

**A Public Hearing to allow public input on the Highway Garage Project was held Thursday, May 29, 2003 at 7:00 p.m. at the Brighton Town Hall, Paul Smiths, NY, with the following:**

**PRESENT:** Supervisor Robert Tebbutt  
Council Members: Linda Dobson  
John Quenell

**ABSENT:** Council Members Alicia Bodmer and Steve Tucker

**OTHERS PRESENT:** Elaine Sater-Town Clerk and Joe Garso-North Woods Engineering

**RESIDENTS:** There were 9 residents present

Public Hearing was **Called to Order** by Supervisor Robert Tebbutt at **7:05 p.m. for the Purpose of public input on the Highway Garage Project for the Town of Brighton.**

**Public Notice** was published in the Adirondack Daily Enterprise on Thursday, May 15, 2003 and posted at the three local post offices and local businesses and on the Town Clerk's Sign Board at the Town Hall.

**Public Notice stated:** "A public hearing will be held on Thursday, May 29, 2003, at 7:00 p.m. at the Brighton Town Hall on State Route 86 in Paul Smiths, for the purpose of public input on the new Highway Garage Project".

Mr. Joe Garso from North Woods Engineering was introduced and was available to answer questions on the project.

**Supervisor Robert Tebbutt** stated a handout was available (attached) describing the project. The bid book and drawings were available for review. The bid could be extended again and the Town will be notified through a posting at the Town Clerk's Office if this happens.

The Board was here to listen to opinions on the project and would like advice and help coming to the proper conclusion on what to do. People are asked to state their name and only speak once until everyone has had a chance to speak. Questions and comments should be addressed to the Board and kept to the subject of the Highway Garage Project.

**The Floor was opened for discussion and this is a summary of the discussion:**

**Elaine Sater-Town Clerk** asked if the option to eliminate the Town Office would leave the bathroom space from the Town Office open to be used for records storage space since a firewall was already in the plan around that area.

**Council Member John Quenell** replied that this area was to be used for parts storage and would not be available for records storage space in the bid option. A change order would have to be made to change the plan.

**Joe Garso-North Woods Engineering** said the firewall would not be constructed if the Town Offices were not to be built.

**Gould Hoyt-Keese Mills Road** asked about the water level of the site.

**Supervisor Robert Tebbutt** said that the water level was only 20 inches deep and the new building must be 5 feet above the water level. The Town should have been maintaining this level already and was currently in violation of the mining permit. When the APA permit is filed this issue will be addressed.

**Joe Garso** said the plans would have to be changed to add a floor elevation so that after the building was built the floor must have the 5-foot separation level. The mine floor will have to be brought up to the level before the building is built. The Highway Department can use the sand from the banks to accomplish this.

**Pat Willis-Garondah Road-Rainbow Lake** said she thought one of the options was to build a firewall for the possibility of adding on the offices at a later date.

**Supervisor Robert Tebbutt** said if the Town offices were added later the firewall would be added at that time.

**John Quenell** said if the Town did not want the Town offices added to the garage there was no reason for the firewall.

**Joe Garso** said that the wall would move out 7 feet if the Town Offices were not added to the building now. The garage offices would stay the same size but be moved over. The first bay would get the increase and the bay door would increase by 4 feet from 12 feet to 16 feet.

**Lydia Wright-Keese Mills Road** asked if it would be possible to add an archive room in this increased space. She asked if the break room had to be 22 feet by 12 feet. She thought this was a bit large for only 4 people. Town records should be a priority. They are extremely important and valuable and should be protected from fire. Many towns have lost their records because they were not protected from fire.

**Supervisor Robert Tebbutt** said the break room had already been cut in size and it was smaller than any break room in other town garage and it would be smaller than what was in the old garage. He didn't think the Town Clerk wanted the records in two different places. The Citizens Committee is looking into how to add space at the Town Hall.

