

TOWN BOARD
MARCH 14, 2007

A regular meeting of the Town Board of the Town of Bethlehem was held on the above date at the Town Hall, 445 Delaware Avenue, Delmar, NY. The meeting was called to order by the Supervisor at 5:30 p.m.

PRESENT: Theresa Egan, Supervisor
Daniel Plummer, Councilman
Samuel Messina, Councilman
Kyle Kotary, Councilman
Joann V. Dawson, Councilman
James T. Potter, Esq., Town Attorney
Colleen A. Hummel, Deputy Town Clerk

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Supervisor Egan welcomed everyone to a regular meeting of the Bethlehem Town Board and invited them to join in the pledge of allegiance.

Supervisor Egan asked for comments on agenda items. Mrs. Marie Capone referred to item number five on the agenda with reference to the Portable Toilet Rental and stated that we should choose someone local.

Mr. Kleinhans stated that he had concerns with regards to the Living Resources moving in to 61 Orchard Street. The concerns he has are not about the people that would be living there now, however, the residents in the future. He stated he does not have a problem with disabled people living in the area noting; he has worked with disable people for many years. He stated group homes have a fairly high turn over rate and would like some assurances that people that move into the house in the future will not have certain issues that might impact himself or his family. He stated they went through a bad period about two years ago with an individual with mental illness across the road with a number of arrests, many instances where the police were called and he said it was a horrible experience. He would like to prevent this from happening in the future and would like to do it with something more than assurances from the organization. There are specific issues such as sexual issues or aggressive behaviors, or wandering behavior that might impact other people in the community. Again with the four people that are moving in initially, he has no trouble at all with them but five years is a long time to be in a group home. Mr. Kleinhans stated he would like a "No Cost Contract" between this agency, people in the community and the Town indicating these functions will be carried out and be guaranteed for the next twenty years. He said this would not cost the agency or the Town anything it is simple assurances that these things won't happen. With group homes in general there is a state law that they have to have four fire alarms a year on the overnights. He said there are a lot of children in this area, and he would like to make sure there are no external alarms on the house and the same with external lighting especially to the neighbors on either side. He stated he placed a FOIL with the Office of Mental Retardation and Developmental Disabilities asking for records with regard to this specific agency since he has not had any dealings with them before and there was only ten days to prepare. He asked that the Board postpone a decision until they have a chance to review the records.

The Supervisor asked if there were any other comments on agenda items. Mark Lustick a resident of Delmar since 1975, a retired attorney from the US Government and Law Professor. He has been involved with Living Resources, Past President of Living Resources and he has been involved with this organization since the late 70's and continues to be involved. Living Resources has a long and proud history of serving persons with disabilities and he is proud to be a resident of Delmar because the community and the services provided to people in the community have been very well received. The organization has been welcomed with open arms but most particularly the residents and people have also been welcomed with open arms and this says a lot about the community. There are about 35-37 various homes in different neighborhoods and people feel that they are very good neighbors. The organization continues to enhance the lives of the people

and continue to be grateful for the kind neighbors and communities that welcome the services that are provided. Compassion is so important and most of the residents do and he makes a trip every Saturday up to Double H to teach skiing to children with disabilities and he not the only one from the Town of Bethlehem that goes there. The kind of services that Living Resources provides and the kind of people that are in the homes are going to be good neighbors.

The Supervisor asked if there were any other comments on agenda items. Chris Lyons from Orchard Street said in regard to the Living Resources Home that is going to be established, there is a communal backyard, they are on a corner and everybody shares the same backyards. He would also like the "No Cost Contract" he stated that they received this letter about ten days ago so there was not much time to prepare as far as questions. He also said that it would be nice to talk with someone to ask questions and he would like to also have this postponed. There are concerns about later down the line as far as other people moving in.

Supervisor Egan asked if there were any more agenda item comments. Ed Solomon from Long Meadow Drive stated he was proud of the Town with regards to the action and support of group homes and people with disabilities. He is also proud of Living Resources noting they are a very good and solid agency with a long track record. A few years ago a meeting was held with regards to a home on Long Meadow and similar questions were raised and the questions that were raised are good ones and they will be answered. There was concern back then and now several years later they all have dissipated, those individuals are part of that neighbor and most people do not know the community residence exists there and this is because Living Resources knows how to run an organization and run a home so that it is a home. These meetings raise a lot of questions and Living Resources will provide an opportunity for the neighbors that are here, as well as, those that are not to really get all the questions answered and feel comfortable about the program. He stated as a neighbor in a few short years know one will remember that there is a community residence on Orchard Street as they don't remember that there is a community residence on Long Meadow. As a testimony to the agency and as a testimony to the good people who live in these homes.

