TOWN OF PLATTEKILL

REGULAR TOWN BOARD MEETING

June 18, 2025

Time – 7:00pm

SALUTE TO THE FLAG:

ROLL CALL:

The following Town Board Members were present:

 Supervisor Depew

#### Councilman Fazio

Councilman Castillo

Councilman O’Flaherty

 Councilman Hoppenstedt

PUBLIC HEARING: NONE

Supervisor DePew read a letter from a child at Plattekill Elementary School

Request that the abandoned garage across from the school and Dollar General on Route 32, be demolished and turned into a community center. It should have flowers, benches and a water fountain. When he gets driven everyday to school, he thinks it looks like a dump. Families should have somewhere nice to go.

1. Presentation from Tinkleman Architecture: Conceptual New Town Hall Buildings

Supervisor DePew stated tonight is a conceptual presentation regarding a replacement of two buildings: the building we are standing in right now. This building was built in 1973 and it is in a state of disrepair in a lot of levels. Also, the Highway garage directly behind us was built in 1973. This is a possibility at this time. This whole project started about a year ago. We inventoried our properties, surveyed our properties, brought the surveys up to date. We did a Feasibility study and came to a conclusion that we would repair, renovate or replace our facilities. So, we did go out to an RFP and request difference engineering firms to come tell us what that would look like. A few firms bid on the project. The first phase we started last year and looking at this as 1-3-5 vision. The first year we do the research, the next 2-3 years we would do research on funding and the 5th year, a direction. We started with a committee of our Town employees, we felt they knew the deficiencies, the needs, the requests to make t town run appropriately. They knew best on the first start of the journey.

We then developed a community committee: Mike Baum, Willie Castillo, Sarah Nelson, Joe Lafiandra, Bill Kras, Stu Smith, Brian Vanduser, Brian Adach, Patty and Ricky Brooks. Through the course of this step off, we can come to a conclusion and make it better than we have today.

Mr. Steven Tinkleman: You have gone as a community for over 50 years and we are at the end of the useful life of this building. There is never a great time to start spending money. If you start first envisioning where you want to go, what you want to see for your community over the next 50 years. It will create a stronger community, to make your community that much more social and effective. This work as come about through tremendous number of conversations. We are at the beginning of learning about the culture of Plattekill. This is all conceptual. Many conversations with the town employees and the Supervisor, this is how we got here today. If this project moves forward, this is the jump off point.

Rob Turner: This project when it came to us, there were 2 properties being looked at. One is the Town Center facility; it will be comprised of the Town offices, Court, Police Department and community center. We will bring you all onto one piece of property instead of being scattered all over the place. The lot being looked at is off of Route 32, adjacent to the Community Park. There is a nice combination of uses here. The next facility is the Highway Garage which will remain here. The intent would be to demolish this current Town Hall and demolish the current Highway garage. These buildings were built in 1973 so they are 50 years old. A standard, typical life span of a pre engineered building is 50 years and could go up to 75 years if really taken care of. This building is not in good shape. The Highway Garage has other factors that have comprised the building with the salt, chemicals, etc. It is really a compromised building and it has definitely worn out its life span. This current site will be the sole site of the Town Highway Garage.