**Elaine Sater** said that if the Town Offices were to be in the new garage than the records should all be in one place. The records are currently in two different places now. There is no room to move the records currently in the garage to the Town Hall.

**John Quenell** said there was no state law or regulation that requires fireproof storage for records. The Town has to consider the extra expense for something that is not legally required.

**Gould Hoyt** asked if the records were currently in fireproof storage.

**John Quenell** thought that some of the records were in fireproof storage.

**Elaine Sater** did not know what the fire rating was on the Town Hall vault because it hadn't been tested

**Supervisor Robert Tebbutt** asked Joe Garso how expensive it would be to put in a records storage vault that met the standards.

**Joe Garso** said it would entail extra expense because records storage construction was not covered by a regulation but by a standard, which considered climate control as well as fire control. It was prudent for the town to consider a records vault at some point.

**Willie Sheridan-Rainbow Lake** asked if the Town really needed 7200 square feet of garage space. The 7-foot increase in the building would add another 420 square feet. She would like to see a diagram showing how all the equipment and vehicles fit into the garage. With the 7-foot increase in space records storage space could be added.

**John Quenell** said extra storage could go above the garage offices.

**Willie Sheridan** asked if an elevator would be included to meet the Americans with Disabilities Act (ADA) provisions.

**John Quenell** said he saw several garages with access by stairs that didn't comply with the ADA provisions.

**Joe Garso** said that mezzanines are not required to meet the ADA provisions because of the nature of the garage jobs. Employees would have to meet a physical requirement due to the nature of the job that would eliminate the need for following the ADA provisions. He was working on getting a diagram together showing the location of the vehicles and equipment.

**Nik Sanatagate-McColloms** said he thought the idea was to store town records above the office area. If storage was for town records then would the ADA provisions apply?

**Supervisor Robert Tebbutt** asked if it would be possible to add a fireproof vault at a later time if it was determined that storage was needed in the garage and couldn't be added to the Town Hall.

**Joe Garso** said that it would be possible to add the vault above the offices or to the dry storage area behind Bay 5. He would have to check into the ADA provisions if the storage area above the garage offices was used for other than garage items.

**Elaine Sater-Town Clerk** said that two years ago when the idea came up to build a new garage the request to have a records room in the new garage was put forth to the Superintendent of Highways. The idea has been totally eliminated from the plan. It would have been the quickest, easiest, and cheaper way to create a records vault for the town records.

**Supervisor Robert Tebbutt** said there were other options available for records storage.

**Tracie Santagate-McColloms** said she agreed with Supervisor Tebbutt that there are other options but there is nothing in writing that acknowledges that a records storage area is needed.

**Willis Sheridan** asked what was the basis to determine the size of the building and will the wash bay be used to house vehicles when it is not in use. How many vehicles does the town own?

**Supervisor Robert Tebbutt** said he sat down with Don Oliver and determined the space requirements for the building. The wash bay will be used for storing vehicles depending on the need for space in the other bays, especially if the larger vehicles are being worked on and more room is needed. The wash bay has a separate ventilation system and would not be a good area to store vehicles in all the time.

**John Quenell** read a list of the vehicles the town owns. There were 10 mentioned that can be used on the road.

**Tracie Santagate** asked if the size of each vehicle was given to Joe Garso so he could determine the size of the garage.

**Joe Garso** said the Town Board provided him with the size requirements for the building after they discussed them with the Superintendent of Highways.

**Gould Hoyt** asked if the 16-foot entrance was a common size for a garage. Will the plow be able to get in the door?

**Joe Garso** said the doors were not excessive nor the smallest. The plow would still have to be lifted up to get in the door.

**Gould Hoyt** asked about the time frame. How will the permits affect the time line and will the time line allow the building to be completed before the snow falls?

