

Minutes

Wednesday, February 25, 2021

Special Village Board Meeting – To award the bid for 48 William Street Residential Building Demolition Project

Due to COVID-19 and the Governors Executive Order 202.26 the Village Board and the public are via Zoom Videoconference with a telephone option to listen in.

Present: Mayor Dale Leiser

Trustees: David Flaherty

Dorene Weir

Michael Abrams

James Mark Browne

Also present via Zoom Videoconference/telephone: Code Enforcement Officer, Peter Bujanow; Village Attorney, Robert Fitzsimons; Engineer Ray Jurkowski; Rima Bostic; Stephanie Lally; Krista Ambrosetti; Amy Ziff; Bradley Lohrenz; Stephen Palumbo; John Hatfield; Ricard Byrne; 9648;1967;6177.

Mayor Leiser opened the special meeting at 7:06 PM.

48 WILLIAM STREET RESIDENTIAL BUILDING DEMOLITION PROJECT

Mayor Leiser read the letter dated February 25, 2021 from CPL Architecture Engineering Planning Engineer, Raymond Jurkowski. The letter stated the village received the following two sealed bids for the demolition of the existing residential structure located at 48 William Street.

1. Cristo Demolition, Inc. \$37,000
Albany, NY
2. Stuyvesant Mechanical, LLC \$71,000
Stuyvesant, NY

In Mr. Jurkowski's letter he stated his review of the bid proposal for the building demolition, hauling and disposal, associated with 48 William Street is in order. He is satisfied with the responses he received on the references for Cristo Demolition. Mr. Jurkowski recommends the Village Board award the contract to Cristo Demolition, Inc. in the amount of \$37,000.

A motion made by Trustee Weir to award Cristo Demolition, Inc. the 48 William Street Residential Building Demolition Project in the amount of \$37,000 on the recommendation of CPL Engineer, Raymond Jurkowski; seconded by Trustee Flaherty. All voted "aye."

RESOLUTION

Village Attorney Robert Fitzsimmons read the following Resolution.

The following Resolution was proposed and seconded:

Resolution by: Trustee Flaherty;

Seconded by: Trustee Weir.

WHEREAS, the property and structure located at 48 William Street, Kinderhook New York, 12106 known as Tax Map Number 44.17-1-39 is unsafe, in a state of structural disrepair and collapse, causing a clear and imminent danger to the life, safety or health of any person or property unless immediately demolished pursuant to the Code of the Village of Kinderhook section 44-9, and

WHEREAS, the Owner of the property is listed as Isabella Dobies, and due to ongoing deterioration of the building the Owner has been previously notified that the property was condemned and not fit for habitation, on December 11, 2019, correspondence was issued by the Village Code Enforcement Officer reviewing and documenting the property deficiencies, and affording the Owner an opportunity to address and remedy the conditions; and

WHEREAS, the Village Board of the Village of Kinderhook noting that the Owner has been unresponsive to requests to remedy the property conditions for a period of more than three years, passed a Resolution on February 12, 2020, again reciting the deteriorating conditions at the property, and pursuant to said Resolution, again formally noticed the Owner of the deficiencies and directed the Owner to fix, stabilize, repair or demolish the unsafe structures at said property; and

WHEREAS, the Village of Kinderhook caused the property to be inspected by the Village Engineer, and by inspection report dated May 26, 2020, the building was found to have roof failures, distress due to infiltration of the elements, and structural flooring deficiencies, all of which are leading to imminent collapse of the structure, confirming prior inspections and findings, and concluding that due to the major structural deterioration and unsanitary conditions demolition would be required for the preservation of life, health and property; and

WHEREAS, the Village of Kinderhook caused the property to be inspected by Alpine Environmental Services, and by inspection report dated August 7, 2020, asbestos containing materials were found at the building requiring that any work or demolition be performed in accordance with NYS Department of Labor

standards and by a NYS Department of Labor contractor in accordance with state and federal regulations (NYS DOL ICR 56 and US EPA 40 CFR); and

WHEREAS, the Village caused the demolition project to be let out for bids utilizing a bid request document dated February 2021, said bids being accepted and returned to the Village for demolition of the structures on the property; and

WHEREAS, bids were returned to the Village, received and reviewed and the lowest responsible bid was submitted by Cristo Demolition, Inc. of 241 North Pearl Street, Albany, New York 12201, dated February 22, 2021, with a bid amount of \$37,000.00; and

NOW, THEREFORE, BE IT RESOLVED that the Village of Kinderhook Board of Trustees herein affirms and finds that the property and structures located at 48 William Street, in the Village of Kinderhook are in a state of structural disrepair and imminent collapse, causing a clear and imminent danger to the life, safety or health of any person or property unless immediately demolished pursuant to the Code of the Village of Kinderhook section 44-9; and be it further,

RESOLVED that the Owner has been unresponsive to repeated notifications and requests, and to date has taken no action to cure or remedy the unsafe property conditions, leaving the remedy of the imminent and dangerous conditions to the Village of Kinderhook to resolve; and be it further

RESOLVED that the bid for demolition of Cristo Demolition, Inc. is accepted and the Mayor or his designee is authorized to execute any and all documents for demolition of the structures upon the property; and be it further

RESOLVED that Code Officer of the Village of Kinderhook is authorized to immediately coordinate and cause the demolition work.

Upon question of the foregoing Resolution, the following Board members voted "Aye" in favor of the Resolution:

Mayor Dale Leiser;
Trustee David Flaherty;
Trustee Dorene Weir;
Trustee Michael Abrams; and
Trustee James Mark Browne.

The following Board members voted "No" in opposition

thereto:

_____ ; and
_____.

The Resolution having been approved by a majority of the Village Board, the same was declared duly adopted by the Mayor of the Village of Kinderhook.

Engineer Raymond Jurkowski stated he would send a formal award letter to Cristo Demolition Inc. on February 26, 2021. The formal award letter will start the process of Cristo Demolition Inc. providing a Certificate of Insurance listing the village as additionally insured, they will submit a work schedule and work plan. He expects a 10 day turnaround time. Once everything is in place the demolition itself is expected to be completed in three days. Mr. Jurkowski will coordinate a preconstruction meeting with Cristo Demolition, Village Code Enforcement Officer, Alpine Environmental and the Mayor. He believes the project should be completed in the next 30 days.

The construction process will be for Cristo Demolition to use a fine mist of water to keep dust down. There will be air samples taken due to asbestos and continuous air monitoring by Alpine Environmental. Due to the dumpster that will be placed in the road there will be traffic congestion. The bulk waste will go to a certified land fill that takes asbestos material. Everything in the house is deemed contaminated and will also go to the landfill. The foundation will be demolished, backfilled with gravel and dirt to be brought back to grade finished with top soil, seed and mulch.

Q: Trustee Browne inquired if the bid documents were sent out to more than the two companies that submitted the bids. He wanted to verify the bid was sent out to the community to allow for multiple companies to bid.

A: Mr. Jurkowski stated the bid was advertised in the paper. He had three companies inquire but only two companies' submitted bids.

Q: Trustee Abrams inquired if Cristo Demolition would need to access any of the neighboring properties to complete the project and if the work will be completed during the Monday- Friday work day.

A: Mr. Jurkowski stated at this point they do not anticipate having to access any of the neighbor's property. When the work plan is submitted he can verify that. All work will be done during the work week.

Village residents thanked the Village Board for pursuing the project.

A motion made by Mayor Leiser to adjourn the Village Board meeting at 7:20 pm; seconded by Trustee Weir. All voted "aye".

Respectfully submitted,

Nicole H. Heeder
Village Clerk