

**BOARD OF FIRE COMMISSIONERS  
BEDFORD VILLAGE FIRE DISTRICT**

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**PUBLIC INFORMATIONAL MEETING:  
NEW FIREHOUSE DESIGN**

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September 24, 2019  
Bedford Fire Department  
34 Village Green  
Bedford, New York 10506  
7:00 p.m.

**BEFORE:**

**HEATHER FELDMAN, Chair  
KYLE CARLETON, Deputy Chair  
KEITH BRANCHE  
ROBERT MAZURAK  
ANGELA SOUR, Secretary**

**PRESENT:**

**P. DANIEL HOLLIS, III, ESQ.  
BARRY NADERMAN, PE  
RON RIEMAN  
JOHN IMBIANO  
JOHN SULLIVAN  
PAUL TOZZI**

**Ilana Michael Nathanson, Court Reporter**

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1  
2 MS. FELDMAN: It is 7:00. We're going to  
3 call to order a special meeting of the Board of  
4 Fire Commissioners of the Bedford Village Fire  
5 District. We have a little bit of housekeeping  
6 to get through at the beginning. Dan Hollis,  
7 our project counsel, is just going to tell us  
8 how, legally, this meeting has to be set up.

9 MR. HOLLIS: Thank you.

10 MS. FELDMAN: You're welcome.

11 MR. HOLLIS: Good evening, everybody. My  
12 name is Dan Hollis from the law firm of Hollis,  
13 Laidlaw & Simon in Mount Kisco, New York. I'm  
14 here tonight just to briefly go over some  
15 ground rules so we can keep a little bit of  
16 order to our presentation.

17 The purpose of tonight's meeting is really  
18 just to have a discussion about the design of  
19 the project. It has nothing to do with cost  
20 tonight. There's going to be a detailed  
21 explanation of that at our next meeting, which  
22 is on October 2nd, a week from tomorrow, 7:00,  
23 same place, followed by a meeting on  
24 October 7th, at which we will, presumably, be  
25 able to be in a position to vote on a

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1 resolution, not adopting the bond, but adopting  
2 a -- authorizing a vote on the bond to take  
3 place later. And Heather will mention that a  
4 little bit in her opening.  
5

6 The professionals tonight are -- you'll  
7 hear from our site engineer, our landscape  
8 architect, and our architect to go through what  
9 the building will look like, what the site plan  
10 will look like, so that you have an idea of  
11 that. Let that sink in for a week. Ask  
12 questions about that. And then, next week,  
13 we'll do a deep dive on the numbers, as we're  
14 still working on those, as you'll hear on that  
15 briefly.

16 We'd ask that you'll hold your questions  
17 until the end, because your questions might be  
18 answered by a subsequent presenter. So there's  
19 a sign-in sheet for those who wish to ask  
20 questions so that we can take people in order.  
21 Also, a sign-in sheet for everybody who's here  
22 so that we will be in a position to stay in  
23 touch with you. So put down either your email  
24 address or your street address. That way, we  
25 can follow up with any questions you might

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1  
2 have, or if you seem quizzical on any point, we  
3 will reach out to you after this meeting is  
4 over.

5 As we always do at these meetings, we have  
6 a stenographer who transcribes it, so we have a  
7 record of the proceedings. So it's really  
8 important that we only have one person speaking  
9 at a time, we don't talk over each other, or  
10 interrupt speakers as they're making their  
11 presentation or asking a question.

12 So with that being said, we have a member  
13 of the CLC, Citizens Liaison Committee, here,  
14 who would like the opportunity to speak to the  
15 audience before we go on with the presentation  
16 of the program by Commissioner Feldman and our  
17 professionals. Charles Goldman.

18 MR. GOLDMAN: Good evening, everyone. I'm  
19 going to save everyone the pain of my reading  
20 off the handout, but I do want to make sure  
21 that people understand what the CLC is and why  
22 it was formed.

23 The CLC was formed by a group of eight  
24 citizens from the community after the no vote  
25 occurred however many months ago. The

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2 committee consists of four people who voted  
3 against the bond vote and four people who voted  
4 for. Although, I'll also tell you that some of  
5 the folks who voted for were what I would call  
6 reluctant yeses. The basic premise was that  
7 there was a great deal of communication that  
8 could occur both ways. First, that there was a  
9 lot of complex topics that go into the idea of  
10 building a fire department. That it was  
11 difficult for everybody to dive into. Equally  
12 important though was the sense that the fire  
13 department could benefit by hearing the voice  
14 of the community, specifically a series of  
15 concerns that arose with respect to size,  
16 price, height, location. All things that, even  
17 though people from the community very much  
18 support the fire department, were very real  
19 concerns that they had vis-a-vis the proposal  
20 that was initially brought up.

21 We have spent time and -- the people in  
22 the committee, in addition to being folks who  
23 voted no as well as yes, we have architects in  
24 the committee. We have engineers in the  
25 committee. We have finance professionals. We

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1  
2 have members of the Bedford Historical Society  
3 and members of the Bedford Riding Lane. We are  
4 trying to bring a general perspective that was  
5 very mindful of the community, not least of  
6 which the cost that we would all bear as  
7 taxpayers.

8 We have organized our mandate into three  
9 general parts. The first was to evaluate if we  
10 thought it was at all feasibly possible to  
11 rebuild this location into a viable fire  
12 department that could serve the community. We  
13 started under the assumption that it was, which  
14 went contrary to where the bond -- the initial  
15 proposal was. Not because we had an opinion  
16 one way or the other, but we thought, on behalf  
17 of the community, we should start with the  
18 assumption, how can we make this building work?

19 Through extensive work, including with  
20 engineers focusing on plans, we, unfortunately,  
21 came to the conclusion that we simply couldn't.  
22 That on behalf of the town, that it was  
23 logistically impossible to make this location  
24 work, despite the fact that we all wish it  
25 would. And again, we're happy to make that

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1 information available, and we're happy to  
2 discuss this with people. And we will be  
3 available throughout this process. That was  
4 the first part.  
5

6 The second part of the process was, did  
7 the fire department act in a due diligent  
8 manner in selecting the location that they are  
9 proposing to build on? And what we  
10 specifically did is we went through the process  
11 of the other locations that they looked at and  
12 understood, from a mapping perspective, where  
13 the greatest needs are, response times, and  
14 what are the viability of the other sites?  
15 Again, trying to make sure that the location  
16 that is being proposed was a reflection of real  
17 due diligence and real work. And the  
18 conclusion that we came to is, in fact, yes, a  
19 great deal of work went into picking the  
20 location. It was, by no means, the only  
21 location that was looked at. Again, very happy  
22 to share our work. We are not, in any way,  
23 endorsing anything. We're simply putting forth  
24 an opinion.

25 The third part of our work is ongoing, and

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2 we have not concluded it yet. We have been  
3 working with the fire department, and the folks  
4 have been very, very communicative and very  
5 open with us. And we started from the notion  
6 of saying, while we all support the fire  
7 department, we are all looking for something  
8 that is, to be blunt, shorter, smaller,  
9 cheaper; right? Oh, by the way, and still  
10 really good looking so that all of us would  
11 like to see it in our community. All right.  
12 That's not easy. I got pointed -- sorry.

13 MALE SPEAKER: No. It was --

14 MR. GOLDMAN: Okay. That is the  
15 presumption that we are working under. We have  
16 gone through multiple iterations with the  
17 members of the fire department to continuously  
18 revisit the plans to see how we could make them  
19 fit, from a taxpayer's perspective, something  
20 that would be more beneficial. We have put  
21 forth on Facebook, and we're going to put it in  
22 the newspaper, our first opinion, which is on  
23 the first two aspects, which is the viability  
24 of this location, which is not viable, and that  
25 the people were due diligent in the way that

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1 they chose their location.

2  
3 We have not yet rendered an opinion as to  
4 whether or not this new cost is appropriate.  
5 What I will tell you though is that the fire  
6 department has been very, very cooperative and  
7 working very hard to bring down the cost. We  
8 will issue our second opinion, which we'll put  
9 out in the newspaper again, with regards to  
10 whether we think that they've done as best as  
11 they can. But I will tell you that this is a  
12 reflection of that cooperation and working with  
13 the community and the community liaison.

14 So again, just want to make sure people  
15 understand what we're trying to do. We are not  
16 endorsing plans. What we are doing is we are  
17 saying -- we are issuing an opinion, and we're  
18 looking to be supportive to the extent that it  
19 is viable to do so. And indeed, for the first  
20 two aspects, we are issuing our opinion.

