

A Public Hearing was held by the Town Board of the Town of Brighton on Thursday, March 3, 2005, at 7 p.m. in the Brighton Town Hall, Paul Smiths, NY, with the following:

PRESENT: Supervisor Robert Tebbutt

Council Members: David Knapp, John Quenell, Steve Tucker and Lydia Wright

ABSENT: None

OTHERS PRESENT: Elaine Sater - Town Clerk, Pat and Tom Willis - Town Hall Citizens Committee Members

RESIDENTS: There were eight residents present.

The Public Hearing was Called to Order by Supervisor Robert Tebbutt at 7:00 p.m. The purpose of the Public Hearing was to receive public input on the Town Hall Repair, Restoration, and Addition Project. Pat and Tom Willis, members of the Town Hall Citizens Committee, will present information on the Project.

Public Notice was published on Thursday, February 24, 2005, in the Adirondack Daily Enterprise. Notices were posted at three post offices, at local businesses, and on the Town Clerk's signboard.

Supervisor Robert Tebbutt read the following correspondence for the record:

1. An electronic message (e-mail) was received from Bob Eckert and Sheila Delarm:

Hello Elaine.

Please record that Bob and Sheila are both supportive of the Brighton Town Hall being renovated and maintained.

It's a shame to let our town buildings deteriorate, especially one with such history. I just returned from a trip to Paris and talk about hanging onto a place's history. The US is so new; we can't afford to let any of our history deteriorate and eventually be torn down so something new can go up in its place. We should hang onto our Brighton history and be proud of it.

Sincerely,

Sheila Delarm & Bob Eckert

2. A letter was received from Mary B. Hotaling, Harriestown's Historian

11 Woodycrest Road
Saranac Lake, New York 12983
March 3, 2005

The Board of Trustees
Town of Brighton
Franklin County, New York

Dear Trustees:

This letter is to confirm my personal support for the plan for restoration and addition to the Brighton Town Hall, a prominent example of the work of Ben Muncil, the master builder of the Paul Smith's area. The Town Hall is beloved by a regional community larger than your year-round residents. It is a landmark whose distinctive architecture turns the heads of passers-by, and for summer residents, it is a sight that signals "home."

The Brighton Town Hall has represented the dignity of your community for over 90 years. It symbolized the importance of democratic government to town residents in 1914, when it was built. Those who undoubtedly sacrificed to build it deserve no less than its maintenance and restoration. I further urge the Town Board to

undertake the small addition which will enable this dignified, historic building to continue to function well as the heart of Brighton town government today.

I commend the Town of Brighton for developing a plan for restoring and adding to the Town Hall in a way that both works for the needs of the community and provides stewardship of this important asset, and I urge the Board to carry out the plan as designed.

Sincerely,

Mary B. Hotaling

Supervisor Robert Tebbutt turned the hearing over to Pat and Tom Willis to present information to the public.

Pat Willis thanked the members of the Town Hall Citizens Committee for their hard work on this project. She read "A Short History of the Brighton Town Hall Project" which is attachment #1 to these minutes.

A copy of the floor plan (Attachment #2 to these minutes) for the project was passed out to the public. People will have a week to contact Pat with any questions or comments on the floor plan.

Tom Willis gave a history of the "Town Hall Fund". He applied for an "not-for-profit" tax id number from the Internal Revenue Service (IRS) in June 2004. A brochure was sent out to people on the "Brighton History Day" mailing list in July 2004. Funds of \$575 were received from that mailing. In August a letter was sent to the residents and businesses on Osgood Pond. The response was not very good. From November to December 2004, the letter was revised and sent to property owners who had an assessment of \$200,000 or above. This was to give anyone who wanted to make a donation at the end of the year for tax purposes the opportunity. The response was good. From December 2004 to February 2005 forty foundations were contacted. These consists of 10 family or individual foundations and 30 general foundations. Paul Smith's College library had a list of these types of foundations. The ones selected had donated to historic preservation or Adirondack properties in the past. So far the following gifts were received totaling \$12,830: The largest donation was \$5,000 from a family not in the Town of Brighton but interested in historic preservation, three \$1,000 gifts, four for \$500, two for \$300, three for \$200, ten for \$100, one for \$75, seven for \$50 and ten for less than \$50. Some foundations want an application and these have been sent, but no reply was received as of this hearing.

