeth Oklevitch, Maintenance Supervisor Justin Coats, Code Enforcement Officer Chuck Cagle, Fire Chief Bill Waggoner, Town Councilman Ron Towner, Kerry Pebbles, Jan Kastberg, Joe Rosato, Laura Ninestine, Cameo Stevens, Nikki Spironi and Kayla Wagner from Sprague Insurance.

Mayor Sahrle called the meeting to order at 7:00 pm.

Kerry Pebbles led the pledge to the flag.

Minutes

A motion was made by Trustee Freelove, seconded by Trustee Azzi, to approve the February 21, 2018 Board Meeting minutes, March 6, 2018 budget work session and March 13, 2018 budget work session minutes as presented. The motion carried 3-0.

Reports

The Board reviewed the Code Enforcement report.

A motion was made by Trustee Freelove, seconded by Trustee Azzi, that The structure located at 2 North Main Street, Cohocton, in Steuben County, New York (Tax Map #: 043.17-02-024.000), known as The Cottage Inn, is unsafe and dangerous and cannot be safely repaired.

1. The particulars in which the structure is unsafe are included in the Code Enforcer's report attached hereto.
2. The property owner of record, Joseph Rosato, is therefore ordered to remove and demolish the structure.
3. The removal of said building or structure shall commence by May 1, 2018 and be completed by July 1, 2018.
4. A hearing shall be held before the Board at the Cohocton Development Corporation building, located at 71 Maple Avenue, Cohocton, NY, at 1:00 pm on Monday, April 23, 2018, at which time the owner shall have the right to contest the order of removal and the findings of the Board.
5. In the event that the owner shall fail to contest the order of removal and fail to comply with same, the Board will order the repair or removal of the building by the Village and the Village will assess all costs and expenses incurred in such removal against the land on which the building is located.
6. In any case where a building which is required to be made safe and secure under Local Law No. 1 of the Year 1997 is made safe by the boarding up thereof, the material for such boarding shall be painted, as near as practicable, the same color as the building. (Note: removal and demolition, not making safe and secure has been ordered in this case).

The failure to commence the necessary repairs, improvements, or demolition within the time specified in this notice will constitute a violation of the law, subjecting violators to a fine not to exceed One Thousand Dollars (\$1,000.00) for each week of such violation. The motion carried 3-0.

The Board reviewed the Fire Department report.

Maintenance Supervisor Justin Coats gave an oral monthly report.

A motion was made by Trustee Azzi, seconded by Trustee Frelove to accept the monthly reports as presented. The motion carried 3-0.

Correspondence

A correspondence was received from Margie Adams regarding the annual Wheels-for-life bike-a-thon.

A motion was made by Trustee Azzi, seconded by Trustee Frelove to allow Margie Adams to use the Village streets on May 12, 2018, for her annual Wheels-for-life Bike-a-thon to benefit St. Jude's hospital. The motion carried 3-0.

Public Comment

Nikki Spironi from Sprague Insurance was present and reviewed the Village's 2018-2019 insurance proposal with the Board.

Kerry Pebbles was present and stated that Justin Coats was doing a good job with the snow removal this year and he is working on the Town and Village's disaster plans.

Joe Rosato was present and wanted to file a personal complaint against the Code Enforcement Officer. He feels he is being harassed by the Code Enforcement Officer regarding his property located at 2 North Main Street.

Audit

A motion was made by Trustee Azzi, seconded by Trustee Frelove authorizing the Clerk-Treasurer to pay the abstracts as audited:

General Fund:	Vouchers 212-237 totaling \$12441.25
Water Fund:	Vouchers 69-74 totaling \$9460.06

The motion carried 3-0.

A motion was made by Trustee Azzi, seconded by Trustee Frelove to approve the following line item transfers to the 2017-2018 budget:

General Fund:

\$45 from A1990.4 to A1450.4
\$45 from A5110.43 to A5110.41
\$1367 from A3410.44 to A3410.2
\$1750 from A1990.4 to A3410.491

The motion carried 3-0.