21 Any questions?

22 MR. BAUM: Was the analysis independent?

23 MR. GOLDMAN: The analysis was  
24 independent. First of all, the -- at least  
25 four members of the committee voted no. And

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2 the other four that were yes, I will  
3 characterize them as being reluctant yeses.

4 MR. BAUM: But the evidence that you've  
5 gathered for those first two opinions, were  
6 they independent of that?

7 MR. GOLDMAN: Yes.

8 MR. BAUM: I've seen the first one. It's  
9 a copy-and-paste drop from the website in terms  
10 of why this firehouse is inadequate.

11 MR. GOLDMAN: Yeah. Just to be clear --  
12 and again, I'm really happy to talk about this  
13 offline. And you don't have to be convinced.  
14 All that I care about is that you get the  
15 information.

16 MR. BAUM: I just want the question  
17 answered.

18 MR. GOLDMAN: Yeah.

19 MR. BAUM: Was it independent?

20 MR. GOLDMAN: Yes. We got --  
21 independently, we looked at various independent  
22 analyses, including engineering reports.  
23 Right. We independent --

24 MR. BAUM: Issued by the firehouse or  
25 yourselves, independently?

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2 MR. GOLDMAN: These were independent  
3 groups. They were not done by the firehouse.  
4 Okay. And again, any questions you have,  
5 please, by all means, come to us. We're happy  
6 to discuss it. Okay.

7 MS. FELDMAN: All right. So can you hear  
8 me without this, or is this on? It's on?

9 MALE SPEAKER: Not on.

10 MS. FELDMAN: Is this on?

11 MALE SPEAKER: It's not on.

12 MS. FELDMAN: It's on. Do you need it?

13 FEMALE SPEAKER: No.

14 MALE SPEAKER: Yeah.

15 MS. FELDMAN: All right. So good evening,  
16 everyone. For those of you -- if we haven't  
17 met, I'm Heather Feldman, and I'm the current  
18 chair of the Board of Fire Commissioners. I'm  
19 also an EMS lieutenant here at the fire  
20 department and a volunteer EMT that you are  
21 quite likely to see if you ever have to call  
22 911. The other commissioners in attendance are  
23 Kyle Carleton, who is the deputy chair, Robert  
24 Mazurak, and Keith Branche. Commissioner John  
25 Barry is unable to attend tonight.

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2 Some of the professionals who have helped  
3 us develop this proposal are here either to  
4 present their work to you or to help us answer  
5 your questions. So you've already heard from  
6 Dan Hollis, our project counsel, who gives us  
7 legal advice on what we have to do and when.  
8 John Sullivan is our architect. You'll be  
9 hearing from him. Barry Naderman is the site  
10 engineer. You will be hearing from him. John  
11 Imbiano, the landscape architect. Paul Tozzi  
12 is the construction manager, and Ron Rieman is  
13 the traffic consultant.

14 So it's my pleasure to welcome you here  
15 tonight for the first of a series of  
16 conversations about the planning that we've  
17 undergone in order to propose a new emergency  
18 services department on our property at 550 Old  
19 Post Road, and we hope to be able to propose  
20 this new plan to you later in the fall. Our  
21 target vote for a date is November 19th. What  
22 you will see and hear tonight is the product of  
23 collaborative thinking, keen expertise, and  
24 practical planning.

25 All of us from the fire district would

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1  
2 like to thank Mr. Goldman and the Community  
3 Liaison Committee, which we now familiarly know  
4 as the CLC, for their vast time commitment as  
5 well as their very vocal opinions, their  
6 pushback, their prodding, and their innovative  
7 thinking as we've worked closely together on  
8 this revised plan. We think we have come up  
9 with an emergency services department that  
10 serves the entire Bedford Village community to  
11 the most effective and efficient degree, not  
12 just today, but for years to come.

13 We feel proud of what we're going to share  
14 with you tonight, and we are pleased about the  
15 way that we have been able to address the  
16 community's concerns. We have maximized both  
17 functionality and the regulatory compliance  
18 aspects of this project, and we hope that you  
19 will agree, after seeing this, that it's a very  
20 strong and very viable proposal. That said, we  
21 are still working through details. And so  
22 tonight's discussion and the subsequent ones  
23 are really important.

24 We've listened to the community. We've  
25 acknowledged that our comfort level with the

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2 project is not enough, and we need you guys to  
3 become educated and learn and share our  
4 enthusiasm and our confidence. So in that  
5 spirit, we look forward to hearing and talking  
6 through your comments or questions and  
7 concerns, and we thank you in advance for your  
8 attention to this really important  
9 infrastructure project for our community.

10 We're going to start with Site Engineer  
11 Barry Naderman.

12 MR. NADERMAN: Good evening, all. Barry  
13 Naderman, Naderman Land Planning & Engineering  
14 out of Somers, New York. First, I'd like to  
15 say that we've been involved with these great  
16 folks for a long time. We've been trying to  
17 get them a new firehouse that's woefully needed  
18 for them to do their work. (Indiscernible.)

19 MR. HOLLIS: Barry, can you just -- we're  
20 having a little trouble hearing.  
21 (Indiscernible.)

22 MR. NADERMAN: Okay. Well, there's  
23 certain elements of the project that we are  
24 bound to by state, county, and local  
25 regulations. These are not things that we can

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2 bypass. They're all -- they're all involved,  
3 and they include the New York State Department  
4 of Environmental Conservation, because there  
5 are state wetlands on the property. They need  
6 to verify there's wetlands, verify those  
7 delineations, and I'll get into that in a  
8 minute. We need from them a stormwater  
9 pollution prevention plan. We have the New  
10 York State Department of Transportation, of  
11 course, for the driveway access on Route 22 and  
12 for the proposed traffic signal. We have the  
13 Westchester County Department of Health, which  
14 is involved with the tank registrations and the  
15 wastewater septic system permits. We have the  
16 New York City Department of Environmental  
17 Protection and the New York City watershed  
18 folks that are -- review and approve the  
19 stormwater management plan and the wastewater  
20 review.

21 And in addition to these agencies, the  
22 Fire District has been working closely with the  
23 Town of Bedford, including the Town Planning  
24 Board, the Wetlands Control Commission and  
25 Conservation Commission, and Town of Bedford

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2 Building Department. The District has also  
3 coordinated with the New York State Historic  
4 Preservation Office. So these are things that  
5 the project has to go through.

6 All these entities that are going to be  
7 issuing permits are involved with the approval  
8 process. They're involved with the -- the  
9 construction process to make sure that  
10 everything is done properly and everything  
11 is -- protects the environment and the natural  
12 resources on the site, and they also have to  
13 sign off on that construction. So this is not  
14 something that is -- is going through without  
15 any project that -- would have to go through a  
16 review like this. Next.

17 So the project site is located -- as you  
18 all know, it's just on the northeast -- I'm  
19 sorry -- the northwest corner of the  
20 intersection of Greenwich Road and Old Post  
21 Road. Along the right side of the property is  
22 Southbrook Road. The main entrance, as you can  
23 see, is opposite Lincoln Avenue, and the entire  
24 site is ten acres. It's a wooded site. And  
25 before the construction -- approximately

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2 three acres are going to be disturbed during  
3 construction. However, approximately an acre  
4 and a half is going to be revegetated,  
5 leaving -- approximately eight and a half acres  
6 of the ten-acre site will remain vegetated.  
7 Next up. Next up. Anybody? There you go.

8 So as I mentioned earlier, the -- the  
9 project does consist of state wetlands.

10 (Indiscernible.)

11 MALE SPEAKER: It's not you. It's the  
12 mic.

13 MR. NADERMAN: The site consists of --

14 MALE SPEAKER: Talk louder, Barry.

15 MR. NADERMAN: The site consists of a  
16 variety of regulated wetlands. Along the upper  
17 and left side of the property is a state -- New  
18 York State DEC designated wetlands. Off to the  
19 left is a small wetland pocket which is locally  
20 regulated. Off to the right, across the street  
21 from Southbrook Road, is a wetland that is  
22 locally regulated, and there's a little sliver  
23 along Southbrook Road which is Army Corps of  
24 Engineers regulated wetland. They have not  
25 been deemed -- that particular wetland sliver

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2 was not New York State designated and not town  
3 -- locally regulated.