(Picture #1) The first building that needs to be constructed will be the Town Hall. The current town hall has got to move. We have developed a master plan. The Property off of Route 32, this area is all wooded and we are leaving that untouched. We are locating the building on the Northern end of the site. This provides several different benefits, is provides the connectivity between the building and the park. It starts creating more of a community complex. In the future, there is room for expansion and uses. 20 years from now, we don know what will be required. This gives you the chance to create more of a canvas. The main entrance will be off of Patura Road and it would lead to all the parking which will be located behind the building. Standard practice is to have the parking behind the building or to the site. The buildings are prominent and stand out so that when you are driving down the road, you will see the building and not see a parking lot full of cars and see the upper part of the building. We flip what people are used to. The building is closer to the road and all the functional areas in the back. The entrances to the building will be to the side or the back. The other thing we did was to keep the building nestled in the corner of the property which gives you expansion space. Wells, Water, Septic and it allows for the development of those. Within the Town center, in talking with Dean DePew, we went through several designs called concept design. From there, we started to developed the floor plan of the Town Hall. We took the information from meetings with the departments at the Town Hall and we spent more than a day meeting with the various departments. We wanted to understand there needs and where they felt compromised as far as space, equipment. We wanted to find out what they would loke to see in the future. 5-10-15 years from now, how can we provide the spaces and the environment to make them thrive and want to come to work every day. One of the big things that was brought up in our conversations was this building lacks space. There is no space for storage of required documents that the government requires you have. You have to keep hard copies; there are certain documents you keep for a certain number of years if not forever. This building does not provide that. This is one of the big approaches here, to have a building that provides the type of storage facilities. A break room, bigger bathrooms, places that will make them want to come to work and be enjoyable. With this lay out, Dean was adamant that the town offices will be the central hub of the new facility. We developed the main entrance in from the parking lot to a large main space with a tall space that all the departments will be branched off of. You access them from the main hub. Then from here, you go to the accessory uses which would be the community center which will be 2 separate spaces connected by a large opening. You can have 1 large space or make the room into 2 individual spaces. The meeting area has been designed and laid out in conformance with the Judicial guidelines that are required. There are certain security requirements that have to exist between the court facilities and the court room even though this space will be sued by the Planning, Town Board and Zoning Board. This will also be a flexible space. The final space would be the Police Department which will be on the Southern End of the building. It is entered from the South side, we felt keeping that separation was important. They do have to be separate and private but somewhat connected when they are needed. The building itself is a single story, wood structure. The two largest elements are the meeting room and the Community room and they sort of flank the central area here with all the town offices. The idea was to create a building that would give an Agriculture feel, we wanted to have something to reflect buildings and material that you see through the Town and County. We wanted to provide character to the building with different materials.

(Picture #2) This would be looking at the public entry side. Your main central entry and there are 2 secondary entrances that allow residents to access the community center or into the meeting room. One aspect we did come up with in the layout is that we have separated the spaces so they can be blocked off during various times. If there is a meeting being held in the evening, you can close off half of the building so it is secure. Community events on the weekend, you can block off the other side of the building so everything stays secure. We wanted the exterior to be a little on the modern side so we did not go heavy in detail. The material we are looking at will be a rustic material. They will be durable and low maintenance, long lasting.

(Picture #3) This is a picture of the Police Department side. There is a public entrance and employee entrance. There needs to be a division of separation.

(Picture #4) This is a conceptual idea of the central space. This is what it can look like. We wanted a high ceiling, main hub. The corridors that take you into the other spaces. There will be nice big windows that they can meet with the residents.

(Picture #5) The meeting room/court room, it will be more of a celebrated space. Vaulted ceilings, exposed trusses. It is an important room. The opposite end of the building we took advance of the long wall and opened it up with windows. The community center, one side is a vaulted ceiling with exposed trusses. It can be opened up to a patio. This will face the park. It will give you a view of the park.

The next step would be the Town Highway Garage. That will be on the property that the existing Town Hall is on. It will be built in phases. The placement of the new building is we situated it so the existing Town Hall can remain during the first phase. They would move their offices into this building. It would allow them to take apart the current garage area and start building the new structure. They will then finish off the rest of it where the trucks will go. Those spaces will be easy to construct where the other one is a little more complicated with the offices. It allows a nice progression to phase it and make it work. With this we allocated two separate exits and entrances off of Route 44/55. A lot of Highway Departments like designated entrances and exits so people aren’t pulling off the road in any direction. This spot will allow the trucks to come in with sufficient space. One of the main requirements that the Town Highway Superintendent asked of us is that the building will be drive thru. The fuel dispensing station will be behind the building so it will open the entire flow around the building. The Garage offices will be kept on one end of the building closer to the parking lot. Closest to the road, which is where the public will be going. There is a security gate that will come across from where the trucks go. The current bays are very narrow so that when the trucks do come in with the plows, there is no room. There needs to be sufficient width for the trucks and plows. We also included a truck washing bay which is important during the winter months with the salt and the mud in the summer. The Police Department would also be able to use the Truck washing bay.

