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FEBRUARY 19, 2009

The Town Board of the Town of Corinth held a workshop meeting on February 19, 2009 at 4:00 PM at the Town Hall.

Present: Richard Lucia, Supervisor
Charles Brown, Councilman
John Major, Councilman
Edward Byrnes, Councilman
Mitchell Saunders, Councilman
Shawn Eggleston, Deputy Highway Superintendent
Fred Mann, Code Enforcement Officer
Rose E. Farr, Town Clerk

Public: Ray Bush, Sigrid Koch, James Hamm, Beverly Jacon, Linda Hamm, Joan Smead, Lisa Kiselica-Rumpf, and Debbie Elms.

The following were present from Butler Rowland Mays Architects, LLP: Steve Rowland, Jorge Correa, Denise Platt and Dick Butler to give the draft report on the Town Hall Feasibility Study.

Steve Rowland took time at the beginning to report that he is President of Saratoga Bridges who operates a pallet making business located on County Route #24 where mentally challenged people work. He said in the recent pass a young man cut all four of his fingers off while working at that site. Mr. Rowland said he wanted to report that the man is home and has some movement in all of his fingers. Mr. Rowland said he wanted to publicly thank the Corinth EMTs that arrived within three minutes and the Corinth Fire Department that arrived shortly thereafter. He said that it was the fast response that made it possible to have this young man in the helicopter and on his way to West Chester Medical Center within fifteen minutes. He said that if it hadn't been for the fast response and medical knowledge that these men had the young man could not have the movement of all of his fingers.

Steve Rowland gave a presentation on a draft of the Town Hall Feasibility Study. He presented two schemes. The Building Program suggests an addition of approximately 4,400 square feet be added to the existing 6,700 square feet totaling 11,100 square feet.

Scheme A has the new addition located at the front of the existing building. There would be a new entrance providing direct access to the new Court/Meeting room. The scheme provides for four (4) regular and two (2) handicap parking spaces located off the main entrance driveway. Private parking area for the Sheriff is located off the main exit driveway on the northeast side. The main parking is located at the rear south side of the building.

Scheme B has the new addition located at the rear of the existing building. A small parking area with twelve (12) spaces, two (2) of which are handicapped, is located at the front of the building. The parking area to the rear, south side, of the new addition consists of twenty-four (24) spaces, two (2) of which are handicapped. This scheme allows the Town offices and the Town Justice department to be separated from one another.

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Scheme A limits the amount of parking spaces available to support adequate parking to serve the Town Court/Meeting room. This creates the need for long waling distances to and from the main parking area on the back south end.

Scheme B provides for a better overall building security. The floor plan and building circulation allows full access to the Court Room/Meeting Room and public restrooms while restricting after hours public access to the remaining areas of the building. The Sheriff's department is visually screened from the building entrance and from the main street. Scheme B also provides for a complete enclosed entrance to the basement area via a small atrium like space with a skylight that brings natural light into the Court Clerk's area, Assistant District Attorney's and Judges' office.

Butler Rowland Mays Architects, LLP thinks that Scheme B works better for the Town of Corinth. They said it has more advantages and uses the site more adequately.

Renovations would be approximately 6,703 square feet with the estimated cost per square foot to be \$120 to \$140.00.

New Construction would be approximately 4,460 square feet with the estimate cost per square foot to be \$230 to \$250.00.

Steve Rowland said that the estimated cost of this project is between \$2,400,000 and \$2,650,000.00. He said this did not cover the cost of hazardous material abatement and that would probably bring it up to \$3,000,000.00 including soft costs.

Mr. Rowland stressed that this is only a preliminary draft and nothing has been agreed upon so anything could be changed.

QUESTIONS

Councilman Byrnes asked if the draft included utilities, wiring, heating or air conditioning. Mr. Rowland said that it did but not for specific types because they were not given any specific types.

Councilman Byrnes asked if this included a basement for growth down the road. Mr. Rowland said it did not. Councilman Byrnes said he thought that the Town Board needed that cost also. He said that perhaps disadvantaged youth in the area could have a permanently designated room off the break room. Councilman Byrnes suggested that perhaps the disadvantaged youth could use the break room as well as a room designated for their use. Mr. Rowland told Councilman Byrnes that this could be looked at.

Supervisor Lucia said that the committee was very impressed with the Town of Greenfield building.

Dick Butler told the Town Board that Ballston Spa has a community room that used all the time by outside entities.

Councilman Byrnes said that he is in favor of the parking in the rear of the building. He said that the Economic Development Committee was in favor of all businesses having the rear parking.

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Steve Rowland said that his company contemplated destroying the present Town Hall but decided not to go that way due to the restraints of having to move all offices out during the time of destruction and reconstruction.