A motion was made by Trustee Frelove, seconded by Trustee Azzi to approve the February 2018 books. The motion carried 3-0.

Old Business

A motion was made by Trustee Azzi, seconded by Trustee Freelove to approve Local Law #1, 2018 “ A local law amending Local Law #2 for the year 1977 “A local law for the control of traffic within the Village of Cohocton, New York” and to hold a public hearing on April 18, 2018 at 7:00 pm at the Village Office, 17 South Main St, Cohocton, NY. The motion carried 3-0.

New Business

A motion was made by Trustee Azzi, seconded by Trustee Freelove to approve the spring 2018 newsletter. The motion carried 3-0.

A motion was made by Trustee Azzi, seconded by Trustee Freelove to set June 7, 2018 as the water shut off date. The motion carried 3-0.

The Village Clerk presented the 2018-2019 Tentative Budget and wage scale to the Village Board.

A motion was made by Trustee Freelove, seconded by Trustee Azzi to hold the Annual Organization Meeting and 2018-2019 Village Budget Hearing on April 2, 2018 at 7:00 pm. The motion carried 3-0.

A motion was made by Trustee Freelove, seconded by Trustee Azzi to enter into executive session at 8:20 pm to discuss personnel issues. A motion was made by Trustee Azzi, seconded by Trustee Freelove to exit executive session at 8:54 pm with no action taken. The motion carried 3-0.

Board Concerns

There were no Board concerns.

A motion to adjourn was made by Trustee Azzi, seconded by Trustee Freelove, the meeting was adjourned at 8:54 pm.

Katherine M Wise
Village Clerk-Treasurer

Prepared: March 27, 2018

Code Enforcement Office
Charles A. Cagle
17 S. Main St.
Cohocton, NY 14826
(607)329-7842

Village of Cohocton Board of Trustees

i.e. Cottage Inn

March 21, 2018

Please see attached herein this notice the inspection done on the Cottage Inn and the conditions involved.

Also See attached herein this letter the procedural regulations from the Village of Cohocton. The owners contact number to set the hearing for him plead his side of the issue is

I have done my formal inspection of the property in question. The Board of Trustees must now evaluate the inspection report and determine to have the building repaired or removed. The Board must consider a hearing for the owner of the property to hear his intentions for the building and an imaginable time line for repairs and or removal of the dangerous structure.

I have posted the property several times and the postings seem to get removed somehow.

- *Roof needs to be replaced.*
- (2) Two interior walls have been removed on first and second floor compromising the structural integrity of the building.
- The electrical system is in need of replacing.
- The sanitary system may need to be replaced, in need of testing by a respectable agency or individual.
- The ceilings and walls throughout the building have holes and sheetrock missing.
- The mechanical system i.e. heating unit and water heater need repair and or replacing.
- There are broken window's throughout the building and broken glass on the grounds exterior.
- The garage has been removed because it was not able to be saved.
- There are no bathroom facilities in working order at the time of inspection.
- The exterior siding is in need of repair, open areas for animals and birds to enter the walls.
- The rear deck area steps are in need of major repair.
- The building has been hit at (2) two separate occasions and the boards that cover the hole in the north wall are still in place and there was never any repair, the owner had a car stored inside the apartment where the hole remains. Car has since been removed.
- The building is structurally unsafe and needs a design professional or engineer opinion to what should be done to make the building safe and to be able to secure proper occupancy again if that's an option.
- Kids have been inside the building and they have been caught on the roof by the local authorities.
- The interior steps going to the second floor are in need of repair.
- There are NO fire and safety equipment in place inside the structure.

My professional opinion for the building is it needs to be taken down, the financial aspect of the work that needs to be done to make the building right again exceeds the value of the property, again that is only my professional opinion.

If you have any questions please feel free to contact me 607 329 7842.

Thanx,

Charles A. Cagle

Cc: Deputy Mayor Janice Sahrle