Supervisor Egan asked for any other comments on agenda items. There were none.

The motion was made by Mr. Plummer and seconded by Mrs. Dawson to close the public comment period. The motion was passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.

Noes: None.

Absent: None.

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The next item was to approve the Town Board minutes of February 28, 2007.

The minutes of February 28, 2007 Town Board meeting were approved as submitted on a motion by Mr. Plummer, seconded by Mr. Kotary and passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.

Noes: None.

Abstain: None.

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The next item on the agenda was a request from Living Resources to establish an individual resident alternative at 61 Orchard Street. Supervisor Egan stated that in the interest of the comments earlier with the help of the Town Attorney they would talk about what this is. Obviously Living Resources is interested in establishing an individual residence alternative, the question is about what the Town's involvement is. She stated that she wanted to clarify that so everyone understands what the expectations are. Supervisor Egan said the first one that she

did was about three years ago and she asked what the Town does and she was told nothing. They present information but from a regulatory perspective and authorization perspective the Town does not have authority. The job of the Town Board Members is to listen to the proposal and the only basis that the Town has to deny or oppose based on a neighborhood saturation level. Mr. Potter stated there is a section of State Law § 4134 of the Mental Hygiene Law and that provides that the applicant is entitled to site their group home, the Town can object only on the basis of over saturation. In the event they do it would go to a hearing before the agency that licenses Living Resources and effectively our Zoning Law is preempted by State Law § 4134 of the Mental Hygiene Law.

Therefore, Attorney Potter said we have a very limited ability to raise issues with respect to the home and we do not have the ability to insist that the home enter into a contract with the Town in any way limiting their operation. They are licensed by a State Agency. Supervisor Egan also stated that there is no requirement by any means that Living Resources extend any sort of notification to anybody but the Town Board. She said the Town started a couple years ago with the first presentation, it was asked that the agency reach out to the neighbors to provide a forum, contact numbers and things like that. She thanked Living Resources for reaching out to do this even though it is not required. So anyone that has questions at the end of the presentation Mr. Erlich from Living Resources would be available.

Supervisor Egan said that she wanted to make sure that everyone knew that the Town Board is not allowing them to do this, this is a perfunctory presentation to the Board and that the Town's review is based on saturation.

Fred Erlich from Living Resources stated that this particular proposal was done as a partnership or community effort with families whose daughters live in the Town and have a high interest in seeing their daughters move from a home away from home. This home is a great opportunity for people to be accepted, warmed and loved by our community, which is a continuous process of including people into your lives. Six years ago Living Resources came before the Town Board to discuss a proposal on Longmeadow Drive, they went through the same process. Three families from the Town of Bethlehem helped find the home. The sons lived there and continue to grow and prosper in this home. This is a partnership because the families are in and out of the home three to four times a week so everyone is working together to provide a quality service and a quality home. Living Resources operates services for people who are developmentally disabled which includes mental retardation, autism, epilepsy, cerebral palsy and learning disabilities, as well as, services to people with traumatic brain injury. In these homes they serve people with disabilities that are not mentally ill, they serve people that are developmentally disabled. In most cases they were born with this disability and now the families have brought them to a point where they have had twenty years of education, lived at home and now this would be the next step in the process. People stay in these homes for a long, long time. An example is four men moved into Longmeadow Drive six years ago and those same men still reside there. Some people graduate to apartments, some may pass away, but these are long term placements where people can be made part of the community and at the same time connect with the families.

Councilman Plummer stated that he is supportive of the group homes, they have worked out well in the community and the agency should consider talking with the neighbors to answer any questions or concerns that they may have. He suggested that a meeting take place with the neighbors regarding the concerns and then come back for the vote in a couple of weeks. But asked if there was a time frame issue. Mr. Erlich stated that there is a time frame under the Law about the site selection, the number of days for review and the process for a contract on the home. Councilman Plummer stated the neighbors may have some questions that could be answered. He suggested that a meeting with the neighbors in the immediate area and consider postponing for a couple a weeks.