Pat Willis distributed a project cost estimate (Attachment #3 to these minutes) based on the current plan. There have been some changes recommended to the plan that may change the figures. Prevailing wage/WICKS law will affect the cost. The estimates include: The foundation needs repair, floor supports need to be straightened, the drainage around the building needs attention, a vapor barrier should be installed underneath the building, more insulation is needed, the wood siding needs repair work. Inside the main room should be returned to its original function as a meeting room. Files and equipment should be removed to another room. Remove additional walls and storage rooms; move the Judges bench back toward the bathroom. Change the door of the bathroom to the other side of the desk and reconfigure the bathroom so plumbing is not on the same wall as the vault. Lateral filing cabinets would be put under the windows. The closets on both sides of the room should be removed. The kitchen would be modified to have a microwave oven, a small refrigerator, and a sink. The door would be moved to where the furnace is currently located. An addition of 17'X19' would be added where the supervisor, code enforcement, and assessor would have space. The addition would be smaller than the front of the building so it would not be seen from the front. The new part should not try to imitate the old part but match it so people can see where the old part ends. An emergency entrance has been added to the addition with a ramp for handicap access as well as moving equipment in and out of the building. The arrangement of the doors in the addition needs to be changed, possibly adding a sliding door to the closet.

Pat Willis opened the floor to the public.

Kevan Moss - McColloms: Asked why a ramp is needed in the back if the Americas with Disabilities Act (ADA) requirement is already met by the lift in the front of the building.

Pat Willis explained that if someone was in the back beyond the furnace and there was a fire they could not get out the front.

Pat Willis said the tiles on the floor should not be disturbed until they can be tested for asbestos. The architect did not recommend having a wood floor. The tiles are easier to keep clean.

Supervisor Robert Tebbutt asked about the floor in the addition.

Pat Willis said it had not been addressed; tile would be easier for cleaning and upkeep.

Supervisor Robert Tebbutt asked about the well for the Town Hall. The well at the Town Garage could be tapped into

Pat Willis said the well has not been addressed only the building. The water is not drinkable in the Town Hall.

Supervisor Robert Tebbutt said the oil tank outside the building should be moved inside. It sits in a bad location where ice and water fall on it. The Town pays more for kerosene since the tank is outside, if it was inside fuel oil could be used.

Pat Willis will ask the architect about moving it into the crawl space under the building.

Supervisor Robert Tebbutt said he does not think the town will be storing a voting machine in the future because the county would be purchasing and storing it under the new "Help America Vote Act (HAVA). He would like to see a coat rack or closet in that space.

Pat Willis asked about the size of the voting machine but it is not known at this time. The ramp could be used to get a voting machine in and out of the building.

David Knapp asked about the ceiling.

Pat Willis said the plan was to remove the tiles and expose the wains coating. More insulation will be needed above it. Period lighting will replace the current lightening.

Tracy Santagate - McColloms: She said if there is going to be period lighting, then the work spaces need to have adequate lighting such as the Judge's desk, the computer area, and the Clerk's desk.

Peter Martin - Rainbow Lake: Asked if parking had been addressed. The code for handicapped parking had changed to 8' on either side of the vehicle. If there is going to be a change to the outside of the building for drainage this will need to be addressed.

Pat Willis will contact Crawford & Sterns and send them an updated plan in a week.

There were no other comments from the Public

Supervisor Robert Tebbutt thanked Pat Willis and all those who helped her work on this project.

Motion to adjourn the hearing at 7:52 p.m. made by John Quenell, second by Robert Tebbutt, Aye 5 (Tebbutt, Knapp, Quenell, Tucker, Wright)

Respectfully submitted,

Elaine Sater
Brighton Town Clerk