

## **Town Garage Relocation Background**

Danby's Town Plan calls for relocating the existing town garage because the existing structure and location do not sufficiently meet the town's needs.

There are several benefits associated with doing this:

- Traffic congestion would be reduced and the overall appearance would be enhanced at the town office
- For the new garage, in addition to providing required space, working and safety conditions for the crew would be upgraded, costly road equipment better protected, and run off from salt and sand reduced.

The Planning Commission has studied this over the last several years and has learned the following:

- Estimated costs range from \$400K to \$500K – this was determined by reviewing what several other towns across the state have done.
- Financing was also explored with the Municipal Bond Bank and several repayment plans outlined.
- Potentially, it could be possible to do this without the need for increased property taxes, because:
  - The town has built into its budget an annual contribution to the building fund
  - Depending on final costs, current savings could be sufficient to cover repayments
  - This can only be confirmed by conducting a more detailed analysis.

Lastly, a study would be undertaken as well, to ensure the location of the new garage is most efficiently placed in town to reduce mileage and expedite delivery of service. This will help ensure that the most suitable parcel of land is acquired.

For the upcoming election, the following question will be asked of voters:

- Should the Select Board investigate purchasing land and building a new garage versus renovating the existing garage?

Please vote and let us know how you feel the town should proceed.

The information on the next couple pages provides a preliminary view of what the new garage could look like, as well as pictures of the existing facility.

If you have any questions, feel free to contact Brad Bender or Bob Tobin.

## Preliminary View of New Garage



These are pictures of garages built in surrounding towns. The proposed new garage in Danby would be based on these. It would likely be a metal building manufactured by Armstrong Steel Company. Design features include:

- Acquisition of perk tested land in most efficient location
- Energy efficient
- Up to code (ADA, electrical, heating, plumbing)
- New well to provide water
- 3 bays in front, with rear garage door exit
- Wash bay for winter vehicle maintenance
- Bathroom, eye wash station
- Six-foot-high security fence
- Security system protection for building access and tools
- Demolition and cleanup around existing building location
- Paving (at new garage and town office).

The benefits the town would realize include providing needed space, reducing congestion at the office and transfer station, improving working and safety conditions for the crew, better protecting costly equipment, covering sand and salt to prevent run off and delivering services more effectively, while reducing mileage on trucks.

In addition, building a new facility is being considered because of the amount of renovations needed at the existing facility – examples include:

- Asbestos remediation
- Roof repair – leaks between Bays 1 & 2 and also in office
- Exterior siding
- New doors and windows
- Electricity upgrade
- 3rd Bay Garage door built
- Exit door in office to meet code built
- Heating system that meets code and insurance requirements.

Pictures of the Existing Facility