Supervisor Egan stated that a decision needed to be made to approve or disapprove and to the extent that no action is taken after the forty day elapses from

the submission, which was on, or about February 20, 2007 so from there it would be forty days or it would be deemed as accepted. Town Attorney Potter stated there is time before the next meeting without going over the forty-day time frame. Mr. Erlich stated there are no guarantees with regards to the people that will be placed four or five years down the road however, in the past a community advisory committee was informed of the people that were being placed in the home. Councilman Messina stated he felt that giving the community, neighborhood and surrounding neighbors some time to ask questions and feel comfortable things would go much smoother. He also stated he is not familiar with the saturation issues, what the data really provides and he does not feel that Bethlehem is saturated with community group homes. Mr. Erlich said that with the opening of this home there will be eighty-one individuals with developmental disabilities that are in the site selection registry and in the Town of Bethlehem. When looking at the Town of Bethlehem with reference to long term benchmarks the incidents of disabilities is anywhere between 1 ½ - 2 percent so there is probably 456-600 individuals with disabilities. The only saturation case that he was familiar with was in the Bronx where they opened a home three doors down from a preexisting home which created an unfavorable situation to the individuals with disabilities. The law was written so that individuals with disabilities are not on top of each other and that was how the law was interpreted.

Supervisor Egan stated there were two Board Members that wanted to table this item. Councilman Kotary stated that he is supportive of the homes particularly when some of the residents are children from Bethlehem families. He said he likes the concept of having the opportunity for Bethlehem families to bring their children with disabilities back to their own community and to live in a setting that both helps meet their needs and also gives them proximity to the families. He felt this was good for the residents as well as the families that are supporting the children. However, he feels you can never communicate too much and that any further communication that could be done over the next two weeks would be appropriate. Councilman Dawson stated since the time frame is available the two weeks would be very productive for the residents and Living Resources to have more dialog on this matter.

The motion was made by Mr. Messina and seconded by Mrs. Dawson to table the consideration of Living Resources Corporation establishing an Individual Residential Alternative (IRA) at 61 Orchard Street in the Town of Bethlehem. The motion was passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.

Noes: None.

Absent: None.

Supervisor Egan stated for the record James McGowan sent a written comment and Mr. Polan made a phone call so the information will be she will be passed on to Living Resources. Mr. Erlich asked what should be done between now and March 28, 2007. Supervisor Egan suggested that a meeting or discussion with interested parties would be helpful.

The next item on the agenda was to acknowledge receipt of a Certificate of Support from the Bethlehem Youth Court. Councilman Kotary and Councilman Dawson were able to attend the recent mock hearing. The Board has been very supportive of Youth Court in the past and Supervisor Egan stated that she has been involved since 1997 and is very appreciative of this.

The next item was a request from Nan Lanahan, Administrator of Parks and Recreation, for approval of award of bid for the Portable Toilet Rental to Big Top Portable Toilet with a low bid price of \$13,438.75.

The motion was made by Mrs. Dawson and seconded by Mr. Kotary to approve the award of bid for the Portable Toilet Rental as requested by Nan

Lanahan, Administrator of Parks and Recreation, to Big Top Portable Toilet, Cairo, New York. The motion was passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.
Noes: None.

The next item was a request from Nan Lanahan, Administrator of Parks and Recreation, for approval of appointment of seasonal personnel.

The motion was made by Mr. Plummer and seconded by Mr. Kotary to approve the appointment of seasonal personnel as requested by Nan Lanahan, Administrator of Parks and Recreation, in the memo dated March 14, 2007. The motion was passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.
Noes: None.

The next item was a request from Erik Deyoe, Town Engineer, for approval of award of bid for Chemicals.

The motion was made by Mr. Plummer and seconded by Mr. Kotary to approve the award of bid for Chemicals as requested by Erik Deyoe, Town Engineer, as outlined in the memo dated March 14, 2007 and on file in the Town Clerk's Office. The motion was passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.
Noes: None.

The next item was a request from Erik Deyoe, Town Engineer, for approval of funding for Sewer Pump Station engineering services to be expended from the Sewer Fund Capital Reserve, subject to a permissive referendum.

Councilman Kotary asked for more of an explanation with regards to what SCADA means. Mr. Deyoe stated that SCADA is a Supervisory Control and Data Acquisition System which is used with water and waste water facilities that capture instrumentation data for what pumps are running, when they are not running, and when systems are in alarm. It also allows the operator to remotely access and understand what is happening at the station without actually being there. This also controls alarming, alarming protocol, it allows the Town to do some remote controlling and with programming it could control pumps. He said if there was an emergency situation the remote would shut things down. This is not an upgrade the Town does not have this system in the pump stations at this time, according to Mr. Deyoe.