4 The project site is generally moderately  
5 sloped throughout the site. It does start to  
6 drop off towards the rear and towards the west.  
7 And those red lines, by the way, represent the  
8 regulated wetland setbacks to the variety of  
9 wetlands. The majority of the site is in an  
10 R1/4-acre residential zoning district that  
11 would -- that would require a minimum-sized  
12 residential lot of a quarter of an acre. The  
13 upper left-hand corner of the property, outside  
14 of our development area though, is within a  
15 4-acre zoning district. So we can go to the  
16 next one. Okay.

17 So the proposed site is -- as you can see,  
18 is well working within the bounds of the  
19 regulated wetland setbacks. The only wetland  
20 inclusion is a driveway -- an access driveway  
21 off of Southbrook Road, which is on the  
22 right-hand side. There's -- a very slight  
23 portion of that driveway was in the -- within  
24 the locally-regulated wetland buffer. We've  
25 already obtained a Town of Bedford wetland

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permit for that portion of the driveway.

The site is developed such that, as you can see, the main entrance is off of Old Post Road. The driveway off of Southbrook Road is only for responders. This is inbound only. It's one way into the site, and it's only for the responding members during the call; so that as the vehicles do exit the site out the main entrance, there's no conflict of those movements. So that driveway will not be used for any of the emergency vehicles, any of the truck traffic. And again, it's inbound only. After an event, when the responders come back to the firehouse, they will be exiting right onto Old Post Road.

The firehouse is situated such that the longer leg in the back consists of the truck bays. The truck bays are pointing out in both directions so that any time there's a call, they could readily get any of the equipment out that they need for a particular call and work their way around the building, around that curved front portion, and out onto the main access on the Old Post Road.

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2 There's a small amount of visitor parking  
3 in the actual front of the building, and that  
4 is oriented such that it is right towards the  
5 front door. And the responder parking is off  
6 to the right of the building so that responders  
7 come in during a call, and they can go right  
8 into that -- that part of the building, into  
9 the gear room, and suit up for -- for an event.  
10 There's a few parking spaces on the left-hand  
11 side of the property as well for some responder  
12 parking, if -- if needed.

13 At the back of the parking lot is some  
14 additional parking that could be utilized for  
15 certain events. They could have district  
16 meetings. They could have some -- some other  
17 events that they may use the firehouse for.  
18 And those are -- those are well situated in the  
19 back.

20 The building is situated well back from  
21 Route 22. We absolutely intended to make this  
22 such that it -- most firehouses, as you know,  
23 have those garage doors that point on the main  
24 road. It's up close to the road so that they  
25 come -- excuse me -- they come right out. We

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1 wanted this building set back. The narrow  
2 portion of the building is the portion that  
3 faces Old 22.  
4

5 And then we have -- this plan --  
6 particular plan shows some of the stormwater  
7 management facilities that are out the back and  
8 to the right side, up by the Southbrook Road  
9 driveway. These are all mandated by -- again,  
10 by the New York City watershed, the stormwater  
11 pollution prevention plan with the New York  
12 State DEC, and these all work well in the  
13 generally level portion of the property.

14 We also provided a few parking spaces on  
15 the back left corner of the parking lot that  
16 has a little trail that accesses the bridle  
17 trails that also access the Westchester County  
18 Conservancy properties over to the upper left  
19 of the property. So we were asked to provide  
20 public parking for a few hikers or dog walkers  
21 or whoever wanted to get graded access to the  
22 Land Trust property. Septic system is off to  
23 the right side of the property. And again,  
24 that unshaded -- that area that doesn't have  
25 any lines going through it, that's considered

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1 the designated expansion area. That is not  
2 something that has to be cleared or developed  
3 at this time.  
4

5 So with that, there's -- there's a little  
6 sidewalk to the right of the main driveway so  
7 that people who do want to visit the fire --  
8 pedestrian traffic that want to visit the  
9 firehouse could just go right up and right to  
10 the front door. That's -- that's -- as you can  
11 see, everything works nicely within the bounds  
12 of those wetland setbacks. And we're  
13 predominantly entirely within the  
14 moderate-leveled portions of the site. The  
15 site is well situated for this -- this  
16 configured -- configuration. So -- next one.

17 One of the implementations that we put  
18 into the stormwater management plan was what we  
19 call the stormwater quality treatment  
20 structures. All the stormwater from the  
21 parking areas and roof runoff have to go  
22 through one of these pretreatment structures  
23 prior to discharge to those open ponds that you  
24 saw on the plan, and that's prior to discharge  
25 to the natural resources on the property. Next

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2 one.

3 Those open ponds are going to be vegetated  
4 open ponds. This is, sort of, an example of  
5 what, sort of, it's going to look like in the  
6 back. It's not visible from the street at all,  
7 but it is a planted stormwater management  
8 feature. All the drainage and the stormwater  
9 pollution prevention plan is in full compliance  
10 with the New York State Department of  
11 Environmental Conservation requirements, and  
12 Town of Bedford and the New York City DEP will  
13 be conducting inspections throughout  
14 construction to ensure compliance with the  
15 approved stormwater pollution prevention plan  
16 and to provide a final sign-off upon completion  
17 of the construction.

18 So moving on, we do acknowledge that the  
19 property is located within the Bedford aquifer  
20 protection zone. Most people don't know that  
21 approximately one-fifth of the entire town is  
22 within the aquifer protection zone. These  
23 include, for example, the Route 117 corridor  
24 that extends from Mount Kisco to Bedford Hills,  
25 and that consists of commercial, retail,

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2 restaurants, car washes, dealerships, auto body  
3 repair that are along Green Lane and Plainfield  
4 Avenue. It also extends up Adams Street  
5 towards Bedford Village -- I'm sorry -- Bedford  
6 Hills. And so this project is in full  
7 compliance with the aquifer protection zone.

8 There are other safeguards, such as, all  
9 the truck bays have drainage that go to full  
10 containment systems. There are no overflows  
11 that go to the natural resources. Those  
12 containment tanks are holding tanks, and as  
13 needed, they get pumped out and hauled off-site  
14 to an approved facility. That's where the  
15 truck washing is going to occur when they come  
16 back from an event. If there's any  
17 contaminants on the vehicles, that's brought to  
18 those containment systems and are not  
19 discharged on site, are not discharged into the  
20 wetlands or into the aquifer protection zone.  
21 Next one.

22 And as part of the traffic considerations,  
23 given the -- I'm sure everybody knows the line  
24 of traffic that exists on Route 22 at certain  
25 times of the day. And during an emergency

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2 event, there will be a traffic signal that's  
3 located at the main entrance, opposite Lincoln  
4 Road. That signal will generally be a flashing  
5 green or -- I'm sorry -- a green, flashing red  
6 on Lincoln Avenue and on the fire department  
7 side. During a call, the fire departments  
8 manually trigger that signal to be red and  
9 allow the vehicles to come out readily in the  
10 direction. Also, the signal at Greenwich Road  
11 is situated such that it prevents vehicles to  
12 continue to feed the portion of Old Post Road  
13 towards the main entrance, but it does allow  
14 the movement to the right to free that lane and  
15 clear that lane so the emergency vehicles can  
16 be able to get through.

17 A benefit to the folks that come out on  
18 Lincoln Avenue is there are times of day that  
19 it is absolutely impossible to get out of  
20 Lincoln Avenue, and there's going to be loops  
21 in Lincoln Avenue that, should a vehicle have  
22 to wait to get out over a certain amount of  
23 time, that signal will change and be green for  
24 those vehicles trying to get out of Lincoln.  
25 The right turn can happen -- right turn on red

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1 can happen without the light changing, so  
2 that's not going to affect the main flow.  
3 However, if the eastbound traffic is too heavy  
4 that you can't even make a right out of red,  
5 then there will be a short stop for those  
6 vehicles to get out of Lincoln. If they have  
7 to sit there long enough, that signal will  
8 change.  
9

10 So this is something that -- first of all,  
11 the DOT is mandating that a signal be there,  
12 given the emergency situation and the existing  
13 traffic. And we're also providing an  
14 additional benefit of a (indiscernible)  
15 signalization off of Lincoln to help vehicles  
16 coming out of Lincoln if they need it. And  
17 with that, I think -- if we can pop back to the  
18 site plan for a moment. So -- yes.

