



# The Town of Franklin

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## Town of Franklin Board Meeting

### December 6, 2006 - 7:00 pm

The Town Board of the Town of Franklin held a duly noticed Special Board meeting on Wednesday, December 6, 2006 at 7:00 pm at the Vermontville Town Hall.

#### Board members present:

Supervisor Mary Ellen Keith  
Councilman Gene Goff  
Councilperson Janet Ordway  
Councilman Tim Goff

#### Board members absent:

Councilman Walt Kretser

#### Others present:

Highway Superintendent James Rascoe Town Clerk Sandra Oliver

**Conference call Participants:** Shanna Ratner, Yellow Wood Associates, Melissa Levy, Yellow Wood Associates, Terry Martino, Adirondack North Country Assn., Jeff Forward

**Building Committee** Bob Hammond

**Members present** Roger Symonds (written comments submitted), Jean Baltzly **Residents present:** Al Berg

#### CALL TO ORDER

Supervisor Keith called the meeting to order; the Town Clerk called the roll, and announced a quorum was present.

#### PURPOSE OF MEETING

Supervisor Keith stated the purpose of the meeting and conference call was to review with Yellow Wood Associates their preliminary report. She noted that both Councilman Walt Kretser and Building Committee member Dave Dekkers submitted their comments to her previous telephone conversations. The YW preliminary report was submitted in two sections; the first section contained a building-by-building analysis and YW's suggestions for repair, renovation, or new construction. The second part of the YW preliminary report consisted of explanation of LEED certification process and green building and alternative components of new building that might be used to fulfill LEED performance standards. The conference call was initiated at 7:05 pm, and following introductions, Shanna Ratner began the review.

## **REVIEW OF YW PRELIMINARY REPORT PART 1**

### **TOWN GARAGE**

#### **Areas of concern:**

1. Oil/water separation mandated by NYS DEC
2. Deteriorating concrete slab foundation
3. High energy consumption and cost
4. Deteriorating facade and inefficient door openings
5. Rain, ice and site drainage which deteriorate the berm

Conditions at the Town Garage must be addressed as soon as possible. Among YW's alternative recommendations was to run a "dry shop" whereby the garage floor would be sealed, drains closed and dry clean up methods would be employed. Highway Supt. James Rascoe endorsed this alternative, as well as the repositioning of the garage doors suggested by Sutherland Engineering. Discussion ensued concerning the installation of in floor radiant heating. Ms Ratner indicated the YW final report would include prices on a square footage basis.

### **MERRILLSVILLE TOWN HALL**

#### **Areas of concern:**

1. included the need for a new metal roof and removal of a tree, but YW's opinion is that this building is in good shape.

### **VERMONTVILLE TOWN HALL**

#### **Areas of concern:**

1. State-mandated space for Town Justice
2. Water in the basement
3. Upgrade of heating and electrical systems
4. Upgrade of handicapped accessibility
5. Repair of rotted siding

Ms. Ratner emphasized that the moisture problem in the basement is a priority and should be repaired by sealing the boarded basement window and re-grading the soil around the building. Highway Superintendent Rascoe stated the Highway Dept. could address this issue.

### **Yellow Wood recommendations:**

1. demolition of the additions (kitchen and bathrooms) on the back of the building so that the roofline conforms to the original roofline
2. removal or sealing of asbestos
3. reconfiguring the first floor space to accommodate 6 offices and a courtroom with 3 exits
4. installation of one large unisex handicapped-accessible bathroom
5. renovation of basement to accommodate Town records storage
6. replacement of current furnace and heating duct system with hot water baseboard heating

### **PROPOSED BUILDING AT KATE MOUNTAIN RECREATION PARK**

#### **Yellow Wood recommendations:**

1. Apply for a Leadership in Energy and Environmental Design (LEEDS) certification
2. Thorough site analysis
3. Construction of a 2,500 sq ft building utilizing green technology
4. Plan the construction and materials to be used carefully

