

**TOWN BOARD MEETING
TOWN OF TAGHKANIC
June 11, 2016**

Note all documents in these minutes may be clicked on and enlarge for your reading pleasure

9:40 am: The Taghkanic Town Board held its 2nd Saturday meeting, a Highway Project Informational meeting, on the above date at the Taghkanic Town Hall. Supervisor Erik Tyree opened the meeting with the Pledge of Allegiance, moment of Silence and Safety Review.

Present:	Erik Tyree	Supervisor
	Arthur McGuire	Board Member
	Joyce Thompson	Board Member
	Ray Jurkowski	Town Engineer
	Cheryl Rogers	Clerk
Absent:	Richard Skoda	Board Member
	Ryan Skoda	Board Member

1. **BUILDING PROJECT INFORMATIONAL UPDATE**, Ray Jurkowski, Morris Assoc., Town Engineer, presented the following Power Point:



Topics

- ◆ Garage Building History
- ◆ 2015 - Phase I:
 - ✓ Decision to stay in Existing Site
 - ✓ Build a Salt Shed
- ◆ 2016 - Phase II: Garage Building
- ◆ 2016 - Proposed Building Plan
- ◆ Financial Implications
- ◆ Next Steps

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Taghkanic Highway Department Facility History

- ◆ Original land was transferred to the Town in early 1950's, with the building being built shortly thereafter. (>60 years old), Now Approx. 2 acres
- ◆ Garage building has remained relatively unchanged for well over thirty 30 years.
- ◆ Current facility is located near the center of the Town of Taghkanic.
- ◆ All highway operations are performed from the current site.
- ◆ Existing facility consists of the main garage facility (2000 sf), vehicle storage, on-site material storage and petroleum storage.

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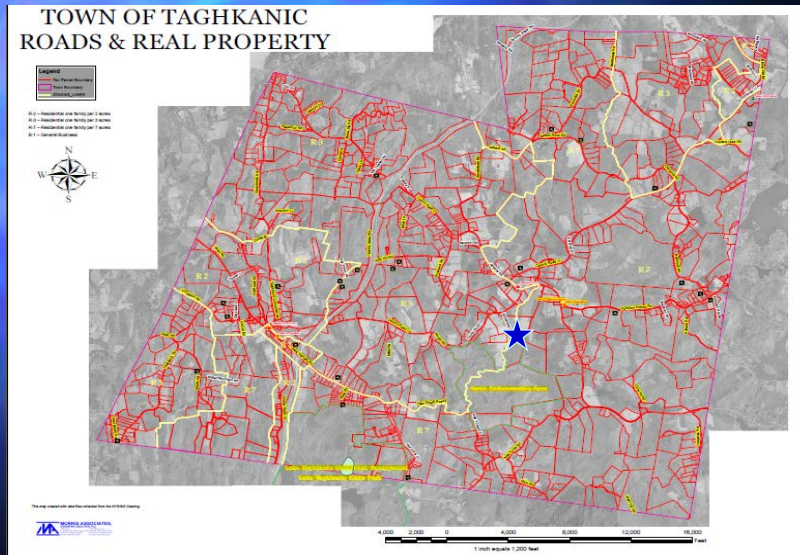
Existing Highway Facility: County Route 27 and Pumpkin Hollow Road Before the Salt Shed



Three Options Considered

- | | |
|---|---|
| <ul style="list-style-type: none">◆ Do Nothing◆ Construct a new facility in a new location◆ Stay in Existing Site<ul style="list-style-type: none">✓ Build new sand/salt storage facility✓ Garage Building<ul style="list-style-type: none">◆ Renovate, expand existing facility OR◆ Raze existing building and build new facility | <ul style="list-style-type: none">◆ Not Acceptable◆ A two-year search found no workable new location◆ Decision to Stay in Existing Site<ul style="list-style-type: none">✓ Phase I: Salt Shed✓ Phase II: Garage Building |
|---|---|

25 Locations Evaluated



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Existing Site with Salt Shed