Councilman Dawson questioned whether this was a design service. Mr. Deyoe stated that this is design and construction phase services for engineering on the Elsmere pump station and designed for John Street and Thatcher Street to be bid next year. Councilman Dawson questioned the constructive phase for Elsmere and if it would include the whole project. Mr. Deyoe stated that would include the construction observation, inspection and administrative end of the engineering side of things. This does not include the construction cost of the improvements and he will return to the Board for a separate approval as he has a better handle on this project.

The motion was made by Messina and seconded by Mr. Kotary to approve the Sewer Pump Station Engineering Services to be expended from the Sewer Fund Capital Reserve, subject to a permissive referendum as requested by Town Engineer, Erik Deyoe. The motion was passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.
Noes: None.

The next item was a request from Louis Corsi, Chief of Police, to accept a donation of \$10.00 from Nancy Farr.

The motion was made by Mr. Plummer and seconded by Mr. Kotary to accept a donation of \$10 from Nancy Farr as requested by Chief of Police, Louis Corsi. The motion was passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.
Noes: None.
Absent: None.

The next item was a request from Lieutenant Berben, Bethlehem Police, to consider an Agreement with Reigning Cats and Dogs.

Supervisor Egan stated they had an Agreement with the Mohawk and Hudson River Humane Society and the expense for that went through the roof. Lieutenant Berben contacted one of the local kennels to see if there was an arrangement that could be worked out that would be more cost effective for the Town. The certification went through Agriculture and Markets Department and Mr. Potter had an opportunity to review the Agreement.

The motion was made by Mr. Plummer and seconded by Mr. Kotary to approve the Agreement with Reigning Cats and Dogs as requested by Lieutenant Berben. The motion was passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.
Noes: None.
Absent: None.

The next item on the agenda was an old item at the request of Supervisor Egan to bring this back in regards to the preparation of the Town Plan Annual Report. Supervisor Egan stated that several months ago it was discussed with regards to the Annual Report and the IDA Report. The IDA approved the IDA Report several months ago and there has been a lot of positive feedback. Then there was discussion about the Town Report, the proposal was done and she stated they could probably get the consultant to stick with the numbers even though it is old. Councilman Plummer asked what the purpose was. Supervisor Egan said it was to address the marketing piece of the Town. Mr. Leveille stated it was the major mission of the Town and its undertaking, marketing and public information.

Councilman Plummer asked if the IDA piece was the marketing piece. Mr. Leveille said most people do not know what is going on and this is a nice concise way of getting the message out. It also demonstrates the progressive nature of the Town; the conscious planning that is taking place in the community and while doing this with a format it becomes appealing and will catch the eye. Councilman Kotary asked about the content being supplied by the Town and the consultant will put the information together.

The motion was made by Mr. Kotary and seconded by Mr. Messina to approve the preparation for the Town Plan Annual Report. The motion was passed by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.
Noes: None.
Absent: None.

Next item was the presentation of Edwards and Kelsey for the Slingerlands Integrated Pedestrian Network Plan. Jackie Hates from Edwards and Kelsey, Senior Planner, worked with Department of Economic Development and Planning,

and also the CACC to try and identify a foundation for a walk able hamlet area. This was derived from the vision in the Bethlehem Comprehensive Plan. This vision calls for a vibrant hamlet with mixed use centers all linked by transit, sidewalks and trails.

Ms. Hates said the first thing was to identify what the pedestrian needs are in the area of New Scotland between Mahar Road and all the way to the Town of New Scotland border. The focus was on the new hamlet area and is tied very closely with the Hamlet Master Plan for New Scotland Road. With the opportunities arising with the Vista Technology Park and the Slingerlands Bypass Extension this was a good opportunity to take a look at what the needs are from a walkability stand point and to implement some of the improvements as development occurs in that area. She stated keeping in mind that they reviewed the Comprehensive Plan and previous studies that had been done, they worked with the Town to identify needs did a complete street audit. A complete street is a street that accommodates all users, the pedestrian, the bicyclist, the transit rider as well as the motorist and how they all function together. Ms. Hayes stated there are some areas that could benefit from improvement and the day they were out there, there were many people out walking, biking, and running. At this point there is a significant need to improve some of the facilities.