We continued the same characteristics in this building that we did with the Town Hall. A pre engendering building is the most economical structure that you can provide here. It allows for the large open space that you do need for maneuvering for the residents and employees. We kept the rear area taller because of the tall trucks. The front of the building is smaller in scale. The same materials that are used on the Town Hall we would use over here. It will create a connection between the two buildings. We tried to be very clear about the organization of the town functions. The community center could also be a future phase. We looked at this project with an eye towards the future. The next 50 years.

Don Petrocola: I have the privilege of talking to you about money. We have done everything we could here to present to you a cost-effective building. It is 1 story, no stairs, no elevators. Wood Frame construction which is the most cost effective you can get. Pitch roof so you don’t have maintenance on flat roofs. We prepared a very Detailed construction and soft cost budget that reflects our current understanding of market price. Materials, availability and labor pricing, future conditions remain hard to predict. Rob talked about project phasing with the Town center being constructed first so the Highway Garage can move into the existing Town Hall space while demolition and construction operations can take place on their existing site. Upon completion of that, the existing Town Hall will be removed.

We used historical cost data; we solicited and received input from industry estimators. We reached out to construction managers and we included in our estimate, prevailing wage rates as a public rate project, contingences and escalation. We developed an itemized list in building materials and systems using square foot subtotals based on standard commercial construction and then added in these additional factors for prevailing wage costs as a public bid project.

With a final estimate of construction cost projected to a 2027 build out. We have estimated project soft costs including insurances, environmental testing, required NYS special inspections, utility inspections, agricultural and engineering fees, furniture and equipment needs, legal needs, financing. Portions of this projects funding can come from grants, state funding for building and infrastructure improvements and bonding all of which has yet to be explored and determined.

 We are projecting the construction costs for the Town Center, range from $425.00 to $575.00 per square foot with prevailing wage. The Highway Garage could range from $275.00 to $475.00 per square foot. We have provided a line-item breakdown. The Town Center construction costs at $15.4 million dollars with associated soft costs of $1.3 million. The Highway Garage is $8.8 million dollars with associated soft costs of $800,000. The total all in, project costs with soft costs, furniture, fees, everything is $24-26 million dollars.

This is a first look cost. We can work to reduce costs as the project advances. We are very pleased to be a part of the project with the Town.

Steve Tinkleman: This is just the beginning. What makes a project like this successful is the level of conversation and the level of focus on the project. We want to be thoughtful and make this valuable to the community. We want to create a better sense of community. NYS has different funding sources out there and it is a moving target. There is money out there for infrastructure. I appreciate that you have gone this far to test what the future can be for your community. The hardest part of the project is taking this risk. We want to be a part of this process.

Willie Castillo- I don’t really have any questions at this time. Like everything, I am looking at this, we have the property and the room to expand if needed in the future. The Police Department being next to the Court makes sense. When this current building here was built, the population in town was 4500 roughly and it has more than tripled. The structure itself and we keep takin and taking, we haven’t added anything. I understand all your plans here. The square footage for court is tricky, when it’s a court room or when it’s a meeting room. When it is court, you aren’t supposed to have all these chairs here.

Steve Tinkleman: We wanted to create a building that is sustainable. There are life safety issues here that we are able to solve. We make the building accessible which is a part of the goal here. There are court requirements, safety issues with the judge can come and go. The way a potential person coming in in front of the judge is now going to be done in a controlled manner. The departments here are becoming more important and more complicated. The Town Clerks job gets more complex and needs room to grow. We tried to look ahead and grow in place here. Everything we are talking about here, is going through all the details and taking it more to the next level.

Supervisor DePew- Our community is so diverse. We have so many different schools in our town. We have many congregations. We don’t have the opportunity to see the residents that we live in the town with. The whole idea of this is to give a centralized area where the community can come together. We are incorporating the government center but the facilities that we have not had in the past. The community center will support any organizations to meet, serve as a senior center, our Recreation program, etc. The Veterans Park will be protected by the Government Center. We have invested a lot into the park, which supports the youth and every individual in our Town. The activity has very much expanded at the park and its property. All of this is at a Conceptual state. Thank you to the employees that have helped this along the way. The employees spend a lot of their own personal time being involved. Since 1973, I wish we had a fund that we kept pushing money into to eventually replace. A year ago, we started this with a step. Several times, throughout the past few decades, different administrations have looked at this with ideas but did not have the opportunities to go this far. We are very fortunate that we have been able to get this far. There will be many phases of this along the way. As a board, our main goal is to find how to fund something like this and not burden the taxpayers to where we can’t do this.

