

**Town of Ancram  
Garage Construction Committee Meeting  
March 16, 2010**

**Members Present:** Art Bassin, Ron Brant, Jim Miller, Emile Racenet; **Others present:** Mike Citrin, Rick Dubray, Dick Gaba, Donna Hoyt

---

**1. Review of 3/16 Minutes:** The committee reviewed the 3/16 Minutes and discussed the following items:

- roof needs to have a 1 in 3 or 1 in 4 pitch, not 1 in 2;
- agreed that we should seek proposals from 2-3 other engineering firms from the list provided by county highway superintendent David Robinson; concluded it may not be necessary for the engineering firm to design the septic system, which could be done by highway department staff working with BOH engineers, or to design the foundation slab, which we could have the contractor propose a design for, to be reviewed and approved by our engineer;
- reviewed site visits, noting that almost all the buildings were metal and most were on less than 3 acres; a major reason for the metal buildings appears to be they are less of a fire hazard, and the insurance costs for metal building are less;
- the office area in the Pine Plains garage was 12' wide, which seemed to be large enough;
- Stockport has a 60x100 garage, which seemed to be large enough;
- Ron Brant commented that it was important to have a good break room for the staff; current office/break area is 15x25...could be 14x40 in new structure, with two floors for 1120 sf in total;
- need to have adequate space allocated for storage, a mechanical room, areas for tire storage, work areas for welders and torches, parts, etc;
- discussed and left undecided subject to review with engineer/architect what OSHA and NY/FED requirements were for handicapped access, handicapped accessible rest rooms, unisex or separate rest rooms, showers, eye showers, etc.
- decided on 2 zone radiant heat, but no interior drains or oil/water separator;
- reviewed alternative backup heating systems – waste oil, oil, propane, condensing furnace; Rick Dubray commented that NE Muffler just south of Millerton used radiant heat with waste oil furnace. Ron Brant noted that waste oil furnaces required a lot of maintenance, and you needed someone who knew how to take care of them to make it worthwhile. Jim Miller noted that we would not generate enough waste oil on our own to make it worthwhile. Ron Brant commented that waste oil systems were

more expensive and had only short term – 1 year – warranties, and that #10 fuel oil systems were the most efficient. He noted that for an 8000 sf building we could be talking about needing 320,000 btus to heat it for a year. Mr. Brant agreed to compile a list of all the heating options and the relative costs to install and cost to heat of each system.

**2. Additional Estimates:** Mr. Racenet reported that he had requested another estimate for the building for a builder from East Greenbush, which we should have in two weeks. Mr. Bassin reported he had asked Wes Coons to adjust his estimate to account for prevailing wages. (Note: the revised estimates based on prevailing wages from Mr. Coons added about \$200,000 to the cost of the project, assuming we go with the wooden pole barn-type building Mr. Coons suggested, or \$100,000 if we went with a metal building). Committee discussed the importance of encouraging/requiring contractors bidding on the job to use local construction trades for as much work as is possible/practical.

**3. Additional Land:** Mr. Racenet, Mr. Bassin and Mr. Miller reviewed and marked the approximate boundaries of the 1 acre adjacent to the Town Garage site that Mr. Slott has offered the Town. The land will be surveyed in the next few weeks. The Committee discussed the Hotaling property. Mr. Bassin reported he had talked to the owners, who had requested a land “trade” which would give the town a very small additional piece of property, but not enough to improve the garage site. Mr. Bassin noted that if the price for the Hotaling property came down to the appraised value, it might be a good thing for the town to consider buying.

**4. Salt Shed:** The County has offered to let us use their salt shed on CR 7, but county highway officials have cautioned that the logistics of driving empty plow trucks to Copake could be a problem.

**5. SEQRA:** The Committee concluded that a SEQRA assessment would have to be done for the work planned at the Town Garage, and the Town Board would be lead agency, coordinating with DEC.

**6. Contamination Assessment:** Mr. Bassin reported that the contamination assessment had been done that morning under the supervision of DEC petroleum spill expert Bill Christensen, and that the preliminary “smell tests” had indicated no major issues. (Note: the final results from the lab have come back, confirming no petroleum contamination in the soil or water samples taken at the Town Garage).

**7. Milk Factory Building:** The Committee confirmed the need to remove the milk factory to make room for the proposed new garage building, and decided that having the demolition done by a firm like Barbato made more sense than having the highway department do it on its own.

**8. Electrical Service:** The Committee concluded 200 amp service would be adequate.

**9. Number of Overhead Doors:** The Committee concluded having one over head door for each of the four vehicle bays made more sense than having one door in and one door out because there would be less wasted space in the garage and still plenty of room for the Town's five plow trucks, grader, loader, backhoe, chipper and pickups. The Committee also concluded it made sense to have a fifth overhead door on the back or rear side wall of the building so vehicles could drive out that way if necessary. No decision on automatic door openers.

**10. Referendum on Garage:** Ms. Hoyt asked if there would be a town wide referendum on the garage project. Mr. Bassin said if the Town needed to borrow money to build the garage, there would have to be a referendum, but if no money had to be borrowed, no referendum would be needed. Mr. Hoyt stated she thought that a referendum should be done regardless. Mr. Bassin said he thought that had already happened back last November, when he, Mr. Thomas and Ms. Israel ran on a platform which included building a new facility as the current town garage site, which was the least cost, least disruptive and most practical solution.

**11. Timetable:** Mr. Citrin asked what the timetable was for implementing the project. The Committee estimated that a spec package could be developed by 4/15, bids could be available before 5/15 and the work could be started, following a special board meeting on the garage proposal and Town Board approval, by 6/15. If a referendum were necessary, things could take longer.

**12. Built it in Phases:** Mr. Citrin asked if the garage project could be done over a few years to avoid going into debt. Mr. Bassin noted that the cost of the project over a two or three year period would probably be more than doing it now, and the way things were going with the economy and the State financial crisis, the Town could not be sure it would have more money to spend on this in a few years than we have today. He noted that the unknown factor was what was going to happen to the town's share of mortgage and sales tax revenues, and to state highway aid. If these revenue items do not come in on budget, we may not have the funds to do the garage project without incurring some debt, unless the Town is able to cut 2010 budgeted costs substantially.

**13. Estimates & Specs:** Mr. Bassin noted he would update the estimates for the impact of prevailing wages, and summarize where we are with the building spec and circulate them before the next meeting for review and comment. They are attached.