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Three Options Considered

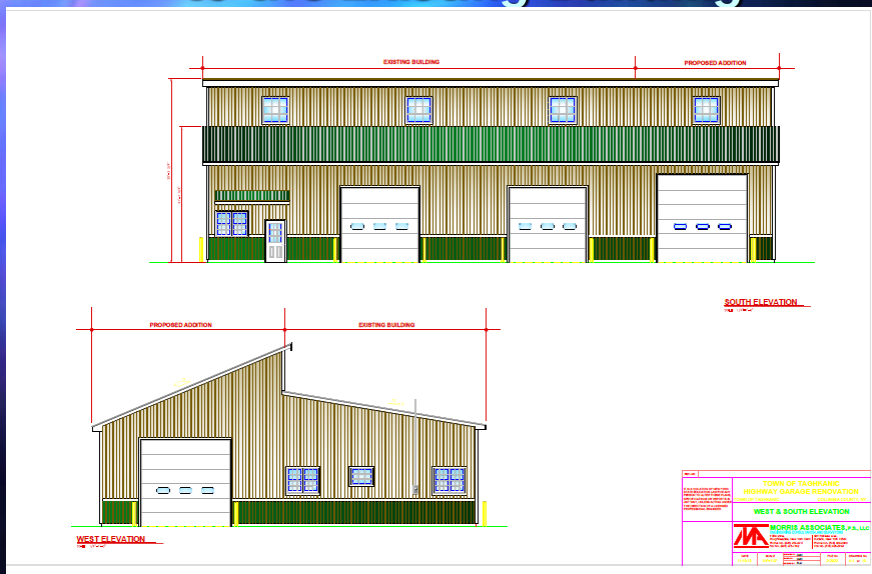
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|---|---|

Existing Building



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A Proposed Renovation/Addition to the Existing Building



Positives / Negatives to Renovate and Expand the Existing Building

No Cost Advantage and these Negatives:

- ◆ Confined to existing building footprint/layout regarding existing structural supports
- ◆ Need to provide substantial exterior improvements to address aesthetic issues with the existing building.
- ◆ The plan would not provide adequate storage of the vehicles and equipment.
- ◆ The skeleton of the building would remain the original old deteriorated building.

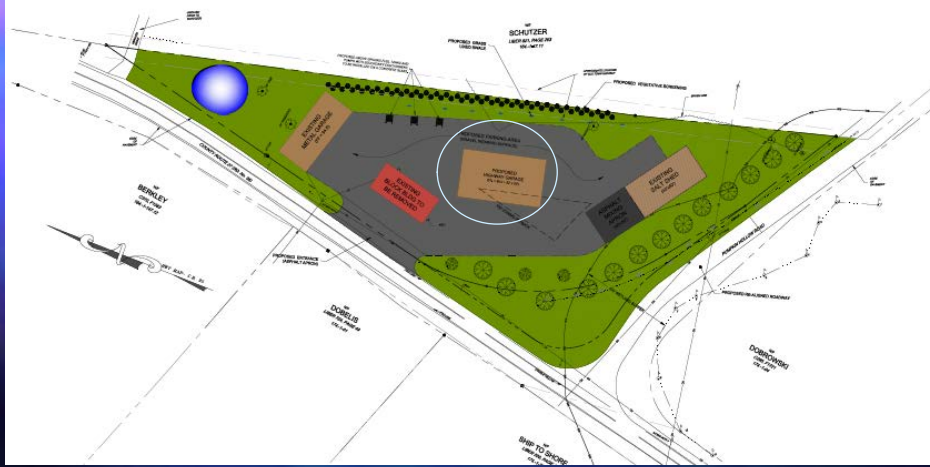
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Existing Site - New Facility

- ◆ Build brand new garage building consisting of approximately 4,700 sf wood pole barn building, concrete slab, electricity, heating, plumbing, etc.
- ◆ Relocate and reuse existing petroleum storage tanks.
- ◆ Provide new electrical utility infrastructure for new garage, reuse existing water, and, septic system)
- ◆ Construct new stormwater management facilities.
- ◆ Raze existing garage building facility

