

The Town of Moriah Town Board held a Public Hearing on the Town's Restore NY Communities Initiative Grant on the old Henry Garage located at 14 Church Street in Port Henry on Thursday, November 30, 2017 at 10:00AM at the Town of Moriah Court House, 42 Park Place, Port Henry, New York.

Present: Thomas Scozzafava Supervisor
Paul Salerno Councilman
Lucille Carpenter Councilwoman
Thomas Anderson Councilman

Absent: Timothy Garrison Councilman

Others Present: Tom Henry, Debbie Henry, Cathy Sprague, Chip Perry-WWTP, Fred Keil-Architect and Rose French-Town Clerk.

The Supervisor read the legal notice calling for the Public Hearing.

The Supervisor then introduced Fred Keil, Architect; he is the one putting the grant application together. He then turned the meeting over to Mr. Keil.

Mr. Keil explained that the Town will be going for the whole amount of the grant. He then began his presentation. He explained that the Henry Garage is on the National Register.

He briefly described the work that needed to be done. The building will need fire stairwells, a handicap bathroom, replacement of windows and doors, insulate exterior walls, remove attached truck garage and improve the parking lot.

He explained that the roof line and the exterior of the building will not be altered. It may need an elevator. The Supervisor explained that the reason we are doing this is to get it ready to sell to the private sector. Councilman Anderson asked if the timbers were original and Mr. Keil said no, years ago after an earthquake they were reinforced. Mr. Keil also explained that the 4th floor roof needs work, drainage and reinforcements. Mr. Keil explained that structurally the building is in good shape and it can't burn because it is concrete. It is suitable for car storage. Councilwoman Carpenter asked if it was suitable for office space and Mr. Keil said yes. Mr. Keil did mention that there is asbestos on the 4th floor that will have to be removed. That alone will cost roughly \$100,000.00. There is also some cleaning on the 2nd floor ceiling that needs to be done due to exhaust from letting the fire trucks run on the floor below. The Supervisor asked if SHPO would approve the building for Apartments and Mr. Keil said yes, they don't care about the inside of the building, just the outside. Councilman Salerno asked how much money SHPO had reserved for this project. Mr. Keil stated he will send everything in for approval. The Supervisor stated that the restoration has to be for the private sector in order to get the Restore NY funds, not in the Town's hands.

Debbie Henry asked if we could still receive the grant with the Fire Department still in the building and Councilwoman Carpenter said no. The Supervisor stated that the Fire Department really needs to start looking for a place to put a new fire house. Debbie Henry asked how the application will fall into place if the building is not currently in private sector hands. Mr. Keil stated it will take at least 8 months to hear anything, and 2 ½ - 3 years or more for the work to be completed, which leaves the Fire Department time to find a place, he also mentioned that he could help the Fire Department apply for a grant for a new fire house. The Supervisor stated that the fire department has to be the ones to apply for the grant, not the Town. The Supervisor also encouraged residents, if you are in that district to attend the commissioners meetings. Councilman Anderson stated the cost to heat that building alone must be a lot. Debbie Henry asked if the new fire department building would be for Port Henry Fire Department only and the Supervisor said yes. Councilwoman Carpenter stated the restoration of the building has nothing to do with the Port Henry Fire Department and Debbie Henry stated only that they have to move out. Cathy Sprague stated that the Port Henry Fire Department now has a full slate of fire commissioners.

Mr. Keil stated that the grant totals \$1,049,567.00.

The Supervisor asked if the pipes where the asbestos is could be sealed and Mr. Keil said no.

The Supervisor stated that if the Town decides to sell the building it would be subject to permissive referendum. The Town would need to get three appraisals. Councilman Salerno stated we would have to get bids for at least a million plus. Mr. Keil stated that bidders would get tax credits. Councilman Salerno stated that the bidder would have to put more money into the building and Mr. Keil said yes. The Supervisor stated again that the reason why the Town is doing this is so it can be sold. Mr. Keil stated that the grant is a million dollars and the Town's share is \$105,000.00. The Supervisor stated the Town has 8 months to a year to negotiate with a bidder in the private sector. He feels the Town has done a great deal with that building since the dissolution of the village on March 31, 2017. Cathy Sprague asked the Supervisor if he was looking for letters of support and the Supervisor said no, not at this time. Debbie Henry stated she is thrilled with what is going on. Tom Henry stated he has boxes of pictures if Mr. Keil is interested. Debbie Henry stated she has two old signs. She then told the story of Mark Stoddard who went away to war and left an empty beer can in the rafters of the building, he never came home from war, but the beer can was found years later.

Councilwoman Carpenter asked Mr. Keil what the next step was. Mr. Keil stated he will finish the grant application, get approval from Town Board, Supervisor will sign. It has to be sent prior to December 13, 2017. The Supervisor stated that Rick Dolivar has an interest in the building.

The meeting adjourned at 10:52pm.

Town Clerk