There is a need for this. The building is wearing out. 2013 we spent near $250,000 doing spray foam the roof on this building and the Highway Garage. That was a temporary fix and that fix is on its way out. The undermining of the foundations, there was no gutters put on either building. The water coming down has eroded the foundations which has allowed the water to break up the foundation and rot away. The bottom of the steel structure has rusted away in a lot of places. We need to seriously address this. We can always tweak these plans along the way to make this happen and set us up for the future.

1. Mike Baum- Did you examine the feasibility of a basement or a second story to see if any additional costs were involved in that?

Don P- A basement was not going to be useful because of the limitations with natural light and occupancy use. It is not a terrific solution to file solution because of moisture. It is less costly to build a slab on the ground than to excavate and construct a basement. Any additional level would trigger accessibility issues, moving of materials from one floor to the next. Stairs take up a tremendous amount of square footage. With the intent of being as cost effective as possible we eliminated the idea of a basement when we eliminated the cost of constructing a second story. We can continue to look into it. One of the nice things about this site, is the luxury of space.

1. Annette Laskowsky- Is the Highway an Emergency Center? For power outages, natural disasters. Going on the assumption of potentially being an emergency center, the Fire Departments have showers, is there an availably for that?

Supervisor DePew- These new buildings would be supported by generators. They can actually become a warming center, cooling centers, emergency management centers. That also gives us an opportunity for grants. We can look at showers in the plans. The idea of putting together a community committee is to take parts and look at it, what is a good idea and what is not a good idea. This gives us a starting ground. Ultimately, we come to the best possible scenario.

1. Steve O’Flaherty- What is the total square footage of these two buildings?

Rob T- The total square footage of the Town Center is 23,600 and the Highway Garage is 22,600.

1. Supervisor DePew- That is interesting, the square footage is pretty close, not to far of a difference. The cost per foot because of the different needs in construction and materials is what makes the difference. There is a lot of aspects in a build like this. The cost of putting up this building but a cost of maintaining this building and the actual running of the building. The equipment, plumbing, electric. We have a lot to look at and a lot of costs to this.

Don P- The Highway Garage is essential a pre-fabricated metal building and a wide-open space. There is not a lot of walls, doors or windows. It is open space. We have less area is conditioned. The office space is conditioned. You have a lot more space to serve here. We will be suing much more efficient systems in heating and cooling, plumbing systems.

Supervisor DePew- That price also included the demolition of the building, right?

Don P- Yes, that included everything. All the soft costs. The furniture, everything. The numbers cover it all, all in.

Supervisor DePew- How do these numbers reflect the new energy codes that are taking place, January 1, 2026? Fossil fuels for heat.

Don P- By the end of this year, 7 stories or less must be fully electric. We are already doing that. This cost if already figured into this all in number. We are anticipating modern construction meeting current codes. We are projecting 2027 construction start at best.

MINUTES:

Supervisor DePew made a motion to NOT Read the minutes from the June 4, 2025 Town Board Meeting.

Seconded by Councilman Fazio

On the Vote: All Ayes

Supervisor DePew made a motion to ACCEPT the minutes from the June 4, 2025 Town Board Meeting.

Seconded by Councilman Hoppenstedt

On the Vote: All Ayes

ADDITIONS:

* Police New Hires:

Andrew Raia

Jordan Berryann

Town Clerk, Sarah Nelson swore them in at tonight’s meeting.

Supervisor DePew made a motion under the Police Chiefs recommendation to welcome these two new hires.

Seconded by Councilman Castillo

On the Vote: All Ayes

Presentation:

1. Old East Road Culvert Pipe No Referendum Certificate:

Supervisor DePew made a motion that this referendum for the Town Clerk to sign as per the Referendum Certificate entered into the News Paper.

Seconded by Councilman Hoppenstedt.

On the Vote: All Ayes

RESOLUTION #44: Bridge NY Old East Road/Gidney Town Creek Culvert Replacement

Supervisor DePew made a motion that authorizes the implementation and funding of 100% of the costs of a transportation project, of which qualified costs may be reimbursed from Bridge NY funds.

