

Town of Pine Plains Town Board Informational Meeting

July 10th, 2023

The Town of Pine Plains Town Board convened for an informational and public meeting located at 7775 South Main Street, The Community Center on the above date at 7 pm. Supervisor Walsh, Councilman Bartles, Councilwoman Jones, Councilman Zick and Councilman Ambrose were present. Also, in attendance PPWIA/Engineer Ray Jurkowski, and eighteen members of the public.

Supervisor Walsh opened the meeting. Walsh explained this is a meeting to discuss the “New Town Hall.” The Board will be listening to comments on what the public would like to see for the “New Town Hall” and the Board will not be answering any questions. At that time Supervisor Walsh turned the floor over to PPWIA/Engineer Ray Jurkowski.

Engineer Ray Jurkowski started by explaining this presentation is the beginning steps to moving forward for “New Town Hall” located in the hamlet of the town for a more central location. Jurkowski went through his power point presentation. He described what the square footage is of the current Town Hall along with the acreage, and the overall history of the building. Jurkowski then went into explaining the inadequacies such as the following: The police department and town court operations located in the basement area are not handicapped accessible. The existing court room has very limited seating space. Limited office space available within the existing building. Limited file storage space. Storage Space is in the Attic. The building’s mechanical systems and major building components have exceeded their useful life and are overdue for major upgrades. The building is located 1.3 miles west of the center business area of the Town. Jurkowski described what the basis design would be for the New Town Hall located at 8 & 12 North Main Street and was as follows: Construct a new single story, wood frame consisting of approximately 6,000 square feet, and a full basement area. The first floor shall contain the lobby, combination meeting/court room, men’s and women’s handicapped bathrooms, breakroom with kitchenette, small conference room (8 people), administrative offices, police department, and Town court operations. Administrative offices include but may not be limited to separate offices for the Town Supervisors, Supervisors secretary, Town Clerk/Deputy Clerk (2 spaces), Bookkeeper/Tax collector (2 spaces), Building Inspector, Planning/zoning departments (2 spaces), and Town Assessors (4 spaces), 1 spare office, IT/server room. The Police department shall include a separate entrance to the building exterior. The police department contains but is not limited to; a common area (2 cubicles, and booking area), State Police office, interrogation/holding room, and secure evidence storage area. The Court operations shall include separate offices for two (2) judges as well as an additional office for a Court Clerk/Deputy clerk. The Court operations shall include separate offices for two (2) judges as well as an additional office for a Court Clerk/Deputy clerk. The main meeting/court room will be utilized for public meetings by various Town boards (Town Board, Planning, ZBA) as well as the Town Court. The room shall be sized room for movable chairs to accommodate approximately 25 members of the public, with a raised dais and continuous bench large enough for 9 people (board members/secretary/attorney) to sit comfortably. The breakroom shall consist of a small kitchenette that includes a sink, counterspace, microwave, and refrigerator. The building shall be provided with a full basement. The basement level will be utilized for mechanical systems and storage and accessed by internal stairway. Separate conditioned (dehumidification) secure storage spaces shall be provided for the Town Clerk, Court Clerk, and

a general office files. Electric key fob secure entry system and video security, Wi-Fi throughout the entire building. The main meeting room shall be wired for audio/visual presentations and a speaker system for public presentations. The building shall be designed with an L.P Gas fueled back-up electric generator and transfer switch capable of powering the entire facility. The site development shall include driveway access, parking, site lighting, on-site septic system, and new central water service connection. Most important is that the building be architecturally compatible with the rural character of the Town of Pine Plains Hamlet area. The anticipated construction budget for this project is \$3,750,000. Ray Jurkowski continued his presentation with explaining what a Request of Proposal Scope would start with the proposals of full architecture/engineering services. Then continue with the building programming which would be meeting with the Town Board and Town staff to identify the square footage needed. The next step would be a schematic drawing which would be about 20-30% complete. The Town Board would then ask for public feedback. There would be a preliminary design done, which would consist of either oil fire boilers, or geothermal for the heating system and the design would be 60% complete. The next step of the RFP Scope would be permitting through the NYS DOT, NYS DEC, and Dutchess County. There would have to be a State Environmental Quality Review Act (SEQRA). The plans and SEQRA would have to be approved by the Town Board. There would be a final presentation to the Town Board and to the Public in which the Scope would be 95% complete. The construction documents would go out to bid, then the Town Board would get the recommendations. Ray Jurkowski suggested the next step for the RFP would be to contact professionals via the internet and local paper. Jurkowski opened the floor up for comments from the public.

Darrah Cloud- Discussed the financial part of it. Cloud wanted to know if the Town would be able to bond this high of an expensive and if there were going to be any grants. Louis Loeb- Also thought it would be a good idea to hire a financial planner to help answer any questions about finances before the Board proceeded. Ray Jurkowski answered in his professional opinion it was premature to hire a financial planner, and the Town Board always has the option to stop plans because of money. Louis Loeb- also wanted to discuss the architectural aspect of the building. Loeb feels a one-story building does not fit in that part of Town. Councilman Zick explained why the single story was chosen, as follows, there would not have to be an elevator, the design can have the front of the building look as though it is a 2 two building. Supervisor Walsh went on to explain the basement will be above ground level due to the water tables. Councilwoman Jones wanted to know if there was a required referendum for over a certain amount of money to be spent. Ray Jurkowski knows there will have to be a public hearing for the financial expenditures but was going to check with Attorney to the Town Warren Replansky if there was a mandated referendum. Scott Chase-Is in favor of the Town Hall being in the center of Town. Chase explained the comprehensive plan wants the Town Hall in Town for a strong walkable community. Chase also gave ideas about the building style; the new building should represent the historic character of Hamlet. Also, the building should integrate the Graham Brush House as shared services and space. (Scott Chase comments are on file). Robert Lyons said that he agreed with the financials of Louis Loeb, the Town should be looking for grants. Darrah Cloud also expressed her excitement for the Town Hall to be in Town. Cloud suggested a history room, and a porch with rocking chairs. Richard Hermans mentioned long term energy costs and believes oil burners are not the way to go. The Town should be in favor of heat pumps with solar panels. Hermans also asked if this would be the new polling place for

elections. Supervisor Walsh said the Stissing Mountain Highschool has been approved by The Board of Elections to be the new polling location.

Councilman Zick motioned to adjourn, second by Councilman Ambrose 5-0 Passed.

Supervisor Walsh

Town Clerk

Councilman Ambrose

Councilman Bartles

Councilwoman Jones

Councilman Zick