19 So as it relates to ways that we've really  
20 looked at trying to bring down the cost of  
21 construction here, there were certain things  
22 that we were -- that we were able to  
23 accomplish. First of all, the site -- the  
24 parking and the paved areas were completely  
25 curbed, and the drainage systems were up

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2 against those curbs, as you would see in a  
3 normal parking lot. And what we've done is  
4 we've eliminated about 1200 feet of curbing,  
5 and it will just be an edge of pavement. So  
6 where we can, we've eliminated those curbs.  
7 We've regraded those larger pavement areas so  
8 that drainage will go to the center of those  
9 areas, and we've eliminated probably about four  
10 or five drainage structures. And so that  
11 represents some savings. We've also  
12 reconsidered some of the sidewalks.

13 So from a site standpoint -- from a  
14 functional standpoint, there really -- this  
15 still remains to be the best layout for the  
16 site, but we did find ways to trim down on some  
17 of the site costs. Yes.

18 MS. BAUM: I understand that there was a  
19 bedrock situation with this site. That -- it  
20 doesn't have bedrock anymore. In the original  
21 proposal, there was something like \$2 million  
22 to build foundations that go down much lower  
23 than --

24 MR. NADERMAN: It was -- it actually  
25 wasn't a bedrock issue. It was -- it was deep

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1  
2 in -- the underlying deeper soils are more of  
3 clay soils. And unlike normal construction for  
4 a house or a shopping center or something along  
5 those lines, this is an essential facilities  
6 building that has to withstand a variety of  
7 disasters. So there is extra safety factors  
8 that are a part of that. We'll talk a little  
9 bit about -- there were -- since that original  
10 study, there were additional borings done and  
11 additional actual chemical and property studies  
12 done of the underlying soils to better -- get a  
13 better foundation design. And I can -- if John  
14 wants to, he can talk about that a little bit.

15 MS. BAUM: And so the \$2 million line item  
16 in the original budget is now gone?

17 MR. NADERMAN: It's significant -- it's --  
18 well, it's not gone, because we still need a  
19 foundation --

20 MS. FELDMAN: We're going to -- we're  
21 going to discuss the --

22 MR. NADERMAN: -- for the building.

23 MS. FELDMAN: -- budget line by line next  
24 Wednesday. We're still working on the details  
25 of that, and we'll absolutely share all of

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2 those details.

3 MR. NADERMAN: But I will -- I will say  
4 that much additional soil testing and lab  
5 testing did allow us to take a more careful  
6 look at just what we need, and we were able to  
7 eliminate a lot of what was previously  
8 proposed.

9 MS. BAUM: Thank you.

10 MR. NADERMAN: With that, I'll turn it  
11 over to John Imbiano to give a little overview  
12 of the landscape plan.

13 MR. HOLLIS: And again, if I might  
14 interject just for a second. Glad to answer  
15 questions, but if we hold them until the end.  
16 That way --

17 MS. BAUM: Oh, okay.

18 MR. HOLLIS: -- some will be answered. No  
19 -- you know, because John's going to address  
20 some of the structural issues in his  
21 presentation. Thank you.

22 MR. IMBIANO: Thank you, Barry.

23 Good evening. My name is John Imbiano.  
24 I'm the principal of IQ Landscape Architects in  
25 White Plains. Pleasure to be here.

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2 This is the landscape plan. As Barry  
3 mentioned, the -- it's about a ten-acre site,  
4 and the majority -- vast majority of the site  
5 will be preserved. It's in wetlands. There's  
6 wetland buffers around the perimeter. It's a  
7 very wooded area. In the wetlands, it's made  
8 up of indigenous red maple, so those will all  
9 be preserved. The one and a half acres that  
10 will be revegetated, restored, we're  
11 incorporating -- majority of it will be native  
12 plant material, native meadows. Very little  
13 grass. We want to be -- promote  
14 sustainability, which means low maintenance,  
15 drought tolerant. Very conscientious of the  
16 environment that we're creating.

17 What we also want to be cognizant of --  
18 you can see, on the perimeter, the olive green  
19 trees would be buffering the neighbors. Even  
20 though you have a large swab of preserved  
21 woodland, we still want it to be recognized  
22 that in the winter some of the neighbors might  
23 be exposed. So we are creating this buffer  
24 edge. And then as we work our way in, we're  
25 proposing several new indigenous native shade

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1 trees for shade around the building, in the  
2 parking lots itself. A small percentage would  
3 be lawn and turf grass, and there's another  
4 area that transitions to the woodland edge that  
5 will be native meadow. That, again, doesn't  
6 need a lot of mowing, any irrigation at all.  
7 So we're definitely promoting that sustainable  
8 aspect.  
9

10 As Barry mentioned, there's several  
11 bioretention areas that will deal with  
12 stormwater storage, and those will be planted  
13 with the native herbaceous material that are --  
14 not only will treat the water and help retain  
15 the water in these basins, but will actually be  
16 landscape features, pollinator attractors. So  
17 we think it will be an amenity for the  
18 neighborhood.

19 And then as we come to merge into the  
20 building perimeter itself, I want to recall the  
21 landscape as if you were walking into the Old  
22 Bedford Center, where you might see flowering  
23 shrubs. This is the only place we're  
24 introducing a non-native. It would be some  
25 boxwood around the building itself, which also

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happens to be deer browse tolerant.

So as we get closer to the building, we want to recall that this firehouse is connected to Bedford Village and use some of the landscape materials that you'll find as you walk through there. And also, if you can see some of the lavender colors around the building, those are perennials. Again, if you stroll down into the village, you'll see a lot of colorful seasonal flowers that we want to introduce, but are native and indigenous to the area.

As you enter from Post Road, there will be two flanking stone walls that will incorporate some signage that very discretely identifies this, which we think it's important to identify this as a firehouse area. So that's, pretty much, the overall landscape plan. I think I'll --

MR. NADERMAN: I just wanted to mention -- I just wanted to mention the middle island that's planted with the hedgerow to try to --

MR. IMBIANO: Yes. Okay. Yeah. As you -- let me point that out. This is a

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2 feature island as you come in, but there's a  
3 linear hedge there that would -- that would  
4 screen any of the few parked cars. There's  
5 some handicap spaces to the left and three or  
6 four spaces to the right of the front entrance  
7 for the public, and those would -- the cars  
8 would be screened with this evergreen hedge  
9 there. We also want to introduce a flagpole.  
10 Right now, we're tossing whether it's centered  
11 in that island or to the right, in the one  
12 island to the right of the building itself.

13 Cover everything? Okay. Thank you.

14 I introduce John Sullivan, the architect  
15 for the building.

16 MR. SULLIVAN: Great. My turn. Good  
17 evening, everyone. You know, I'm going to try  
18 to do this without the use of this microphone,  
19 because I prefer to move about a bit. And if  
20 you can't hear me, just raise your hand. I've  
21 typically been told I speak loud enough to do  
22 this. I'll give you a little background first.

23 I am John Sullivan. As introduced, I'm an  
24 architect, principal of Sullivan Architecture.  
25 Our offices are in White Plains, New York. I

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1  
2 have also been a 35-year resident of this town  
3 and have served on many a board. My firm has  
4 also been responsible for numerous -- over 12  
5 firehouses, we've designed. It sounds kind of  
6 interesting; right? I mean, 12 firehouses.  
7 Where are they all? But, in any event, that's  
8 very true.

9 I'm very happy to work with the  
10 commissioners and the department. They brought  
11 my firm on only a few months ago, and they  
12 brought us in here to take a fresh look at  
13 their needs and work with them to create a  
14 design that -- that would work for them and for  
15 you as the community. And you all know that  
16 there was a previous design. I have to admit  
17 that while I have seen it -- but I and my staff  
18 of professionals in my firm paid little  
19 reverence to what that previous design was. My  
20 point: I wanted to make this a fresh look.  
21 And I worked with these guys and brought our  
22 knowledge of firemanic facilities to them,  
23 listened to what they had to say about what  
24 they needed. Quite honestly, I've met a number  
25 of times with members of the CLC, Charles,

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2 Ellis, you know, and a few others that I've,  
3 frankly, gotten to know a little bit here, and  
4 have taken some ideas from that group as well  
5 as the department to put together what we think  
6 is currently a pretty -- a pretty efficient  
7 plan that will work for them in your  
8 protection.

9 So here we have a floor plan. I'll start  
10 this off by saying that the previous design,  
11 from what I understood, was just under 25,000  
12 square feet. The building that we have before  
13 you today is 4500 square feet less. This is  
14 just over 20,000 square feet. We've taken that  
15 much area out of what was previously designed  
16 and made it work for their needs in this  
17 building. We can talk numbers on that, as has  
18 been told to you, at a later date. But I'll  
19 start off by telling you that we've gotten a  
20 bit lean here with this project.