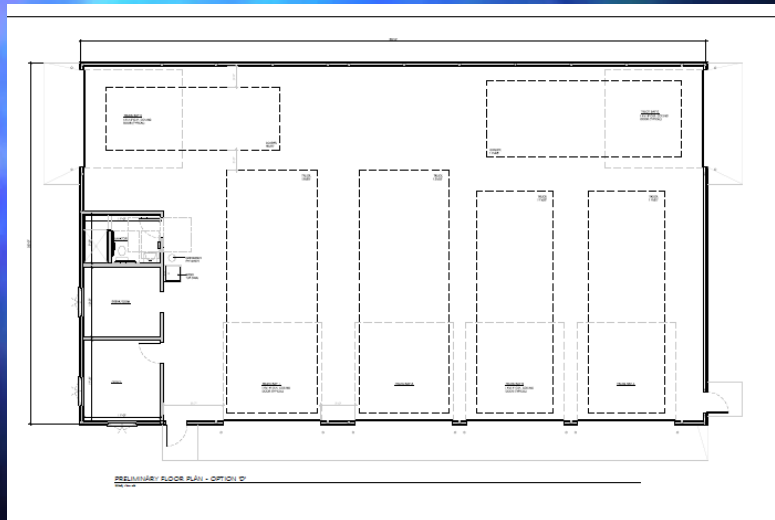
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Existing Site with Proposed New Building



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New Proposal Drawing



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New Proposal Features



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Positives of New Building - 1

- ◆ Not confined to existing building footprint/layout
- ◆ No need to repair existing building items and invest tax dollars into an older aging building structure
- ◆ Creation of breakroom and new bathroom facility for employees
- ◆ Better use of space for equipment and employees

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Positives of New Building - 2

- ◆ **Current / Future needs addressed:**
 - All trucks stored inside in minimally heated area to prolong useful life and reliability
- ◆ **Further setback from road**
- ◆ **Yard layout facilitates neat and efficient material management**
- ◆ **Elimination of deteriorating building**
- ◆ **Negatives: None that we can see.**

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Project Financial Plan

- ◆ **In 2016, the Salt Shed was paid in full with Fund Balance cash.**
- ◆ **The Town Board has developed a long-range financial plan that can support up to a \$675,000 building program by making a substantial cash down payment and issuing a bond for the remainder.**
- ◆ **No tax increase for this project!**

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Long-term Financial Plan

Question: How much debt can the budget sustain over the 15 years of a bond?

- ◆ Budget Projections made out to 2021
- ◆ Annual debt payments of \$47,043 to \$49,181 were used to estimate the impact on Fund Balance (savings).
- ◆ Fund Balance estimates continue to exceed the level needed for emergencies and/or revenue reductions.
- ◆ Assessment will continue when final budget numbers become available.

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Recognizing the Zoning Issues

- ◆ The 2009 Comprehensive Plan identifies the need to assess improvement to the Highway Department Facilities.
- ◆ The current building is non-conforming to zoning for all setbacks.
- ◆ The proposed building will be set back further from the County Roadway but still non-conforming with 7-acre zoning.
- ◆ The existing zoning setback requirements are not feasible within this parcel.
- ◆ The Town will move forward with SEQRA and the Monroe Balance Test to evaluate the *balancing of public interests* for the project .

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Preliminary Project Schedule

- ◆ **June**
 - 11: Public Information – Plan Presentation, SEQRA
 - 13: Public Hearing – Monroe Test
 - 22: Project Meeting & Alternate Date for Monroe Test Resolution
- ◆ **July**
 - 11: Board Meeting / Design Review
 - 27: Design & Costs Complete/Approval Motion
- ◆ **August – October**
 - Public Hearing - Funding
 - Bids Out
 - Contracts Awarded
 - Building Construction Begins

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Immediate Next Steps

- ◆ **Conduct SEQRA and Monroe Balance Test**
- ◆ **Initiate Bond Process**
- ◆ **Continue Design Review**
- ◆ **Finalize Project Budget**
- ◆ **Refine Project Schedule**

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2. PUBLIC COMMENT – FIFTEEN MINUTES:

