

Addressing the Deficiencies of the Current Town of Plymouth Highway Facility

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Situation:

The existing structure at 239 Moon Hill Road, Plymouth, NY requires substantial repairs and key changes to facilitate the needs of the highway department including:

- Replace concrete floor – 6,000 SF (60x100ft)
- Replace the roof (there are several leaks)
- Replace windows
- Additional insulation (February extreme cold cost \$4,000 to heat)
- New exhaust fans
- New sprinkler system (OSHA requirement)
- Revamp floor drains
- Paved parking and drainage – excess mud
- Water runoff redirect from hill (currently runs through the building in heavy rains)
- Additional heating for office and breakroom
- Office ceiling repair
- Can't drink the well water
- Electrical upgrade to code
- Need containment for salt and sand to prevent runoff to stream (urgent)
- Garage is not big enough – the excavator, the grader, the skid steer, chipper, paver, etc. sit outside all the time
- Trucks can't use the back garage door – only one viable entrance and exit
- Runoff from salt and sand storage is an ongoing risk until it is fixed.

There are three options to address the deficiencies:

1. **Repair the current structure:** *estimated costs to fix the current building is approximately \$800,000 – quotes for approximately 60% of the work. And there is still insufficient space to store all equipment inside for security and equipment longevity purposes. (See spreadsheet)*
2. **Demolish the current structure and build a new facility (approximately 100x200 or 20,000 SF.)** *There is insufficient space to build a new garage structure, salt/sand storage and paved area needed for truck maneuverability at 239 Moon Hill Rd.*
3. **Sell 239 Moon Hill Rd, purchase another property, and build/upgrade as needed to meet the needs of the highway department.** *Currently The Planning Board is assuming that it should be less expensive and would better meet the needs of the Highway Department to sell the current property and buy/upgrade another one than it is to upgrade the current facility.*
4. **Buy portion of adjacent property from current owners and construct a new maintenance building.** *The new building would be smaller as the current building could be used to store other equipment. Some upgrades to the old building would still need to be done. Update – current owners are not interested in selling a portion of their property.*

Current approach and activities:

- The Planning Board is exploring selling the current property and purchasing a new property and build structures as needed per the scope below.
- The Planning Board is gathering quotes from different local businesses to estimate the costs of repair vs purchase new/upgrade to validate the overall approach and determine the amount of grant money to pursue and estimate financing costs.
- The Planning Board is exploring properties currently available for sale and contacting property owners who might be willing to split their land and sell a parcel that would work.
- The Planning Board is also working with local real estate agents and banks to identify distressed or foreclosure properties that might be available. (As of 4-14-22 there are no foreclosures.)
- Board is submitting request for COVID funds for Highway Garage repair or replacement. Funds would need to be spent by 2025.

The following are our guiding principles for this effort:

- The property needs to be in Plymouth, near the center to allow snowplows to disperse as soon as possible, rather than running along the same road if the property was at the edge of the town.
- The Highway Department should have sufficient enclosed garage space to store all the equipment, snowplows, and parts inside with a security system and a sprinkler system. Estimated square footage is 15,000 SF to 20,000 SF.
- The State of New York has a variety of grant programs to offset the purchase price of the property and the cost of building and upgrades. Known grants include COVID-related relief funds for community projects as well as DEC sponsored grants where the general approach is for approved projects up to \$500,000 the DEC will pay 50%.
- There may be grants available to offset repair costs for the current building. This may help with the sale of the property but depending on the buyer may not be necessary.
- The town of Plymouth will finance the initial purchase of the property up front, but then intends to pay down the mortgage with the sale of the existing property and any grants.
- If a property has more acreage than needed for the Plymouth Highway Department, the Planning Board is committed to selling additional acreage (up to 49%), identifying income-producing activities for the remaining acreage and/or other uses like a park or playground.
- Any proposed property will be surveyed and appraised prior to agreeing on the final sale price.
- A public hearing will be held once the costs and proposal for the scope have been finalized.
- A majority of the Board needs to approve the property purchase and any construction costs.
- A list of properties that are under review, the stage of the review, comparison to the required scope and the work required to construct or the reasons for rejection will be provided in the monthly minutes from The Planning Board.
- The overall procedure and sequence of events is documented separately.
- Estimated and actual costs will be summarized and maintained in a spreadsheet.