At some point in time everyone is a pedestrian, whether you are walking from a parking lot into a store, or you are a pedestrian. They identified recommendations, prioritized the recommendations, identified how pedestrian needs could be incorporated in the Master Plan process and they identified some potential funding partners and additional partnerships to help move this forward.

They identified guiding principals to provide pedestrian linkages in the core hamlet areas but also the district with longer areas of linkage and also regional linkage. There are a lot of opportunities and ways to support walking with land users which means not only having sidewalks. It is important to have land users that are conducive to a walkable community with a mix of uses that creates a need for people to want to be there, a center for activity. Integrating with other modes of transit, biking and how they could be linked together to create a variety of different modes. Universal access, people of all physical capabilities should be able to access and feel comfortable with a convenient walkable space, also considering seniors and young children. Ms. Hayes stated that the Town of Bethlehem has always been very successful at forming partnerships with property owners, developers and finding funders at all levels for shared costs. The benefit for taking this approach with identifying a walkable community provides choices how to access, making it an area where you want to go. If you have a vibrant mixed-use area where you could go to work, have lunch or dinner, and have locally based retail where you have choices while creating a sense of community and enhance to the new hamlet area. This creates more of an opportunity for chance meetings of neighbors and will help create a sense of community. It also helps to create economic vibrancy. When you have a walkable community people see activity, they want to go there and find out what is going on. This will help enhance local businesses that decide to locate at the new center areas. There has been recent studies on linking Urban Design and Health to help assist with obesity, asthma while enjoying life and exercise.

Some recommendations would be to create a Gateway that identifies when you are turning into the new hamlet area. Letting motorists know you are entering into a pedestrian priority zone and it helps create a special designated area. Mixed uses between buildings and within buildings for example, retail on the first floor and perhaps an office and/or apartment on the second floor. This is what creates a twenty-four hour community. Sidewalks and cross walks are important and must be clearly defined so that everyone knows where they are supposed to be. This creates a safer environment and more comfortable environment for the pedestrian. The area between the travel lane and the sidewalk is a buffer between the traffic and the pedestrian and a great space for snow storage. While talking about complete streets you need to think about creating better space for people waiting for buses. Access management that reduces the number of curb cuts, that make it difficult for pedestrians. One example is when referring to the Hess Station if you

created more space that was identified pedestrian space which would be sidewalk and narrowed some of the access points, have some shared space off the road and have some type of connection between the parking lots behind the buildings and space within the parcels. These gateways are within the hamlet areas and would be New Scotland, the Slingerlands Bypass at Price Chopper Plaza and as potential gateways mixed use that is consistent with the Hamlet Master Plans.

With regards to the sidewalks to New Scotland Road and internal access for cars and pedestrian, the internal access means this would be creating a mini grid and from there would give opportunities for pedestrian crossings and open space when possible. When referring to the district, they are looking at creating some sort of connection off road, opportunity for a trail along the bypass so that you could connect to the Vista Technology Park and additional development that may happen in the future possibly connecting to the Normanskill and a trail. If you are traveling more to the historic Slingerlands Hamlet area near the intersection of Kenwood and New Scotland, the area has sidewalks, however, there is room for improvement and enhancements. There is also an opportunity for a gateway an example would be the rail bridge, the rail overpass to have a new facade to make the area more inviting and renovations could be as simple as a local art class painting a mural. Looking at Cherry Avenue there would be opportunities for pedestrian and bicycle connection.

For the Regional Network they looked at creating continuous sidewalk and pedestrian space along New Scotland Road, those connections in the district and the possibility of the more regional connections with the rail trail, using the rail right of way as an opportunity. There are other opportunities if you look towards Normansville and maybe utilize that old bridge as a pedestrian bridge. There is a long list of funding partners and a list of other folks that could be involved in implementing this DOT, CDTA, as well as, private developers and property owners. This entire plan and document was intended to be used as a tool that could potentially get additional funding to implement some of these ideas. The next step was a recommendation to use the Hamlet Master Plan. This was a public process that developed the plan and using this as a guide for future development, working with partners early on in the process. When thinking about planning for pedestrian facilities and a walkable community it is not just about sidewalks. You need to have mixed land use, crosswalks and a variety of elements to create a space that people want to walk in that is safe and convenient.

