

Town of North East
Special Board Meeting
October 22, 2015

**TOWN OF NORTH EAST
TOWN BOARD
SPECIAL MEETING
OCTOBER 22, 2015**

Members Present:

Supervisor Merwin
Councilman Campbell
Councilman Fedele
Councilman Kaye
Councilman Merwin

Call to Order:

Supervisor Merwin called the meeting to order at 7:00 P.M.

On a motion by Councilman Campbell, seconded by Councilman Kaye the following was

ADOPTED – AYES – 5 (Merwin, Campbell, Fedele, Kaye, Merwin)
NAYS – 0

RESOLVED, to accept the agenda as presented.

The Third of Three Scheduled Public Information Presentations on the Plans and estimates for the renovation and retrofitting of the DC Diesel Property for the Use as a Highway Garage and Town Hall:

Supervisor Merwin introduced the Town Engineer, Mr. Ray Jurkowski and Town Counsel Mr. Warren Replansky to the audience.

Mr. Jurkowski provided a synopsis of the discussions that occurred in the prior two public information presentations.

He reminded the audience that the voters have a choice in the upcoming election to approve or disapprove the bond proposition. He read the proposition word for word. He stated that the Town Board realized that this was a big project and that it would impact the residents financially. He first identified the inadequacies of the proposed site. There are environmental issues and others that will be reviewed by the DEC. Phase One has been done on site and if Phase Two shows any contamination the property owner will be responsible to rectify the problem.

Mr. Jurkowski informed the audience that 6,000 square feet of the building would be used for Town Hall. He presented a proposed conceptual drawing of the floor plan.

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Mr. Jurkowski moved on to a slide show covering a cost comparison for new construction. He indicated that the cost for new construction of both a Highway Garage and a Town Hall would be about five million dollars.

Public Comment Period:

Mr. David MacMillian stated that he has lived in the Town of North East since 1988. The present Town Hall and Highway Garage makes him ashamed to admit he lives here.

Mr. Peter Greenough informed the audience that he has lived in the Town of North East for eight years.

He stated that he and his wife were committed to the Town. He feels that the numbers are wrong. He feels that all three appraisals have different square footage estimates.

Ms. Cathy Fenn agreed that the Town needs a new Town Garage. Then she asked what the cost for the Town Hall portion was. Mr. Jurkowski answered about one million. Ms. Fenn asked if any other properties have been investigated. Mr. Jurkowski stated that no other properties were being looked at, since the DC Diesel plan is on a referendum.

Ms. Rosemarie Morse Franke asked if this was the best price the Board could negotiate? Town Attorney responded that the negotiations took a long time and that Mr. Funk's asking price was above the appraisal.

Mr. Will Canter had a question on Bonding. The Town Attorney responded that interest must be added to the amount borrowed.

Ms. Christine Bates stated that the Town Hall needed 4,000 square feet but the proposed site offered 6,000 square feet. Why was all this space needed?

Mr. Peter Greenough asked two questions. He stated that the Town had received a grant to digitalize records. Why was more space needed? The Town Clerk responded that even with digital records the Town must keep many hard copy records. Once the Project becomes municipal property it will be taken off the tax roll. Supervisor Merwin responded that the present Town Hall will go back on the roll.

Mr. Albert Franke asked what was the Town going to do with the rest of the space?

Ms. Kathy Fenn asked what the cost would be to heat the extra space? Mr. Jurkowsky answered that the cost would be minimal. There was no plumbing in this area.

Mr. Greenough asked why the Town Hall was being removed from the traditional area in the center of the Village? Supervisor Merwin answered that there is no traditional area since Town Hall was first opened in the 1970's.

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Mr. John Merwin answered Mr. Greenough by saying that things change and the Town must prioritize.

Mr. John Burnase questioned the water/oil separator . He feels that it is near the older portion of the building with no drain near the newer building.

Mr. John Midwood asked if the Town could lease out the extra space? The answer was no. The Town could sell the second building to offset the total cost.

Mr. Greg Ososky asked what would be the projected time frame especially for the new highway garage.

Mr. Jurkowski responded that potentially before the end of 2016.

Mr. Robert Spadaccini informed the Board that he lives in the area of proposed site. He feels the more people driving in the area would cause more traffic. He states that the amount of cars on Irondale Road was excessive all ready.

Adjournment:

On a motion by Councilman Merwin, seconded by Councilman Fedele the following was

ADOPTED – AYES – 5 (Merwin, Campbell, Fedele, Kaye, Merwin)
NAYS – 0

RESOLVED, to adjourn the meeting

The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Lisa Cope
Town Clerk

Approved: November 12, 2015