Scope for New Property:

Basic Requirements:

- Flat with sufficient space for Highway Building, paved area, and a sand/salt shed
- Minimum of 5 acres
- On a major road (sufficient width for turning trucks)
- Good visibility for entering the road (200 yards in each direction)
- Not close to any protected stream or wetland (200 feet)
- The property is relatively close to the same elevation as the road.
- Septic System for the bathrooms and drains in the garage – need to understand requirements. Can one single system accommodate both functions or do they need to be separate? Can it be a standard septic system, or does it need to be engineered?
- Well with potable water for the bathrooms and break room.

Additional property elements that would be nice to have:

- A pond or stream away from the main road that the fire department can use to fill the trucks if the property was close to the fire department.
- Additional space for a park and/or playground or space for events like a Spring Sporting Day for local children.
- Farmland or grazing land that could be leased to produce income
- A property with existing structures, even just a septic tank and well, would offset building costs.

Scope for the New Buildings:**Basic Requirements:**

- Approximately 15,000 to 20,000 SF
- Windows (number TBD)
- Security system
- 5 Double Bays (two trucks fit tandem) with doors on each side to enable drive through
- One bay for storage
- One bay has a lift to facilitate truck maintenance
- 9 - 16x20 ft doors
- 200 AMP main
- Propane boiler
- Insulation
- LED ceiling lights
- Sprinkler system
- Floor drains
- Oil separator for floor drains
- 8-inch reinforced concrete floors
- Eyewash station
- 36" fire entry door
- Lockable Parts and Tools Storage
- Utility room with propane boiler, water heater, pressure tank, 200 AMP main with automatic transfer switch for generator
- Lockable Office
- Conference Room
- Breakroom with sink
- 2 unisex bathrooms
- Exterior:
 - Exterior motion-activated flood lights
 - Propane Generator (25-45 KW)
 - Two no-freeze hydrants for washing trucks
 - Concrete pad for washing trucks with a drain and oil separator

Additional building elements that would be nice to have:

- Radiant heated floors
- 10 single bays with 19 doors (more of a rectangular building rather than square)

Town of Plymouth Highway Facility Property Search and Evaluation

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|---|-------------------------------------|--------------------------------------|-------------------------------------|--------------------------|----------------------|------------------|---------------------------|-------------------|----------------------------------|-----------------------|---------------------|--------------------------|---------------------------|--------------------------|--------------------|---------------------|-------------------------------------|------------------------------|------------------|----------------------|
| Y=yes M=maybe or partial N=no | Big Diamond on CR 44 (Lower Parcel) | Big Diamond on CR 44 (Middle Parcel) | Big Diamond on CR 44 (Upper Parcel) | Thornbrook Hall on CR 44 | George Kolb on SR 23 | Rena Doing SR 23 | Brian Bennett - 113 Adams | FOR SALE ON Adams | Alan Keegan - END OF Pierce Road | Leroy Miracle - SR 23 | David Conant - SR23 | Linda Powell Owens SR 23 | Peter Hudberg - Old SR 23 | Corner of Center Rd & 23 | Gene Rainbow SR 23 | Robert Bunal - CR16 | Jerry Kreiner - corner of 16 and 23 | Farm East LLC Pike Hill Road | Field below shop | Josh Winchell - SR23 |
| Available? | Y | Y | Y | Y | N | Probate | N | Y | ? | N | Y | Y | N | N | M | N | N | Y | N | Y |
| Price | | | \$ 59,000 | | | | | | | | | | | | | | | \$ 90,000 | | \$325,000 |
| Minimum Requirements | | | | | | | | | | | | | | | | | | | | |
| Flat with sufficient space for Highway Building, paved area, and a sand/salt shed | Y | N | N | Y | M | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y |
| Minimum of 5 acres | 17 | 17 | 18 | 12 | 100+ | Y | 147 | 18 | 95 | 50 | 4 | 100 | 20+ | 66 | 10 | 5 | 10+ | 65 | 5 | 85 |
| On a major road (sufficient width for turning trucks) | Y | Y | Y | Y | Y | Y | N | N | N | Y | Y | Y | N | Y | Y | Y | Y | N | Y | Y |
| Near center of Plymouth | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y | M | M | N | Y | Y | Y | Y | Y |
| Good visibility for entering the road (200 yards in each direction) | Y | Y | M | M | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y |
| Not close to any protected stream or wetland (200 feet) | N | Y | Y | N | Y | N | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y | Y | Y | Y |
| The property is relatively close to the same elevation as the road. | Y | Y | M | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y |
| Room for septic system(s) for bathrooms and drains in garage. | Y | Y | Y | Y | Y | M | Y | M | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Well water likely potable | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | M | Y |
| Nice to Have | | | | | | | | | | | | | | | | | | | | |
| Existing house | N | N | N | Y | N | N | N | N | N | Y | Y | Y | N | N | Y | N | N | N | N | Y |
| Existing Storage Building | N | N | N | N | N | N | N | N | N | Y | N | Y | N | N | N | N | Y | N | N | Y |
| Existing bathrooms | N | N | N | N | N | N | N | N | N | Y | N | Y | N | N | N | N | N | N | N | Y |
| Existing office/storage space | N | N | N | N | N | N | N | N | N | Y | N | Y | N | N | N | N | N | N | N | Y |
| Existing paved area | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N |
| Existing septic | N | N | N | M | N | N | N | N | N | Y | Y | Y | N | N | Y | N | Y | N | N | M |
| Existing well | N | N | N | M | N | N | N | N | N | Y | N | Y | N | N | Y | N | Y | N | N | Y |