- + Larry Kadish: does the Estimate of \$675,000 include the removal of the old building?
- + Ray Jurkowski: no, the Highway Department would like to do the honors of demolishing the building. The asbestos abatement will be done by professionals.
- + Arthur Baker: what is the fire rating on this proposed building?
- + Ray Jurkowski: class 5
- + Elizabeth O'Donnell: has solar power been discussed? Why was this project not brought in front of the ZBA for their opinion?
- + Ray Jurkowski: yes it has been and yes it can be implemented if the board decides to go in that direction. The Town Board did not need to come before the ZBA with this project as the Zoning Enforcement Officer made the determination the salt shed was in compliance.
- + Board Member Joyce Thompson: the primary building is addressed by the Monroe Balance Test. The Board has made sure all the right steps have been taken.
- + Supervisor Erik Tyree: this will also go for a permissive referendum. The salt shed cannot be revisited it is a dead issue and as Board Member Thompson has said the Monroe Balance Test addresses the primary building.
- + Arthur Baker: this whole project is against the town zoning. You are not meeting the setbacks. The salt shed is not in compliance with the town's zoning codes. I have asked the Board on numerous occasions to show me how they feel they're allowed to move forward and they have not answered my concerns.

- ✚ Ray Jurkowski: Arthur, I will agree to disagree with you as we have answered your concerns numerous times. You just don't like the answer.

Ray then proceeded to read from approved minutes of **September 22, 2010:**

"Councilman Skoda as Chair of the Building Committee I requested the meeting with the Town Board; we are here to do a presentation and request the Board's advice on how to proceed. Councilman Skoda before we get started I have one correspondence from Dean Zapp interested in being part of the Building Committee and now I turned it over to Arthur Baker.

Town of Taghkanic: Issues and Decisions regarding development of Town Garage and Salt Shed

There are four basic decision paths that could be taken. We need to choose one of them:

Decision Path 1: Rebuild/improve existing garages and build a new salt shed

- *Everyone on the committee agrees that the existing garages are not salvageable and they are unsightly and most likely not in compliance with OSHA requirements. (Throwing good money after bad. And overall, the garages would still be inadequate.)*
- *A salt shed (40 x 60 feet) has to be build in any case to meet state requirements, and a 100 x 100 foot area needs to be set aside for salt and sand mixing.*
- *Remediation of "salt pond." (Cost unknown, but it requires removal of all contaminated soil as well as replacement to meet state requirements.)*

Decision Path 2: Build new structures on existing property

- *Demolish and dispose of existing two garages*
- *Build a new set of garage bays (14) and small office space on the existing property. Committee members agreed that 14 bays were needed to protect equipment, but the number might be reduced somewhat if required for budgetary reasons.*
- *Build a salt shed on the site per above requirements.*
- *Remediation of salt pond per above requirements.*
- *Arthur Baker's fine map showed that the 14 bay building and office as well as the salt shed and mixing area could be built on the property, but it would be tight."*

- ✚ Jeff Tallackson: I was on the Comprehensive Plan Committee. This does comply with the plan, what has been presented has been very well vetted.

- ✚ Arthur Baker: I will have to look that over, but what you are saying is what the closest neighbors have to say does not matter, Mr. and Mrs. Schutzer.

- ✚ Supervisor Erik Tyree: read the following email from Steven Schutzer:

Hi Erik...

I have reviewed the slide deck. Thanks for forwarding...

We are in support of this proposal to build a new facility on the site with removal of the two current structures that are in irreparable condition. We will also not challenge the Monroe Test. Just a few questions:

1. Does this proposal and the financial plan to cover the costs of the project include funding for appropriate screening the will blend with the natural foliage of the community? Would this include such screening along our property line? The artist rendition suggests it would.
2. On slide 14, what is the blue oval on the north end of the property?
3. On slide 14, it doesn't state, but we assume, that the existing metal garage will be taken down as well...is that correct?
4. Will the entire surface of the property ultimately be covered with an asphalt surface?
5. Is the intent to enclose all of the trucks and heavy machinery within the new structure so that the property is kept clean and presents well to both our citizens and passersby?