Councilman Messina stated the on street parking does not always work out as well as planned and maybe other options for parking should be looked at. The emphasis was made on walkability and how six minutes is a good distance when planning pedestrian opportunities. When you look at where the hamlet is and you look at where the Vista is there is a lot more than six minutes. He asked how this fits into the achievements for the goals and objectives. Ms. Hayes said with regards to the parking it does not always work but it gives you more opportunities with new developments that would be happening as a result of other activities in the area. She said if there is a right of way it can be shown from a traffic and safety stand point. There are other options for parking that were identified in the Hamlet Master Plan such as parking garages, and rapid parking garage with mixed use where the parking would happen, so you would still be meeting your parking needs but also you would benefit from the space. With regards to walkability it is more to create a connection for availability out of a typical walk. Supervisor Egan stated the reason this was started was to create the substance for a grant application. Depending on what opens up the Town now has the basis for the grant application.

The last item on the agenda was the Facility Needs Analysis. Commissioner of Public Works, Oliver Holmes stated this is a comprehensive look at all the Town facilities. The Town has outgrown all available space within the facilities and there have been no major expansions since the 1970's. The goals were to assess the condition of the facilities, quantify the space needs for the departments through the year 2015, look at operational efficiencies, capitalize on existing facilities, and develop cost effective renovations. A team was put together of WCGS Architects, Bill Connor and Scott Allen, Mr. Holmes Commissioner and Project Manager, Superintendent of Highways Gregg Sagendorph, Assistant Comptroller Rick

Webster, Deputy Police Chief Tim Beebe, and Louis Corsi Chief of Police. The facilities that were evaluated were Town Hall, the Highway Department, the Public Works Garage, Adams Street Garage and the Parks and Recreation Buildings. The operational areas considered were Town Hall Offices, Highway Department, Department of Public Works, Police Department and the Justice Court, Parks and Recreation and the Senior Services which are all major players with what happens within the Town.

Some interesting facts were the Town housing unit has grown over the years, the population with projection will be about twenty-five percent, Highway miles have increased forty-two percent since 1973. When you look at the Bethlehem School District population the capitalize plan that is going on starting in the seventies and the school district did not make any substantive investments until 1989 when they spent 11 million dollars and then in 1995 they spent about 14 million dollars and then in the early 90's and in 2003 they went to the 90 million dollars plus package that is still under construction. So like the Town for a long period of time they chose not to do much.

The Town has had one Capital Program Expenditure since 1997 and before that it was the 70's and that cost was for the handicap access at Town Hall for \$642,000. In 1970 the Highway Department on Jericho Road was 5,000 square feet and the Adams Street Garage 6,600 square feet. This is where the Highway Department operated from until the point where they moved to Elm Avenue East. In 1974 the Highway Department started out with 33,600 square feet, had 14.78 acres, 51 employees, 46 pieces of equipment and they managed a 122 road miles. In 2006 the Highway Department had the same square footage, the same acreage and now has 65 employees, 85 pieces of equipment and they are now managing 178 miles of road. Substantive changes with the same space. For thirty years they have occupied this and now they have outgrown it. As much equipment as possible prior to a storm is kept inside to keep it warm and ready, however, unfortunately the building is packed and the rest of the equipment is kept outside. There is no longer space available to keep this equipment ready inside the structure. When you look at the Department of Public Works at the Operations Garage and the Highway, if you add up all the space it was the same, there has been no increase. The report shows that the required space is an increase of approximately 20,000 square feet more than the Town currently occupies. It also strongly suggests that the space is needed with the future growth of the Town while working with the Economic Development and Planning Department for projections. Recommendations would be to create a collocated site for the Highway and Department of Public Works on Elm Avenue East. Use the Kenwood Avenue location for joint equipment storage and eliminate the use of the Adams Street Garage and perhaps turn it into some commercial use. Pictures were exhibited.

The Police and Court Facility in 1941 had 7 Officers, 1951 first vehicle, 1961 they received radios, and in 1961 relocated to Adams Street. In 1963 they started 24-hour operation. In 1973 they relocated from Adams Street to Delaware Avenue where they reside now. With regards to the staff in 1955 we started out with about 10 to 2006 and we are now at 43 which has been a significant growth. Police vehicles have also increased a lot. Police service call history has two components calls for service. Residents use call into the 911 Center and request police service, emergency service etc.