This project is eligible for reimbursement of qualified costs from Bridge NY funding that calls for the post-reimbursement apportionment of the qualified costs to be borne at the ratio of 100% Bridge NY funds.

The Town Board approves the project.

The sum of $1,500,000 is hereby appropriated by a bond resolution adopted by the Town Board on May 7, 2025.

Seconded by Councilman Castillo

On the Vote: All Ayes

Councilman O’Flaherty- ABSTAINED.

Bridge NY Local Project Agreement: This will get attached to the Resolution we just did.

Supervisor DePew made a motion to allow the Highway Superintendent to proceed and sign these contracts as we move forward.

Seconded by Councilman Fazio

On the Vote: All Ayes

Councilman O’Flaherty- ABSTAINED.

REPORTS:

* Supervisor Depew read the monthly department reports and noted they are all available at the Town Clerk’s Office upon request.

Supervisor DePew made a motion to NOT read the monthly reports with the exception of the Recreation Report.

Seconded by Councilman Fazio On the Vote: All Ayes

The following reports for the month of May 2025 were available.

Plattekill Police Monthly Report

Dog Control Monthly Report- Not Given

Buildings & Grounds Monthly Report

Building Department Monthly Report

Assessor Report Monthly Report

Recreation Report-

Summer Camp starts June 30-August 1. Camp Registration is still open.

Plattekill Day is September 20

Fall RHR Day is Sunday, September 28.

Trunk or Treat, November 1

Christmas Tree Lighting is December 7

PUBLIC INPUT:

* Supervisor Depew made a motion to open Public Input at 8:25PM.

Seconded by Councilman Hoppenstedt

On the vote: All Ayes

1. Annette Laskowsky- I was confused about what the Police Chief said about Phase 2? Are these new officers just out of the police academy and entering phase 2?

Supervisor DePew- Yes. What happens is that they completed the first phase and are in the second phase. They need to be hired be by an agency and we hire them with the anticipation but they need to complete phase 2. They will get their additional hours they need to qualify after Phase 2 and they will be released after they have completed their appropriate training hours and become a full Police Officer on their own. Hopefully they will be on their own, September roughly.

Summer Camp, you told me to look on the website to see if there was a discount for multiple children. When I went to pay, there was no discount like there has been in the past. That is a lot of money to not have a little bit of a discount.

Supervisor DePew- Our program is one of the lowest cost programs around the area. They get a lot for their money. The discount is a big help, I understand that. I will look into doing that for the future.

Supervisor Depew made a motion close public input at 8:30PM.

Seconded by Councilman Castillo

On the vote: All Ayes

#9 New Paltz Bus Agreement- Summer Camp

This agreement is made on 6/18/2025 for our Town Summer Camp and the Bus Company for field trips.

Councilman Hoppenstedt made a motion to allow the Town Clerk to sign this contract as well as the Town Supervisor with the New Paltz Bus.

Seconded by Councilman Castillo

On the Vote: All Ayes

#10 Park Rental Deposit:

Supervisor DePew said a non for profit utilize our Park with roughly 75 people and the park was left in disarray. We never ask for a deposit for not for profits. We currently have a $100 deposit for folks that want to reserve the park. When we have 75 people or larger, there is a huge difference in products used. We have to pay folks to clean and put the park back in order after the event.

What is the boards feeling to raise the deposit to $250.00 for not for profits? The deposit will be refundable, but if we have to replace a large amount of paper product or a large amount of cleaning due to how it was left. I think there should be a fee assessed to a not for profit for materials used.

Councilman Castillo- I think we should go with that increase in deposit. I think If we feel we have to adjust the deposit, we can.

Supervisor DePew- It is $100 for anyone to rent. Would it be fair to leave the deposit at the discretion to the board as far as what we charge?

Councilman Fazio- I think we should set a number.

Councilman O’Flaherty- We don’t collect a deposit at the moment? Was there a lot of disarray?

Supervisor DePew- Not at the moment. This was a weekday event and somehow it was missed and not looked at after the event was finished. Saturday morning another event showed up to the park and it was a mess. It was obvious who had made the mess. We are foregoing a fee for the non for profits and don’t require a deposit. There is no obligation to clean up afterwards.