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| | Big Diamond on CR 44 (Lower Parcel) | Big Diamond on CR 44 (Middle Parcel) | Big Diamond on CR 44 (Upper Parcel) | Thornbrook Hall on CR 44 | George Kolb on SR 23 | Rena Doing SR 23 | Brian Bennett - 113 Adams | FOR SALE ON Adams | Alan Keegan - END OF Pierce Road | Leroy Miracle - SR 23 | David Conant - SR23 | Linda Powell Owens SR 23 | Peter Hudlberg - Old SR 23 | Corner of Center Rd & 23 | Gene Rainbow SR 23 | Robert Bunal - CR16 | Jerry Kreiner - corner of 16 and 23 | Farm East LLC Pike Hill Road | Field below shop | Josh Winchell - SR23 |
|---|-------------------------------------|--------------------------------------|-------------------------------------|-----------------------------|--------------------------------------|---------------------------|---------------------------|-----------------------|----------------------------------|-----------------------|---------------------|--|----------------------------|--------------------------|-----------------------|---|-------------------------------------|------------------------------|------------------|---|
| Y=yes M=maybe or partial N=no | | | | | | | | | | | | | | | | | | | | |
| Improvements Required | | | | | | | | | | | | | | | | | | | | |
| Demolish existing structures | | | | | | | | | | | | | | | | | | | | |
| Clear sufficient space | | | | | | | | | | | | | | | | | | | | |
| Level sufficient space | | | | | | | | | | | | | | | | | | | | |
| Site Drainage | | | | | | | | | | | | | | | | | | | | |
| Additional fill | | | | | | | | | | | | | | | | | | | | |
| New septic | | | | | | | | | | | | | | | | | | | | |
| New well | | | | | | | | | | | | | | | | | | | | |
| Paving | | | | | | | | | | | | | | | | | | | | |
| Storage for sand/salt | | | | | | | | | | | | | | | | | | | | |
| Construct addition to current structure | | | | | | | | | | | | | | | | | | | | |
| Construct new maintenance building | | | | | | | | | | | | | | | | | | | | |
| Notes | Flood zone? | Grading work | BIG HILL | STREAM 2 SIDES, DEMO HOUSES | NOT INTERESTED IN SPLITTING PROPERTY | NYSEG MOVE POLE AND LINES | NEED TO TALK TO BRIAN | NARROW AND NEAR WATER | NEED TO TALK TO OWNER | NOT FOR SALE | NOT BIG ENOUGH | WAITING TO HEAR IF INTERESTED IN SELLING | Never for sale | NOT FOR SALE | NEED TO TALK TO OWNER | DOESN'T WANT TO SEE THE SHOP FROM HIS HOUSE | NEED TO VERIFY NOT FOR SALE | BIG HILL | NOT FOR SALE | TEST WELL, NEW SEPTIC, ADDITION VS WHOLE NEW BUILDING |