

VILLAGE OF ALTAMONT
REGULAR BOARD MEETING
January 5, 2016

Mayor James M. Gaughan
Trustee Kerry Dineen
Trustee Nicholas Fahrenkopf
Trustee Christine Marshall, Absent
Trustee Dean Whalen

Patty Blackwood, Clerk
Larry Adams, Asst. Supt. of Public Works
Paul Miller, Altamont Fire Chief
Todd Pucci, Altamont Police Chief
Catherine Hasbrouck, Treasurer
Marijo Dougherty, Archives & Museum
Glenn Hebert, Building Inspector, Absent
Jason Shaw, Legal Counsel, Excused

General Public: 38

Attending: Richard Straut, Barton & Loguidice

7:00 p.m.

Mayor Gaughan called the meeting to order with the Pledge of Allegiance.

Paul Miller, Chief Altamont Fire Dept., introduced the 2016 fire department officers that were in attendance. They were: Kyle Haines, Assistant Chief; Thomas Tubbs, Captain; Laura Tubbs, 1st Lieutenant; and Dave Cowan, Vice President.

Todd Pucci, Chief Altamont Police Dept., reported Altamont community room is used as an emergency shelter for the Village. If someone were to lose power during the cold months and need to get out of the cold, they could contact the Altamont Police Department to make arrangements to access the community room. Chief Pucci reported winter parking regulations are in effect until April.

Mayor Gaughan welcomed four Guilderland High School students attending the Board meeting tonight for their Public Policy class.

Trustee Dineen made a motion seconded by Trustee Whalen to approve the Treasurer's report; #14, #15 and transfer of funds as submitted. **Roll Call: All in favor**

Public Comment:

Norman Bauman, Maple Avenue, reported the 14th annual Victorian Holiday celebration was very successful and thanked all involved.

Trustee Whalen made a motion seconded by Trustee Dineen to approve the following resolution: WHEREAS, the next general Village Special Election will be held on March 15, 2016, and WHEREAS, the polling place for this election will be at the Village Hall/Community Room/Firehouse, 115 Main Street, Altamont, New York, Albany County and WHEREAS, the hours for the Village Election will be from noon to 9:00 p.m. **Roll Call: All in favor**

Trustee Dineen made a motion seconded by Trustee Whalen to approve authorizing Mayor Gaughan to sign Shared Service Agreement for Emergency Assistance with New York State

Department of Transportation per recommendation of Jeffrey Moller, Supt. of Public Works.

Roll Call: All in favor

Trustee Whalen made a motion seconded by Trustee Fahrenkopf to approve of Board Minutes for December 1, 2015. **Roll Call: All in favor**

Village Board of Trustees and Richard Straut, Barton and Loguidice, had a discussion on the Crouse House property.

Mayor Gaughan noted on tonight's agenda is a proposal from Barton and Loguidice for a structural engineering analysis for \$3,200. Last month the Village Board approved a proposal for limited pre-renovation and pre-demolition asbestos survey for a fee of \$2,588. The asbestos survey is now in the hands of the Village Board.

Richard Straut, Barton and Loguidice, reported the roof project was bid without the expectation that there would be asbestos abatement which resulted in the project being put on hold. An asbestos survey was done to identify if there was any asbestos. If there is asbestos, it has to be abated by a licensed asbestos abatement contractor prior to demoing the building or disturbing the asbestos. There was asbestos material found. If the Village moves ahead and tries to stabilize the building with a new roof, the expected asbestos abatement of the roof will cost about \$3,000. Mr. Straut stated the law doesn't allow for putting a metal roof on the building and nailing it over the existing shingles. The asbestos material has to be taken out first then put the roofing on. Mr. Straut stated there is an air monitoring requirement that is estimated to cost \$2,000. A third party, that can't be related to the contractor, has to come in on behalf of the Village and monitor the air to make sure the asbestos is controlled properly. Mr. Straut stated it has been reported that the building has significantly deteriorated since the last structural inspection which was 7-8 years ago. The structural inspection cost is \$3,200 which would include an inspection and an evaluation on how to save the building with cost estimates to go along with that. There may have to be some additional structural reinforcements depending on what is found. Mr. Straut stated the Village has discussed reformatting the bid for the roof and go back out to bid. The cost to reformat the bid is estimated at \$2,000. Based on the bids last time for replacing the roof and doing some of the demolition without asbestos it was estimated at \$26,100. When we add the asbestos cost on to the bid for the roof Barton & Loguidice is expecting the total cost for the roof project would be about \$38,900 plus the potential for some structural reinforcements that would be required based on what is found in the inspection.