Councilman Castillo- Maybe a $250 deposit will be better for a not for profit. It was a mess

Supervisor DePew- Is it fair for a not for profit to charge a $250 deposit knowing they will get it back if they leave it clean and not raise the deposit for other folks.

Councilman Castillo- The not-for-profit kind of took advantage and left it in disarray.

Supervisor DePew- Some not for profits have a very light amount of attendance and some have a larger amount. We aren’t charging a fee to rent, just a refundable deposit.

Councilman Fazio- I think the deposit should be raised for everyone.

Supervisor DePew- (Asking the Town Clerk) When they leave a deposit, do we cash that check?

Town Clerk, Sarah Nelson- It is cashed that same day.

Supervisor DePew- The issue is when we have a large amount of people, there is no liability.

Councilman Castillo- That deposit should not be returned until the park is inspected.

Supervisor DePew- We have two people that keep an eye on it. One during the week and one during the weekend.

Councilman Hoppenstedt- I would keep it at $100 for residents and non for profit with attendance less than 50 people. Do $200 for anything over 50 people.

Councilman O’Flaherty- How do you police that?

Supervisor DePew- I think people undercount in anticipation to not pay the higher deposit.

Town Clerk, Sarah Nelson- Our deposit fee is $100 whether you have 1 person or 200 people. I think it is a little tricky trying to choose what not for profits you will charge $250 or who you will charge $100 for. How do you pick and choose? I think it should be raised over the $100- you get your deposit back as long as the park is taken care of. My opinion should be $200-$250 for anyone. How do you police if there is 25 people or 200 people?

Supervisor DePew- We are very welcoming to any community organization whether it is our town or a neighboring town. Maybe where there is no fee charged, it should be a minimum of $250.00 charged and they will get it back. I would like the Town Board to think about it and come to a decision next meeting.

Councilman Castillo- I am comfortable with that.

Supervisor DePew- Sarah, what do you say is your average rental fee?

Sarah- Most people are in the 0-25 range. That is $150.00

Supervisor DePew- You are talking $150.00 and then they are putting a $100.00 deposit. That is $250.00 total.

Sarah- $50.00 to rent it and then $100 deposit. $150.00 total for 0-25 people.

Councilman Fazio- By the time it is all said and done, they are paying $50.00 to rent it.

Sarah Nelson- The town makes $50.00 but then by the time you replace paper products, pay someone to go clean the park. It is a gorgeous park. Every single weekend is booked even during the week.

Supervisor DePew- Lets table this to next meeting.

Councilman Castillo- Sarah, you have the calendar of the rentals? Do you send the calendar to the Highway Department so they know when to go look?

Sarah Nelson- No. They are aware it is rented every single weekend.

11. Highway Department Floating Holiday

Memo From Highway Superintendent: The Highway Department will be utilizing their Floating holiday on July 7, 2025.

EXECUTIVE SESSION: NONE

VOUCHERS:

* Supervisor Depew reviewed the Voucher Detail report Dated June 18, 2025 which includes:

The A-General Fund amount of …….$49,793.44

The DA-Highway Fund amount of $240,694.60

The H1 Ban Bridge NY in the amount of……………………………………. $11,172.13

The Recreation/Playground Equip. (ARPA) in the amount of …………………… $11,162.50

Miscellaneous Supplies & Items in the amount of …………………………………. $11,162.50

The Clintondale Lighting District in the amount of …………………………………$947.27

The Modena Lighting District in the amount of ……………………………………$1,707.34

For a grand total in the amount of **$304,314.78**

Supervisor Depew made a motion to accept the vouchers, recognizing that the Audit Committee has reviewed the claims and found them acceptable for payment.

Seconded by Councilman Hoppenstedt

On the vote: All Ayes

Councilman Castillo mentioned that he put the layout for the walkway at the park in everyone’s mailbox. The project is being postponed until the fall. You will also see a list of supplies and labor being supplied.

ADJOURNMENT:

Councilman Hoppenstedt made a motion to adjourn the meeting at 9:10PM

Seconded by Supervisor DePew

On the Vote: All Ayes