Debbie Elms asked how big the court clerk's office was in Scheme A. She said she didn't see it when the diagram was shown. Upon reviewing Jorge Correa said that she was right that there was no court clerk's office in Scheme A and it must have been inadvertently omitted. Debbie Elms told the board that having one courtroom would be a problem since the court was going to daytime. She said that having one courtroom would mean that the judges would have to sit on different days which would mean that the meeting room would be tied up four days a week, two times a month. A suggestion of a removable wall separating the two courtrooms was discussed.

Supervisor Lucia said he likes Scheme B because having the Planning, Zoning, Building Department and Assessors in the same area makes more sense. He also said he liked the small conference room that any department could use if they needed to.

Councilman Major said that he wanted to thank Butler Rowland Mays Architects, LLP for their informative presentation. He said he liked Scheme A but Scheme B makes more sense. He said he likes the parking in the rear of the building. He also told the architects that he too wishes to see the cost to have a full basement. He said if the basement is done then the stairs would have to wider, etc. to handle the public in the future. He asked if at this stage if consideration was given of the cost related to maintaining the building. Mr. Rowland told the Town Board that this was not considered because they did not know what type of lighting, air conditioning or heating the Town wanted to use

Councilman Byrnes asked about the security of the building. Steve Rowland told the board that in the various halls doors could be installed for security purposes.

Lisa Kiselica-Rumpf said that she liked having the court and sheriffs separate from the rest because WIC is here with young children and it seemed to be safer if they were not around the sex offenders and people on probation.

Steve Rowland told the Town Board that this was only a draft. He said that comments and questions addressed tonight would be looked at. He suggested that the Town look over the schemes and write their comments and questions down giving them to the Supervisor. He said that he would probably do at least one more presentation to the Town Board before the final study is done.

Supervisor Lucia said that he will be accepting comments and questions for the next couple of weeks and then he will send them to the architects.

CODE ENFORCEMENT

Code Enforcement Officer Mann told the Town Board that the propane, in the mobile home owned by Stiffarm and turned over to the Town, ran out on Saturday and AmeriGas came today and filled the propane tank. He said that however the furnace would not start so AmeriGas was going to send a service man over tomorrow. Code Enforcement Mann said that there was quite a bit of furniture and garbage left in the mobile. Supervisor Lucia said that perhaps Highway Superintendent Eggleston could have one of his men go to the mobile with the Code

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Enforcement Officer and remove everything that could not be used by another tenant. Supervisor Lucia suggested leaving any furniture that someone buying the mobile might want. Supervisor Lucia said that he would like to see if the woman Mr. Byrnes knew could meet our qualifications as well as the park's qualifications to take possession of the mobile. Councilman Saunders said that he understood the Town Attorney to say that the Town did not own the mobile until the Certificate of Title was in the Town of Corinth's name. Supervisor Lucia told him that the Town has a Bill of Sale from Ms. Stiffarm and an Assignment of her interests. He said that the attorney said this was good enough until he secured the Certificate of Title through LaBarge.

Councilman Byrnes said that his park has a rule that only four people can live in the mobile. He said they also have a rule regarding the kind of dogs a tenant in the park can have.

Councilman Saunders asked how the trip to New York City was. Supervisor Lucia said that the group heard Governor Patterson speak and that was great. He also spoke about a class at which Assemblyman Roy MacDonald. He said he felt the classes at the Association of Town were excellent.

Councilman Major told the Town Board that the law that he asked the Town Clerk and Code Enforcement Officer about is in the Code Book in Update Supplement #19--Wherein Manufacturing Industry and Light Industry were moved from Permitted Uses to Special Permit Uses. He thanked Town Clerk Farr and Code Enforcement Officer Mann for their assistance in this matter.

Councilman Major told the Town Board that they need to economically keep Wilton Mountain Road on the fore front.

RESOLUTION #98 **ADJOURN TO EXECUTIVE SESSION**

A motion was made by Councilman Byrnes, seconded by Councilman Major and the following resolution was

ADOPTED Ayes 4 Lucia, Brown, Major, and Byrnes
 Nay 0

RESOLVED that the at 5:45 PM the Town Board adjourn to Executive Session on personnel.

Town Board reconvened at 6:15 PM.

RESOLUTION #99 **APPOINTMENT OF KAREN RANADO**

A motion was made by Councilman Brown, seconded by Councilman Major, and the following resolution was

ADOPTED Ayes 5 Lucia, Brown, Major, Byrnes and Saunders
 Nays 0

RESOLVED that Karen Ranado be appointed as Billing Clerk.

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With no further business, on a motion of Councilman Byrnes and seconded by Councilman Saunders the meeting was adjourned at 6:17 PM.

Respectfully submitted,

Rose E. Farr, RMC
Town Clerk