

VILLAGE OF PALMYRA BOARD OF TRUSTEES
EMERGENCY MEETING
May 8, 2013 10:30 A.M.

PRESENT: Mayor Piccola, Trustees Husk, Luke, Nolan and Perry, Code Enforcement Officer Dan Wooden, MRB Group's John Collins, P.E. and Nancy Muir-Gaire, Project Mgr. of the Architectural Division, a number of business owners from 234-240 East Main Street as well as property owner, Donald Seconi.

CALL TO ORDER: Mayor Piccola called the emergency meeting to order at 7:00 p.m. noting the official Village newspaper had been notified of the meeting.

EAST MAIN STREET FIRE: John Collins provided a slide presentation detailing the devastating effects of the fire to 230-240 East Main St. The photos were taken during his assessment of the properties on May 6th and 7th. The interior pictures were possible by utilizing a lift procured by property owner Mark Crane. He was able to view the interiors of the second and third floors, as well as the roofs from Main Street and from the rear of the lot off Fayette St.

A brief synopsis of his report on each building follows:

240 Main St. (Mark's Pizzeria) Owner Mark Crane: This building was heavily damaged by fire and water. The roof and framing are completely burned and collapsed. The exterior brick wall exposed appeared to be standing straight however loose bricks are visible at the top of the wall.

238 E. Main St. (Goldy's Goodies) Owner: Ethel Graham: The third floor of this building is completely burned. Interior walls are burned and failed, as well as most of the roof and roof framing. The roof soffit has completely rotated upward and fallen back into the interior of the third floor. The second floor had charcoal on the floor and the ceiling is heavily damaged/ The first floor is extremely wet with damage to the tin ceiling in the front room.

236 E. Main St. (Spark of Divinity) Owner: Donald Seconi: The third floor is completely burned out, with failure of the wood walls and roof framing. The roof soffit has completely rotated up and fallen into the interior. The second floor has water damage and the central wall has a severe slope to it indicating structural failure of the framing in the floor. There is extensive water damage on the first floor.

234 E. Main St. (Elldarrs) Owner: Donald Seconi: The roof and third floor are completely burned with failed walls and framing. The second floor has buckled ceiling and wall paneling from the water. The building was heavily damaged by fire and water.

230-232 E. Main St. (All That and Then Some) Owner: Donald Seconi: This building appears to be in relatively sound condition. The roofing, brick masonry walls, and the floor systems appear sound. Several windows have been broken out the there is water evident on the first floor front area. There may be water damage within the walls.

Safety and Access:

Based on the failures of the roof framing, overhanging soffits, buckling 2nd floor framing and additional load imposed by wet furnishings, Mr. Collins recommended that no one be allowed access to the store fronts from #234-240. He also recommended that the Village, with the concurrence of their insurers, may grant tenants and owners of 236-238 access to the first floor, rear single story area for very limited time frames (15-20 minutes) when accompanied by the Code Enforcement Officer.

Mark Crane was granted time to access the rear of his building which received must less structural damage in order to remove the perishable food items which could create additional health concerns.

The broken glass and debris should be removed by taking precautions to protect the workers, ie. dampen the debris, workers to wear gloves and masks. The sidewalk should remain cordoned off due to the poor condition of the soffit. The alleyway between 240 and 244/246/248 should also remain closed.

Stabilization:

The building receiving the least amount of damage, 230 should have the open windows boarded up and the owner should consult with his insurer regarding mitigation of the water damage.

Due to the extent of the damage, potential for demolition and barriers in place no stabilization is advised for #234-238.

Due to the height and proximity of #240 to the adjacent one story entry of #244-248, scaffolding to be erected in the alleyway, covered with plywood to protect the building next door. It should run from the Main St. east corner to the end of the masonry construction roughly to the middle of the length of the building.

Demolition:

It is Mr. Collins' opinion that the structural condition of #234-240 is beyond repair and constitutes a hazard to the general public. Weather penetration, potential for vermin and additional collapse will only increase the danger. Therefore, he recommends that the buildings be demolished immediately.

RESOLUTION: Based upon the structural assessment and resultant recommendation for 230-240 East Main St., motion was made by Trustee Husk, second by the Trustee Nolan, to proceed with the regulations under Chapter 80 Unsafe Buildings of the Village Code to notify buildings owners, Donald Seconi – 234 and 236 East Main, Ethel Graham – 238 East Main and Mark Crane – 240 East Main, that their respective buildings must be demolished as soon as possible.

Vote:

Mayor Piccola	aye	Trustee Husk	aye
Trustee Luke	aye	Trustee Nolan	aye
Trustee Perry	aye		

5 ayes. CARRIED.

The Board discussed the timeline of events such as owner notification, and the time frame in which they must respond. If any property owner disputes the order to demolish, the matter will go before the County Supreme Court.

Mayor Piccola thanked John Collins and Nancy Muir-Garie for their time and expertise.

ADJOURNMENT: Motion by Trustee Husk, second by Trustee Perry, to adjourn at 8:50 p.m. Vote, 4 ayes. CARRIED.

Respectfully submitted,

Alicia M. Lynch,
Clerk Treasurer