

Town of Ancram
Garage Construction Committee Meeting
April 22, 2010

Members Present: Art Bassin, Ron Brant, Will Lutz, Jim MacArthur, Jim Miller, Emile Racenet, George Wittlinger; **Others present:** Mike Citrin

1. Review of 4/16 Meeting: The committee discussed the 4/16 meeting with architect Joe Iuvienne and engineer Pat Prendergast to go over the proposed renovation and expansion of the current four bay garage at the Town Road garage site. The proposed new structure would be an 80x80 with overhead doors garage facing Town Road. All committee members reported they had been skeptical of the idea of renovating and expanding the current building, but after listening to Mr. Iuvienne, everyone agreed it was worth taking a hard look at the possibility. Mr. Iuvienne had made the point that expanding and renovating the current garage could be significantly less expensive than the \$500,000 estimated cost for a new metal 80x80 garage proposed for the Milk Factory site. Mr. Iuvienne also had pointed out that the Milk Factory could be modified to make it into a salt shed at less than a new salt shed would cost to construct. Issues that were raised and discussed during the meeting included:

- a) should there be an overhead door out the back to let the plow trucks exit to the rear?
Major issue is whether there would be enough room to turn to avoid the wetland buffer area;
- b) there would be substantially less earth disturbed using this solution, meaning less site prep costs and if under 1 acre was disturbed, the possibility that there may not be a need to build a storm water retention pond;
- c) the possibility of continuing to use the existing septic system, and if that that was not possible, where the new septic would go;
- d) how the highway department would operate while the existing facilities were being renovated and expanded, and what the need for temporary facilities might be;
- e) what the timing of the construction would be, and if the job could not get started in time to be done before December, should we wait and not start until next spring;
- f) the value of using a larger construction company to get the job done faster, as opposed to the cost of contracting with a larger firm;
- g) the value of a steel building as opposed to a block building, which is less affected by salt corrosion and may last longer (50-100 years) and hold up better for this kind of garage use than steel which may have a 25 year life;

2. Slott Land – Mr. Bassin reported that he the preliminary sketch of the land Mr. Slott was proposing to give the town adjacent to the garage site was about .58 acres, and that Mr.

Basssin and Mr. Slott were going to walk the land again to see if they could adjust the boundaries to make the size of the parcel closer to 1 acre as originally envisioned.

3. Hotaling land – No new discussions have been held about the Hotaling property. The Committee was in agreement that this parcel was not required to make the garage site work.

4. Next Meeting – Will be scheduled when Mr. Iuvienne has received estimates on the proposed expansion and renovation of the current garage building, in two or three weeks.