## PHASING OF PROJECTS

Yellow Wood recommendations:

**Phase 1:** Vermontville Town Hall water issues Renovation of Town Garage Pursuant grants for records storage at Vermontville site Evaluating site at Kate Mtn. Architect for Kate Mtn. Contractor for Kate Mtn. Pursuing LEEDS certification

**Phase 2:** Construction at Kate Mtn. Demolition and site prep at Vermontville Town Hall Install records storage in Vermontville basement Install new heating system at Vermontville TH Relocate town offices temporarily to Kate Mtn. building Apply for grant funds for courtroom furnishing Architect and contractors for demolition and construction at Town Hall

**Phase 3:** Obtain LEEDS certification for Kate Mtn. Complete renovation of Vermontville Town Hall Relocate town offices to Town Hall

## COMMENTS AND QUESTIONS

1. Jean Baltzly complimented Yellow Wood on the thoroughness of its preliminary report.
2. Supv. Keith stated Coun. Walt Kretser thought highly of the preliminary report but wanted cost information.
3. Coun. Gene Goff and Building Comm. Member Bob Hammond asked for price information.
4. Building Comm. Member Roger Symonds' written comments included suggestions (1) avoiding a waste oil heater, (2) shunning any septic system utilizing wetlands and (3) forestalling installation of solar generated hot water. Mr. Symonds recommended obtaining performance guarantees from any designer, manufacturer or installer of new technologies. He also commended the Town Board on its approach to infrastructure problems.
5. Supervisor Keith reported that Dave Dekkers, Building Committee member, had praised Yellow Wood's comprehensive overview of the Town's infrastructure needs; he also asked Supv. Keith to obtain cost figures.
6. Shanna Ratner indicated the final report would have square footage price information.

## REVIEW OF YW PRELIMINARY REPORT PART 2

The second part of the report recommended application for LEED certification and recommended green building procedures and materials for the new building at the Rec Park. LEED certification includes 6 major categories, including:

1. Sustainable site and exposure
  - a. Maximize day lighting by building orientation and siting of construction materials
  - b. Storm water control by preserving natural drainage systems
  - c. Heating/cooling
  - d. Reduce pollution from construction activities
2. Water efficiency
  - a. Selection of efficient septic system and use of composting or micro flush toilets and low usage water sinks
  - b. On-demand, tankless water heater
3. Energy and atmosphere
  - a. Possible use of solar energy
  - b. Design of wall system components to maximize insulation
4. Materials and resources
  - a. Recommendation of metal roofing
  - b. Passive solar heating
5. Indoor environmental quality
  - a. Use of natural light
  - b. Use of Energy Star appliances
  - c. Installation of Low-E glass for windows

## 6. Innovation and design process

Ms. Ratner and Mr. Forward urged the Town to try for LEEDS certification. (Mr. Forward is in process of being certified as a LEEDS specialist.) They also emphasized that many of Yellow Wood's recommendations might cost more initially, in the long run, maintenance costs would be lower. In addition, if the Town gains LEEDS certification, a large percentage of the construction costs could be recouped through NYSERDA grant funding. The Town would need to spend more time planning than constructing.

General discussion was held concerning cost per square foot. Ms. Ratner stated cost estimates would be contained in the Yellow Wood final report, which will be presented at a special board meeting on Monday, December 18, 2006.

The conference call terminated at 9:45 pm

### COMMENTS

1. Bob Hammond emphasized the need for an architect and general contractor familiar with building methods used in the Adirondacks.
2. General agreement that cost estimates will be helpful.

### OTHER BUSINESS

Garage Septic System. Highway Supt. Rascoe stated the septic system at the garage had not been operating for 2 days. Supv. Keith will contact the appropriate repair person.

### ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 9:58 pm. Motion to adjourn (J.Ordney-T. Goff m/s/p) ALL AYE

Respectfully submitted, Sandra J. Oliver, Town Clerk

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