In the 1960 there was one guy sitting in a console operating a microphone. In the 1970 it grew then in 1999 they refurbished the 911 Center. Now there are three people jammed in the space. With a lot of equipment and they are about to add another level of equipment for monitoring purposes. It is getting more crowded, more of over load for power, more needs, etc. More pictures exhibited for the Police Communications Center and the Court Facility. Court Facility recommendations would be to relocate the Police and Court functions out of Town Hall and build a modern Police and Justice Facility that would provide appropriate space.

Town Hall in 1974, all departments have grown, new departments have been added Management of Information Services, Youth Services plus more program

activities than space can support. In addition there is the Parks and Recreation Department that is trying to find space and use space within the public school system, however, they are competing with the school's programs as well. Parks and Recreation attendance is very large and the programs that are offered have been increasing over time. There are many 55 and over and baby boomers who are increasing dramatically and by the year 2020 it is projected to be somewhere around 11,200 and gradually tapers off. This puts a real demand on the Senior Services Program that needs significant space in order to accommodate the current seniors and those that they will have tomorrow. The other part of it is that it is not just the programs we provide today, but looking at the needs and interests of seniors to come. When looking at the Comprehensive Plan the recommendation to consider development of a community center was to provide community, youth, and senior programs and activities.

When the Police and Justice are removed from Town Hall it creates an opportunity to take the space to be considered a Community Center. Town Hall recommendations to relocate the Police/Court Facility, renovate the empty Police/Court space to provide program space for Seniors and Parks and Recreation. This would create the sense of an enhanced community center and this creates a new entrance to better serve the growing senior population. Logistics would be to construct new Highway/DPW structures, relocate DPW to Highway, construct new Police/Court facility, relocate Police/Court to new site, renovate empty space, relocate Senior Services into renovated area. The timelines for design and construction of Highway/DPW would take about 18 months; Police/Court would take about 24 months and Town Hall about 18 months. The Project Costs, which are the design, the construction, and the soft costs such as furniture and equipment that would go along with this are based on the data for 2006, total is about 27 million dollars. Police/Court \$11,925,000, Highway/DPW \$8,993,000, and Town Hall \$5,994,000. The next steps would be to consider the Master Plan for the future of the Elm Avenue Park, and Capital Improvement Plan to actually implement some of these plans.

Councilman Messina questioned regarding the projection for the needs of the future. Mr. Holmes stated the space and projection are looked into to be flexible with mixed uses and build this flexibility into the projection so it can change down the road.

Councilman Kotary questioned regarding moving forward and what should be focused on next for the Town's priorities. Mr. Holmes stated that he refers to the triangle of truth, which has three points one is cost, one is schedule, and the other is quality or program. You need to balance the act with all three of these to make conscientious choice about them. Mr. Holmes also said you must think about down the road, where you put it today versus where you put it in five years with response to the Town and the needs of the Town. Councilman Kotary questioned regarding any interim solutions that could be done with existing space for improvement to operations. Chief Corsi stated that the bottom line is that the Town Hall is not going to work for the Police/Justice and it is a daily challenge. The Police Department operates a function out of one room they do the booking in one room, they interview people in one room, they administer tests in one room, they take statements in one room and this becomes problematic when you have people in custody at the same time while trying to take a complaint from a person who is not in custody. There are many challenges with trying to juggle rooms around. Supervisor Egan said if you could find a square inch of space that is not already being used, it would be miraculous. Every time you get an intern it is a challenge trying to figure out where you are going to put someone.

Supervisor Egan referred to the gasps of breath when people heard the estimated cost. She said with the lack of investment in these structures for as many years as it has been, it is still less than 28 percent than what the school district spent. Mr. Holmes stated that there has been interim steps. For example, upstairs with Public Works and Planning and Economic Development the walls were torn down and systems furniture was installed which allowed to accommodate more people with the need requirements. These steps have been taken on a number of occasions and as the Town continues to grow so does the need for space. The most

economical way to try and meet the needs was to maximize the values of the assets that you do have. The Town has a building that is in the center of a community that is really designed for public movement and this building orientates itself to be a community center.

Supervisor Egan asked if there was any public comment on anything else this evening. There was none.

The motion was made by Mr. Plummer and seconded by Mr. Kotary to adjourn the regular Town Board meeting at 7:20 p.m. The motion was carried by the following vote:

Ayes: Ms. Egan, Mr. Plummer, Mr. Messina, Mr. Kotary, Mrs. Dawson.

Noes: None.

Absent: None.

Deputy Town Clerk