**John Quenell** said the APA application was not yet completed. The DEC permit is part of the APA process. If the APA application can be completed by the end of the month the 30-day public comment period would start in June. The APA has 60 more days to approve the permit. They seem to be willing to turn the permit around in a shorter time than the 45 days. The site should be available by Aug 18 depending on the permit approval. If the site is available by then, will the building be completed before winter?

**Joe Garso** said an oil water separator permit was needed from the DEC, but is not as time critical as the APA Permit. The building would still be in the finishing stages by winter. The town should not try to use the building until the building is complete and certified or the contractor will not take responsibility for damage done during construction.

**John Quenell** asked what if the site access was moved forward to July 18, would this be enough time to complete the building before winter?

**Joe Garso** said the award date is June 19 and the building has to be ordered. It can take 8 to 10 weeks to get the building delivered so the site access date is not going to get the building here any sooner. The delivery of the building could also take longer.

**Willie Sheridan** asked if it was reasonable to use the sand to raise the floor level of the building.

**Supervisor Robert Tebbutt** said the contractor would build the floor level up under careful supervision of the engineer and the Town would fill in the gradient around the building with the sand. Next summer when State Route 86 is rebuilt the ground-up road material will be used to form a base for the ramp areas into the building.

**Gould Hoyt** asked what would be used for fill.

**Joe Garso** said that a non-uniform gravel mix would be used to fill the area. It will have to be compacted and samples tested by a lab to determine the proper density is achieved.

**Tracie Santagate** asked if the bid would have to be renegotiated to include raising the floor level.

**Joe Garso** said the APA application was being worked on and should be completed tomorrow as well as an addendum to the bid for the raised floor level.

**Supervisor Robert Tebbutt** said the water level testing was only done two days ago so this was a new issue for the APA application.

**Tracie Santagate** asked why this information was not already available since the water was tested last summer.

**Supervisor Robert Tebbutt** said that Alton Knapp did his testing in the summer and reported the water levels at a much deeper level. This spring has been very wet and the testing showed different results now.

**Virginia Seeloff- State Route 86, Gabriels**, asked how it going to be decided if the Town Offices were going to be added on or not.

**Supervisor Robert Tebbutt** said the Town Board would make the decision, but he did not think the board was going to decide to add the offices at this time. A Citizens Committee has been formed to look into whether new Town Offices need to be built or not and how to utilize the space in the current Town Hall. Anyone is welcome to come to the meetings.

**Lydia Wright** asked what actually went out to bid and what will be included in the whole Project Cost.

**Supervisor Robert Tebbutt** said the bid was for construction only and the other items listed under "Project Cost" will be in addition to the bid cost. The total project costs will be available at the next Public Hearing.

**Gould Hoyt** asked about the option to purchase building rights on the land the Town is purchasing from Paul Smith College for the Highway Garage.

**Supervisor Robert Tebbutt** said the Town would not purchase building rights on the property but has asked for the option to purchase them in the future. The cost would add \$13,000 to the price of the land. The new garage will straddle the current property line and according to the APA the new building can be built without the building rights because the town is replacing a building. The building rights are for additional buildings.

**Pat Willis** said that the Town would only have the right to ask for building rights but not for the right for the same price.

**Gould Hoyt** has lived in the area since 1952 and has been at Paul Smiths College for 31 years. The current trustees say they are not responsible for what previous trustees agreed to so did the Town get a written agreement for the building rights?

**Supervisor Robert Tebbutt** has a written agreement from Dr Miller and his signature as co-applicant on the APA permit. The trustees met and approved the sale of the land to the Town for \$7,000. He feels he is covered for this year. The sand mine alone is saving the town money so the land purchase will probably go through this summer regardless if the building is built.

**Art Leavitt-Route 86, Gabriels** thinks the board is doing well.

**There were no further comments from the public.**

**Motion to Adjourn the Public Hearing** was made by John Quenell at 8:05 p.m., second by Linda Dobson; Aye3, Absent 2 (Bodmer and Tucker)

Respectfully Submitted,

Elaine W. Sater, Brighton Town Clerk