21 So here's the first floor plan of the  
22 building. We, essentially, took the footprint  
23 that was there before, which I will admit, a  
24 good nine years ago, I actually established  
25 when I first spoke with this department. So

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1 this was left over from what we had previously  
2 looked at suggesting, i.e. the concept of  
3 what's typically known as drive-in bays in a  
4 building. When given that opportunity -- and  
5 not every site offers that opportunity -- you  
6 take it. This site did. For the safety of the  
7 drivers and for the -- the response time, the  
8 immediacy of response time that is so critical  
9 to them.  
10

11 Here we have it, right here. We start  
12 with the essence of what this building is  
13 about, which is the apparatus floor, the gray  
14 area in here. One, two, three, four  
15 drive-through bays. You can see rectangles on  
16 that plan. Those represent, basically, the  
17 outlined footprint of apparatus that you have  
18 today. There's plenty of room in here if they  
19 needed to add another one.

20 We can see in this top bay -- I can't  
21 quite read that number, but there's significant  
22 space in here to put another piece of  
23 apparatus. Not that they have to hold to every  
24 one of those positions, by the way. I mean,  
25 they -- they move these about as they feel is

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1 important for their response needs. But it  
2 comfortably fits within this space without  
3 excess waste of space.  
4

5 The spaces you see to the top, those are  
6 support spaces, mainly storage areas, hose  
7 racks, a cascade system. Cascade, by the  
8 way -- who's got the pointer?

9 MALE SPEAKER: I do.

10 (Indiscernible.)

11 MR. SULLIVAN: That's excellent. You  
12 know, you need a special color for it.

13 MALE SPEAKER: You wanted green. You  
14 didn't want the red. I told you I had red.

15 MR. SULLIVAN: I see. It's really good.

16 So -- all right. So a cascade system,  
17 frankly, is an oxygen refilling system, and  
18 most firehouses have those for obvious reasons,  
19 for support purposes. But that's the kind of  
20 thing that they have here. A hose drying room,  
21 storage rooms, EMS storage rooms, a tool room.  
22 They're constantly fixing equipment.

23 Constantly fixing equipment. So they have this  
24 space here at the upper top.

25 Then the front part of the building is

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2 really what is really -- let's go over the  
3 administrative part of the structure. Okay.  
4 In the center, directly off the apparatus bay,  
5 is their -- is their gear room. 70 lockers are  
6 in there, full height lockers. 70, which is  
7 what they feel they need for this department.  
8 Not excessive, but every one of those members  
9 have their own locker, full height. They have  
10 their own little washrooms. They have a day  
11 room locker room, where you would put your day  
12 clothes if you came on here, like, you know, in  
13 the winter, an overcoat, et cetera, and then  
14 they have a fitness facility.

15 I have to tell you, every firehouse that  
16 we've worked on has fitness facilities. In  
17 part because they want to be in a little better  
18 shape than me and probably a few of the rest of  
19 us, but it's a means in which to keep these  
20 firefighters, men and women, here, active,  
21 ready. And they use that to stay in shape, and  
22 it's for them to be here.

23 It has a public entrance right at the  
24 front. We'll take a look at that in a moment.  
25 It has an elevator because this is a two-story

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2 building, and we're mandated to do that. Not  
3 just mandated. We, frankly, should just do  
4 that. So, in any event, there's -- there's a  
5 staircase. And then, at this end of the  
6 building, there's a day room, similar to this  
7 space that we have right here really, in a way.  
8 It's where they might -- they might go if  
9 they're on duty, would gather. There's a table  
10 for meetings and for food. There's a small  
11 kitchenette area here. And this is their  
12 dispatch room, where they've got good  
13 visibility of access coming and going from  
14 here, and where calls come in to. Pretty lean  
15 first floor plan. Pretty lean first floor  
16 plan.

17 I believe that this floor plan right here,  
18 from what I'm told, from the previous proposal,  
19 is -- as I told you before, is about 4500  
20 square feet in total. But the footprint of  
21 this building is approximately 1500 square feet  
22 less on the site footprint than what was here  
23 before, but yet, still providing, because this  
24 is a really tight, efficient plan. This is the  
25 only circulation space that you see, in white,

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1 that's really on this plan. Sometimes I like  
2 to call it waste area, but we need that. We  
3 need a lobby. We need an entrance. We need  
4 (indiscernible) to get from room to room.  
5

6 Interesting enough that because of the  
7 height of this space that we're offered, we  
8 don't need 17-foot ceiling height in the space.  
9 By the way, every one of these doors are  
10 14-by-14. 14 wide, 14 high, something that is  
11 not afforded here today. The doors on this  
12 building are way too small. Every piece of  
13 apparatus that they need to purchase and will  
14 need to purchase over a period of time will  
15 have to be customized to fit into this  
16 building. It's money and it's, you know,  
17 structure. Every firehouse that I've done,  
18 14 feet.

19 Why is it 14 feet high? Somewhat because  
20 the DOT of the state -- that is the height to  
21 clear under most bridge over -- under --  
22 overpasses. If I put a 16-foot-height door in  
23 here and these guys bought a truck 16 feet  
24 high, they better not go out on 684. So -- so  
25 you try to accommodate that. We're building a

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2 new building. We make it right not just for  
3 today, but for tomorrow, as much as we have a  
4 crystal ball that we can understand this.

5 So we have the ability to create this loft  
6 space or mezzanine that we have in the upper  
7 area here, which is above those support spaces  
8 here, which gives them the ability for  
9 additional storage. Also, it gives them the  
10 ability to have some training activity here.  
11 You can't really read it, but this little  
12 rectangle you see, it's called a bailout area.  
13 What they do there is they actually go up on  
14 the mezzanine, and they will practice how to  
15 exit out of windows, how to get off of a second  
16 floor of a building. And they actually saw --  
17 this is part of a training activity that goes  
18 with all of this. Let's take a look at the  
19 next plan.

20 This is the second floor plan. It's a  
21 two-story building. Front part of the building  
22 stays true to what we had on the first floor.  
23 For the most part, it's administrative. There  
24 was that elevator. Here's our lobby. Very  
25 little circulation, public space.

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2 This half of the space is divided into  
3 department offices: line officers, the chief's  
4 office, the copy room, work area. You guys  
5 could take a look around this building and,  
6 frankly, go into the room in the front. Take a  
7 look in the spaces in the back. The amount of  
8 recordkeeping activities that this  
9 department -- any department has to do happens  
10 here. They're businesspeople. This is not  
11 just a building anymore to house fancy trucks.  
12 It's a business, operational.

13 How many line officers do we have here?

14 MALE SPEAKER: Eight.

15 MR. SULLIVAN: Eight. How many chiefs?

16 MALE SPEAKER: Three.

17 MR. SULLIVAN: Three. Eleven people.

18 MALE SPEAKER: Well, that's inclusive.

19 Nine total.

20 MR. SULLIVAN: It's inclusive. Nine total  
21 that work -- that work here, that do work  
22 outside of, obviously, fighting and responding.  
23 On this side of the building is the district  
24 offices. These folks right here. So there's  
25 one conference room in the whole building.

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2 There's a conference room table here. There's  
3 one in the other room over there. One  
4 conference room table. They will share that.  
5 They will work that. We don't need more than  
6 one.

7 These are district offices. These are  
8 storage rooms that are in here. Interesting.  
9 Here are the men's rooms, ladies' room, public  
10 space, access. This steps up, and that's  
11 because of the height requirement of that  
12 apparatus room which is below. So we have a  
13 small handicap lift here, a kitchen, and the  
14 multi-purpose room where they have company  
15 meetings. They can conduct training activities  
16 there. They can have events there that they  
17 need, gatherings such as this.

18 The rest of this building -- and this is  
19 largely where we've taken a lot of meat out of  
20 what was previously proposed. These are all  
21 attic spaces. All of you guys live in a house,  
22 I suppose, here in Bedford, like most of us.  
23 You understand what that is. That's under the  
24 ease of the building. Perfect storage areas  
25 for, like, rolling-in chairs, tables,

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1 et cetera. That's what it's all about back  
2 here. That one corridor goes to the back  
3 (indiscernible.)  
4

5 That's our building. It's 20,262 square  
6 feet -- 65 square feet. 4500 -- rounded  
7 number -- square feet smaller than what you all  
8 looked at previously. What else do we got  
9 here, Andy?