Mayor Gaughan stated the Village went forward with this process because the Village was fortunate enough to get a \$25,000 Special Legislative grant to put a roof on the Crouse house. If the estimates come true, we have a deficit of \$13,900 or possibly more. Mayor Gaughan stated he spoke with Supervisor Barber, Town of Guilderland, and Mr. Barber stated he would review all the reports and send his own staff from the building department to look at the structure. Mayor Gaughan stated there is a possibility, if they are available, we might get some in kind service that would reduce the amount of money the Village has to pay. The property was purchased 8 years ago by the Village of Altamont and the Town of Guilderland.

Trustee Dineen stated tonight's discussion and decision should be on whether to approve Barton and Loguidice's Structural Engineering Services proposal. Trustee Dineen stated that nothing can be done with the roof on the Crouse house until a structural inspection is completed.

Mayor Gaughan asked if there were any suggestions on ways to prevent further rain from coming into the building. Mr. Straut stated it's possible to temporarily tarp the roof but the tarp would have to be fastened to a place where there isn't any asbestos.

Kristen Casey, Main Street, asked the Board if they could focus the discussion on the section of the roof that covers the salvageable part of the house and not discuss the whole roof being replaced. Trustee Whalen stated the caution would be if the original house is stabilized without doing anything else to the rest of the building, there is the caution that when the rest of the building collapses it will do some significant damage to the original house. It is all interconnected.

Jack Pollard, Leesome Lane, stated the work on the roof can't be done for less than \$26,100. Mr. Pollard asked the Board to not put any more money into the house. The building should be destroyed and build a new building for the museum using some of the material from the Crouse house.

Mayor Gaughan stated he needs to make sure as a Village Official this process is done the right way. He is asking for approval on the structural evaluation. Mayor Gaughan stated even if the house is demolished it will still need an abatement. Mayor Gaughan stated if the Village doesn't replace the roof on the Crouse house, the \$25,000 Special Legislative grant can't be used for any of the expenses on the Crouse house.

Trustee Whalen stated the public should not be going into the Crouse house without having someone from the Public Works Department with them. There are very hazardous conditions in the building.

Mayor Gaughan stated the Board will return in February with the results of the inspection survey and any information they receive from the Town of Guilderland. Mayor Gaughan stated he would check-in with Dept. of Public Works and Barton and Loguidice to discuss putting a temporary cover on the Crouse house. Mayor Gaughan stated he feels the property has some use other than just selling it and having a business at that location.

Bob Keough, Sons of Union Veterans of the Civil War, stated that Civil War events took place on this property. Mr. Keough asked the Village Board to try to save as much of the structure as possible. The Sons of Union Veterans of the Civil War prepared a resolution for the Village Board. Copy of the Resolution included with Official Minutes.

Trustee Fahrenkopf made a motion seconded by Trustee Dineen to approve authorizing Mayor Gaughan to sign Barton & Loguidice's Structural Engineering Services Proposal regarding the Crouse House for a lump sum fee of \$3,200.

Roll Call:

Trustee Whalen	Opposed
Trustee Fahrenkopf	In favor
Trustee Dineen	In favor
Mayor Gaughan	In favor

Motion Carried: 3 In favor/1 Opposed

Ted Neumann, Lark Street, suggested the Village Board ask the Town of Guilderland what their experience was with the Schoolcraft House. Mr. Neumann recommended the Board ask the Town how much money they spent on the project and if they feel that it was worth going through the restoration project of the Schoolcraft House.

Norman Baumann, Maple Avenue, inquired if the fees for the inspection survey could come out of the grant. Mayor Gaughan stated the fee could come out of the grant as long as they keep moving forward with the process of putting a roof on the house.

Judi Dineen, Sunset Drive, stated she has a vested interest in the Crouse House and would like to see at least part of the house preserved and build something off of that. Ms. Dineen stated she believes that fundraising can be done for the house and not have the full expense come from municipal funds.

Trustee Dineen made a motion seconded by Trustee Fahrenkopf to adjourn at 8:00 p.m.

All in favor

Respectfully Submitted,

Patty Blackwood
Clerk