NEXT REGULAR MEETING: Monday June 13, 2016

Good luck at the meeting tomorrow. We are sorry we cannot attend but I personally want to congratulate you and the Town Board for your enduring effort on this project and for taking a visionary approach that bodes well for the long term growth and prosperity of our Town.
Cudos and my best,
Steve

- ✚ Donn Critchell: thanked Ray Jurkowski for his presentation, very well done and very informative.
- ✚ Larry Kadish: thanked Ray and Joyce for all their hard work with the preparation of a great presentation.
- ✚ Debbie Colgrove: landscaping - can the residents be involved with that?
- ✚ Supervisor Erik Tyree: I encourage community help.
- ✚ Ian Nitschke: I am from the Town of Claverack and the town built a new garage for 1.5 million which we are still paying for. I compliment the Board for thinking this project through and going with a pole barn structure. The presentation was very informative and thought out, thank you. I would encourage sharing of garages.
- ✚ Ray Jurkowski: the Board did look into sharing with another town but it was not financially helpful.
- ✚ Board Member Joyce Thompson: the town does participate in shared services with neighboring towns. The logistics of well-located town garages is important for efficient and timely plowing but sharing equipment happens all the time. That means that not every town needs a full array of equipment.
- ✚ Ray Jurkowski: most highway departments have limited numbers of employees so they help each other out.
- ✚ Ian Nitschke: being the devil's advocate that I am, the Town Board should look into a county assessment function.
- ✚ Susan Raymond: why is a pole barn better?
- ✚ Ian Nitschke: it's not as expensive and still serves the purpose, and lasts just as long.
- ✚ Arthur Baker: I will say the building being set back farther is an improvement to the project. One question, are you able to build the new building without removing the old?
- ✚ Ray Jurkowski: yes, we will remove it but the old building serves as the highway department until the new one is built.

3. **SEQR EIF Short Form: SEQR EIF Short Form:** Ray Jurkowski I would like to review the EIF and ask the Board to think about each question before answering. (see below)



NEXT REGULAR MEETING: Monday June 13, 2016

Agawamuck and the Taghkanic Creeks also be included.

The designation of an Inland Waterway requires a bill (sponsored by Assembly Member Barrett and Senator Marchione) to be introduced in Albany.

I will send the following documents to your Town Clerk:

- Stockport Creek Watershed Map showing the Claverack, Agawamuck, and Taghkanic Creeks (Source: Don Meltz)
- List of Designated Inland Waterways in 2012 and in 2015. Note the addition of the Battenkill River (sponsored by Senator Marchione) and the Wappinger Creek (sponsored by Assemblywoman Barrett) on the 2015 list.
- Senate Resolution that was introduced by Senator Gipson and the Assembly Resolution that was introduced by Assembly Member Didi Barrett for the Wappinger Creek in 2013.
- Fact sheet describing the benefits of having the Claverack Creek and tributaries Agawamuck and Taghkanic Creeks listed as Designated Inland Waterways. See also: <http://www.dos.ny.gov/opd/programs/lwrp.html>
- Two different templates of a resolution that we would like the Claverack Town Board to pass. The Town Board can pick the resolution that is most appropriate and tailor it to their needs. (Assembly Member Didi Barrett and Senator Kathleen Marchione are working on the bills and will provide Senate and Assembly bill numbers soon).

The Board asked the Town Clerk to draft a resolution for the June 13th meeting for their review.

7. **With no further business**, on a motion by Board Member Joyce Thompson, seconded by Board Member Arthur McGuire, the meeting was adjourned at 11:55 am, carried unanimously by all members present. The next Regular meeting will be **June 13, 2016** at the Taghkanic Town Hall.

Audience:	Walter Thompson	Alce Platt	Donn Critchell	Jeff Tallackson
	John Roberts	Arthur Baker	Linda Swartz	Susan Gardner
	Larry Kadish	Anna Kadish	Debbie Colgrove	Ray Colgrove
	Valerie Hoffman	Susan Raymond	Walter Flamenbaum	Elizabeth O'Donnell
	Erin Edwards	Merridith Glabman	Moisha Blechman	Anna Hoffman
	Leon Hoffman	Ian Kitschke	Eve Kaplan	John Clarkson