10 Elevations of the building. The bottom  
11 elevation is the front elevation, what you see  
12 from Route 22. Top -- top one is the right  
13 side, meaning this side, the side that faces  
14 Southbrook. The four overhead doors I  
15 mentioned, 14-by-14, those are the windows that  
16 are up underneath the roof (indiscernible)  
17 above the -- of that space above the two-story  
18 administration portion over here. Next slide.

19 We flip it around. The top one is the  
20 left side of the building. Almost a mirror  
21 plan of the previous one. The back is the rear  
22 that faces that parking lot that Barry Naderman  
23 mentioned to you a moment ago. These balconies  
24 that we have back here are also up here for the  
25 purposes of these guys having training

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2 activities. They're not up there for  
3 sunbathing. They probably face the wrong  
4 direction, now that I think about it. But in  
5 any event, that's -- that's the rear elevation  
6 of the building.

7 One thing you might notice, those of you  
8 who remember the previous design, that they had  
9 a tower here on the building, which was much  
10 higher. We've eliminated that. The height of  
11 this building from the grade to the tallest  
12 point is 40 feet. Can you go back, Andy.  
13 Front of the building. Nope. Right here.  
14 Front of the building. You can kind of see it  
15 sticking up. The front of the building to  
16 the -- to the top of this ridge, which is up  
17 here, is about 38 and a half feet. You can see  
18 there's about a foot and a half difference  
19 between the two. We've lowered the massing of  
20 this building significantly. And I'd like to  
21 say that -- if you want, Andy, let's keep going  
22 here.

23 I think that these -- these are sections  
24 that we've created to cut through the building.  
25 It's probably not necessary to dwell on this

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2 too much. You can see some of the things we've  
3 studied. This is the apparatus room, where we  
4 have the tallest space, then the front of the  
5 building, where the second floor offset is.  
6 And the last image that we have to show you is  
7 a perspective from the front of the building  
8 from Route 22 as you came to the building.

9 MR. BAUM: What in Bedford resembles that?

10 MR. SULLIVAN: Many buildings. You  
11 don't --

12 MR. BAUM: I don't know. I've lived here  
13 all my life. I've never seen anything that  
14 quite resembles that.

15 MR. SULLIVAN: Yeah. Well, what should it  
16 look like in your mind?

17 MR. BAUM: I'm just curious.

18 MR. SULLIVAN: You're curious of what?

19 MR. BAUM: What in Bedford resembles, in  
20 any shape or form, that --

21 MR. SULLIVAN: I think that first -- that,  
22 first of all, it has deep grooves. It has  
23 double hung windows. It has white clapboard  
24 siding. It has a reflection of the historic  
25 colonial periods that exist in this village.

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2 As I've said to you, I've lived here 35 years.  
3 I was a member of the Bedford Village Historic  
4 Review Commission for nine years. I'm pretty  
5 comfortable with what exists here in this  
6 village, and I think that we've taken this  
7 through a period where that is reflective of  
8 that.

9 I'm not looking to represent anything.  
10 I'm not looking to replicate anything. It  
11 needs to have a feeling of what belongs here.  
12 We could have designed a very modern facility.  
13 I would have loved that, quite honestly.

14 MR. BAUM: Nothing on the Village Green  
15 resembles that, but --

16 MR. SULLIVAN: Well, we're not on the  
17 Village Green either, are we? So -- but we're  
18 close. But you can see that this is where  
19 the -- these guys mentioned here before that  
20 there was a -- there was a need to create a  
21 landscape buffer and the island here to hide  
22 the cars that are behind this that are in here  
23 a little bit. But that's -- that's where we  
24 are. We've made this building smaller, neater,  
25 cleaner. We've listened, and it's -- it's a

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2 pretty tight little building, at this point,  
3 for their needs.

4 Dan.

5 MR. HOLLIS: Going over to get the  
6 question list.

7 MS. FELDMAN: Thank you, John.

8 MR. HOLLIS: Nobody filled out the  
9 question list. So Heather will do it by  
10 raising a hand and doing it row by row, I  
11 guess.

12 MS. FELDMAN: Okay. Preface by -- that  
13 was, sort of, a question -- not really a  
14 question, but you can't replicate the historic  
15 district of Bedford Village. You can't  
16 replicate it.

17 MR. BAUM: You could try.

18 MS. FELDMAN: And -- yes. Thank you. So  
19 this is outside the historic district. It's  
20 still right in the middle of town and walking  
21 distance and on the main corridor.

22 So now we're going to take some questions.

23 MR. NADERMAN: By the way, this is  
24 actually closer to the hardware store, Hunting  
25 Ridge Mall, and all of those. So this is --

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2 this is (indiscernible.)

3 MS. FELDMAN: And keep in mind that -- and  
4 we all live here. There's one main drag, one  
5 main artery, through Bedford Village. And as  
6 your emergency service providers, we need to be  
7 on that main drag, both for our response time  
8 to the firehouse and the emergency services  
9 department and how we get to the rest of you  
10 once we're there. Most of our calls center in  
11 this area, because this is the largest  
12 demographic right here near the village. So  
13 this -- this piece of property that's a third  
14 of a mile away is the closest thing that we  
15 could find to this property that meets the  
16 needs of emergency services in Bedford Village.

17 You had your hand up.

18 MS. ROWLEY: Yeah. I was asking about the  
19 exterior of the building.

20 MS. FELDMAN: Oh, I'm sorry. You have  
21 to -- could you please state your name for the  
22 stenographer.

23 MS. ROWLEY: Sharon Rowley. Is that --  
24 you said it's white clapboard. Is it a  
25 maintenance-free product? Is it something

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2 that's going to require painting over time?

3 MS. FELDMAN: It is -- it's not exactly  
4 clapboard. I can't remember -- does somebody  
5 want to tell me what the name of this stuff is?  
6 It's a lot less expensive than clapboard, and  
7 it takes a lot less maintenance.

8 MR. SULLIVAN: It's a cementitious siding  
9 today. I mean, by --

10 (Indiscernible.)

11 MR. SULLIVAN: Well, that's what it really  
12 is.

13 (Indiscernible.)

14 MR. SULLIVAN: It's cementitious board.

15 MR. HOLLIS: One --

16 (Indiscernible.)

17 MR. HOLLIS: We can -- only one at a time,  
18 folks.

19 MR. SULLIVAN: That's what we were  
20 planning to do. And it has a very thick  
21 profile, not the typical one. So it gives a  
22 little more enhanced shadow lines to it. Not  
23 showing up on here. But, Andy, can you go  
24 back? Can you jump back a slide? Yeah. Maybe  
25 go to the front. All right.

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2 So we're also proposing a stone base on  
3 the building. It doesn't, unfortunately,  
4 graphically, show up here that much, but you  
5 can see the difference there. So there's a  
6 stone veneer on the base of the building as  
7 well. But it's -- yeah. It's a horizontal  
8 clapboard profile building. But does it  
9 require painting?

10 MS. ROWLEY: But low maintenance is  
11 what --

12 MR. SULLIVAN: Yes. It's a low  
13 maintenance, but it does require painting.  
14 Yes.

15 MS. FELDMAN: Can you state your name for  
16 the stenographer, please.

17 MS. BAUM: Are the --

18 MS. FELDMAN: Your name for the  
19 stenographer.

20 MS. BAUM: My name is Anne Margaret Baum.

21 MS. FELDMAN: Anne Margaret Baum.

22 MS. BAUM: Are the windows custom windows,  
23 or are they standard?

24 MR. SULLIVAN: No. Standard windows. We  
25 haven't selected a manufacturer, but they're

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2 probably on the -- on the lines of, like, you  
3 know, Marvin or Pella or any of those typical  
4 double hung window.

5 FEMALE SPEAKER: Yeah. Six over six is  
6 not exactly -- but that's just -- that's not  
7 exactly what you're going to do with it.

8 MS. FELDMAN: This is -- these are concept  
9 drawings; right? As we said, we're still  
10 working out the details. And at a certain  
11 point in the project, things become much more  
12 detailed in schematics. If you've ever looked  
13 at the -- down to light switches and the kind  
14 of wire that goes inside the walls. But at  
15 this point, we're not to that level of detail.

16 MS. BAUM: But it significantly affects  
17 cost.

18 MS. FELDMAN: Yes, absolutely.

19 MS. BAUM: And, frankly --

20 FEMALE SPEAKER: That's not a question.

21 MS. BAUM: I'm sorry.

22 MS. FELDMAN: That's okay. No. But --

23 MS. BAUM: I'm not allowed to talk if it's  
24 not a question.

25 MS. FELDMAN: No, no, no. You're correct.

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2 And your question was: Are they custom  
3 windows? And -- no. We are going to design  
4 something that doesn't require custom windows,  
5 because that would be much more costly.

6 MS. BAUM: Thank you.

7 MS. FELDMAN: All right. Back there.

8 MS. MOLINARI: Hi, Heather. How are you?  
9 Paulette Molinari.

10 MS. FELDMAN: Paulette, hi. Paulette  
11 Molinari.

12 MS. MOLINARI: First of all, I just want  
13 to say I like what they've done.

14 MS. FELDMAN: Thank you.

15 MS. MOLINARI: The architect did a very  
16 good job. But I have a question: Everybody --  
17 everybody's been very concerned about what the  
18 building is going to do to the wetlands and the  
19 aquifer. I'm a little concerned what the  
20 wetlands and the aquifer are going to do to the  
21 building. Once you start piling anywhere near  
22 wetlands and an aquifer, you have the  
23 possibility of sinkholes, and sinkholes don't  
24 always happen where the building is. It could  
25 happen a mile away, because water takes the

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1 path of least resistance.

2 MS. FELDMAN: Yeah, and which is why we  
3 went back and did additional studies on the  
4 soil with -- you want to do that?  
5

6 MR. SULLIVAN: Yeah. Yeah. Let me just  
7 address that for you because, obviously, it's  
8 the second or third time this has already been  
9 brought up; right? When we came on board, I  
10 looked at and my structural engineers reviewed  
11 the soil test boring report. And how do I say  
12 this professionally and politely? We found it  
13 somewhat not fully -- not fully, you know,  
14 offering what we needed to see.

15 I asked the commissioners if we could have  
16 additional test borings done, and I brought in  
17 my own geotechnical engineers who we've worked  
18 with for a very long time, Carlin and Simpson.  
19 They're a very reputable organization. We  
20 drilled new test borings, and we had soil tests  
21 performed. That's what was lacking on the  
22 previous report, which may have led them to  
23 suggest the pile job.

24 We're not doing a pile job here at this  
25 point. We've established that this could be,

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2 probably, an elaborate -- and I'll use that  
3 word for the moment, because it's not been  
4 designed -- but the typical spread footing  
5 foundation. We're not doing a pile job here.

6 MS. MOLINARI: Okay. Will you be  
7 affecting any lime? Because we're built all on  
8 limestone here. Will you be affecting any  
9 limestone here?

10 MR. SULLIVAN: Can we take it out and,  
11 perhaps, sell it? No. I'm just kidding.  
12 (Indiscernible.)

13 MR. SULLIVAN: I don't think so. I don't  
14 think so. No.

15 MS. MOLINARI: Once you start disturbing  
16 limestone -- and it's not like putting a 5,000  
17 square foot structure on it. This is a huge  
18 structure with tons of equipment.

19 MR. SULLIVAN: Yeah.

20 MS. MOLINARI: So once you disturb any,  
21 you can create a sinkhole. You can build  
22 today, create a sinkhole half a mile away six  
23 years later.

24 MR. SULLIVAN: Well, listen, we don't have  
25 a cellar or a basement in this building.

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1  
2 Frankly, we did when we first started this. I  
3 wanted to put the (indiscernible) room down  
4 below there. But when we started looking at  
5 the subsurface conditions, we eliminated it and  
6 put it onto the floor above -- the main floor  
7 of the building.

8 So we have typically here a slab on grade  
9 building. For those of you -- I'm sure you  
10 guys are familiar with what that is. But it's  
11 -- below that, we'll have spread footings  
12 probably down four feet, five feet max. That's  
13 in the ballpark where we will be. And so I  
14 don't see an over-excavation -- excavated site  
15 here, at least for the structure. And -- but  
16 it will be -- it will be enhanced. What I mean  
17 by that is that the concrete they're  
18 re-enforcing that are in that foundation will  
19 be there to support that building. Now, I  
20 can't speak -- frankly, I'm not privy to  
21 whether or not that's going to really disturb,  
22 you know, anything -- anything further than  
23 that, but at least we've eliminated 65-foot  
24 deep piles, over 200 of them, on this project.

25 Someone asked earlier about the cost of

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2 this. I forgot who asked that question. I  
3 think you did, Ms. Baum.

4 MS. BAUM: A lot of people here are here  
5 because of the cost.

6 MR. SULLIVAN: Yeah. Right. Right. So,  
7 clearly, you can tell that we've eliminated  
8 that line item. Now, did it save \$2.5 million?  
9 No, because we still have a foundation to  
10 build, but we'll establish what that is.

11 MS. BAUM: No, no. That was a separate  
12 line item just for the piles for this  
13 particular plot of land.

14 MR. SULLIVAN: Our construction manager is  
15 going through now the evaluations of that.  
16 We'll talk about that in the next week or so  
17 when we finalize that. But we, obviously, will  
18 have substantially saved money for the  
19 foundation on this building.

20 MS. FELDMAN: Sir, your name.

21 MR. LOGANATHAN: Hi. Raj Loganathan. I  
22 had two questions. One is for the sidewalk  
23 area: Are you guys going to have -- doing  
24 anything to the sidewalk area in front of  
25 the -- you know, the nice walkway to the

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1  
2 village? Are you guys going to do anything to  
3 the sidewalk area in front of the entry area?

4 FEMALE SPEAKER: On Route 22?

5 MR. LOGANATHAN: Bring it on 22. Yeah.

6 MALE SPEAKER: The one that exists now.

7 MS. FELDMAN: We're still going to have  
8 the sidewalk.

9 MR. LOGANATHAN: Right. But as you -- is  
10 anything going to happen to the sidewalk area?

11 MS. FELDMAN: Happen to it?

12 MR. LOGANATHAN: Or any upgrades as part  
13 of -- to improve that sidewalk?

14 MS. FELDMAN: We're going to have to talk  
15 to the DOT and the Town about who maintains the  
16 sidewalk. And if it's part of our site, it's  
17 going to have to become part of our maintenance  
18 plan.

19 MR. IMBIANO: And there is -- as Barry  
20 mentioned, there's a new walkway coming from  
21 the Village, from the Bedford Center, that  
22 brings you in to the site --

23 MR. SULLIVAN: The grade lines there --

24 MR. IMBIANO: -- through a parklike  
25 environment.

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2 MS. FELDMAN: Through the park. Yeah.

3 MR. LOGANATHAN: Right. And then the  
4 second -- the second question I had is: So,  
5 today, for the volunteers, you have the air  
6 horn that goes on. So what is -- I just want  
7 just an update on how -- what's going to  
8 change? Is something going to change because  
9 of, now, the location? Especially -- I live  
10 off of Jefferson. So what is that going to be  
11 like for the residents?

12 MS. FELDMAN: Yeah. That was one of the  
13 first things that we considered, was -- because  
14 it's going to be closer to more residences than  
15 it is here, we're going to eliminate the horn,  
16 the air horn, that you hear for every call.  
17 We'll have a mass communication system which  
18 can be used in large emergencies. Like, say we  
19 have another -- a blizzard or a hurricane, and  
20 we really need to get information out to the  
21 public. We can program that to speak to the  
22 public as a loudspeaker. Or if it's a  
23 long-term emergency where all the power's out,  
24 and some of our communications start to fail,  
25 we may need to use that air horn in those kinds

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2 of emergencies, but you will not hear them on a  
3 daily basis.

4 MR. NADERMAN: And that -- and, frankly,  
5 that would only be when all the systems are  
6 down.

7 MS. FELDMAN: Yeah. We have -- we have a  
8 redundant system in emergency services so that  
9 you have back-ups to every form of  
10 communication. But during Sandy, for example,  
11 when we were out of power for nine days here,  
12 some of the systems did start to fail, and so  
13 we were relying on back-up systems to back up  
14 systems. And that mass communication system,  
15 in a long-term emergency like that, would be  
16 needed for the community in order to meet  
17 emergency services needs.

18 FEMALE SPEAKER: And where would it be?

19 MS. FELDMAN: I'm sorry?

20 FEMALE SPEAKER: Where is the location of  
21 that?

22 MS. FELDMAN: It's on the new building.  
23 On the new building. So it's three-tenths of a  
24 mile from here. So you hear this one probably;  
25 right? The one down there will not be sounding

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2 for every call. And we had 778 last year. So  
3 we will only need to sound that horn in extreme  
4 cases of prolonged emergencies. Does that  
5 answer your question?

6 MR. LOGANATHAN: Yeah.

7 MS. FELDMAN: Okay. Sir.

8 MR. BAUM: Terrence Baum. What is  
9 happening with this current site?

10 MS. FELDMAN: This current site, which is  
11 such a cool building, we are hoping that it's  
12 going to become something really cool in the  
13 village that people can come to and enjoy and  
14 be part of the village fabric.

15 MR. BAUM: It will be disposed of, yeah?

16 MS. FELDMAN: We will have to sell it,  
17 yes. It is a taxpayer asset. We will use that  
18 money towards operating costs and, you know,  
19 serving you.

20 MS. BITTKER: Susan Bittker. I just want  
21 to say my husband and I travel around the  
22 country a lot, and we've seen a lot of old  
23 firehouses transformed. Keeping the firehouse,  
24 but transforming them into various kinds of  
25 buildings. In Rochester, New York, there is a

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1 main -- it's a huge art gallery, art store.  
2 It's called Craft Company 6. And they have, in  
3 the back, maintained the pole, the spiral  
4 stairs, the character of the building, but it's  
5 still an art gallery, and even the double doors  
6 in the front. And it's in a residential  
7 neighborhood, and it works very well.

8 MS. FELDMAN: Thank you.

9 MR. BAUM: There are restrictions here  
10 regarding sewage.

11 MS. BITTKER: I know that. But still, you  
12 can, you know, work with what you have and keep  
13 it -- keep some of the history of it.

14 MS. FELDMAN: Yes.

15 MS. AQUILINO: Joanne Aquilino. What's  
16 the distance on the truck floor between the  
17 pieces of apparatus?

18 MS. FELDMAN: There's four feet clearance  
19 around each piece of apparatus.

20 MS. AQUILINO: So is there any way to  
21 bring them in a foot to make it a little  
22 smaller? Three feet is --

23 MS. FELDMAN: We brought it in a foot by  
24 changing the kind of doors we're using, but  
25

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2 this is industry standard for -- for any piece  
3 of apparatus these days.

4 MS. AQUILINO: Front and back?

5 MS. FELDMAN: Front, back, sides.

6 MS. AQUILINO: Okay. My second question  
7 being: All the events that you hold here,  
8 parades, Fire on the Green, what's happening  
9 with them? Are you now bringing the parade  
10 into the residential neighborhood?

11 MS. FELDMAN: We do not know. We --  
12 there's been discussion about only having  
13 parades on anniversary years. We have our  
14 100th anniversary coming up. But, you know,  
15 we'll have to rethink all kinds of events and  
16 how we handle everything.

17 MS. AQUILINO: And my last question being:  
18 Since we have this -- noise ordinance issues  
19 that we have with leaf blowers and things like  
20 that, that we can't operate anything after  
21 5:00, and all your activities are now going to  
22 be in the evenings, is the Town or are you  
23 going to do anything? Because now you're smack  
24 dab in the neighborhood versus being in --

25 MS. FELDMAN: Yeah. You know, I mean, I

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2 would have loved to put this somewhere where  
3 nobody lived near it, but we only have, as I  
4 said, the one neighborhood through Bedford. So  
5 what we've done is we've eliminated the air  
6 horn. What we've done is we have put in meadow  
7 grass instead of anything that we're going to  
8 have to blow. It's very low maintenance. And  
9 if you are here on the Green at night and we  
10 have some kind of an event going on, we're not  
11 making any more noise, generally -- once in a  
12 while we are -- but generally, we're not making  
13 any more noise than homes would be.

14 MS. AQUILINO: I'm not so sure about that.  
15 When you're running trucks, doing things, it's  
16 a little louder than normal.

17 MS. FELDMAN: Yeah. When we go out on  
18 emergency calls, you will -- you will hear the  
19 trucks.

20 MS. AQUILINO: No, no, no. Not that. I'm  
21 talking about drills and training that you do.

22 MS. FELDMAN: That's true. And we have a  
23 lot more indoor space now for most of our  
24 drills and trainings, which we can't do here.

25 MS. AQUILINO: Okay. So all your truck

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2 trainings and things like that --

3 MS. FELDMAN: I will not say that all of  
4 our drills will be inside. You know that we  
5 can't say that.

6 MR. CARLETON: And training areas are in  
7 the back of the building as opposed to the  
8 front of the building that you have here.

9 MR. BRANCHE: And we can't operate with  
10 much room here now with a truck running for  
11 training. We take our trucks to Fox Lane. We  
12 take our trucks to where the hydrants are. We  
13 take our trucks to where the ponds are. That's  
14 what -- we have to go off-site to do our  
15 training, because we don't have a place to do  
16 it here.

17 MS. AQUILINO: So that won't change, is  
18 what you're saying?

19 MR. BRANCHE: I'm saying that we will be  
20 adaptive and do as much training as we possibly  
21 can inside, with the inclusion of those windows  
22 that were required to do bailouts for New York  
23 State certification, and that we will be a  
24 representative neighbor and do the right thing  
25 when we need to train and evaluate who or

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2 anybody that we're affecting. We can still go  
3 off site to pump water at Fox Lane.

4 MS. FELDMAN: Yes, sir.

5 MR. LOGANATHAN: Hi. Raj Loganathan  
6 again. Just -- there's a lot of other big  
7 decisions happening in the Village. We have  
8 the cell tower, all these other things.

9 MS. FELDMAN: Yeah.

10 MR. LOGANATHAN: So one ask is just, you  
11 know, have we done any assessments by putting  
12 this firehouse in a more residential  
13 neighborhood -- for those of us who live on all  
14 those streets, have we done any assessment on  
15 the impact of housing value, anything else?  
16 Plus -- because there's a lot of other factors  
17 that are impacting -- a lot of big decisions  
18 coming up in the next couple of months that are  
19 going to be a big impact to a lot of us who  
20 live here. So --

21 MS. FELDMAN: Yeah. There -- there are  
22 impacts to your housing value based on what  
23 your emergency services providers can do for  
24 you. So this project, which started back in  
25 the mid '90s, has been a long time coming, and

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2 it's, as I said, an essential infrastructure  
3 project for Bedford Village. If we don't have  
4 emergency services here, if we don't have a --  
5 an operational building, we are not going to  
6 have the home values. If you call 911 and no  
7 one shows up in time, that's going to affect  
8 your home value.

9 MR. CARLETON: Another thing I would say  
10 is that, as someone who is, kind of, involved  
11 with the insurance rating that factors into  
12 your insurance calculations, one of the things  
13 is access to water, which we know is not very  
14 prevalent here unless you have a swimming pool  
15 or have a pond nearby or happen to have a  
16 stream nearby or you just have an accumulation  
17 of water, say, such as wetlands, which is, last  
18 time I checked, not real popular to use here in  
19 town. What you notice, in this building, we  
20 don't have a tanker. Other departments do.  
21 What is a tanker? Immediate access to water.  
22 That would be an improvement in your insurance  
23 rating, therefore, your rates, immediately.

24 MS. FELDMAN: That's really the only way  
25 for a volunteer department to improve our

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2 service here, is to have our own tanker.

3 Yes, Mr. Baum.

4 MR. BAUM: Does the budget consider the  
5 acquisition of a tanker?

6 MR. CARLETON: Yes. Well, not this.

7 MS. FELDMAN: No, no. Not the project  
8 budget.9 MR. BAUM: So that will be an additional  
10 expenditure to come?11 MS. FELDMAN: So we have -- we have  
12 long-range plans for our apparatus replacement  
13 and plans on what kind of apparatus we need.  
14 We use -- capital reserves that we put away for  
15 apparatus are completely separate from what  
16 we're doing in terms of the building.17 MR. BAUM: With regards to the gentleman's  
18 point on how fire stations will affect either  
19 valuations or insurance companies, to be clear,  
20 we're not talking about dissolving the  
21 firehouse or putting up a new building. It's  
22 not a binary choice; correct? If the vote is  
23 no, the firehouse will continue operations.24 MR. GOLDMAN: That's not fair. I think  
25 you have to understand that we did an extensive

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analysis of this.

MR. BAUM: Yeah.

MR. GOLDMAN: This building does not meet the code. It is not sufficient.

MR. BAUM: That actually wasn't my -- that just wasn't my question. My question was simply: If the vote -- if this firehouse -- if the firehouse does not come to be, for whatever reason --

MS. FELDMAN: Yeah. So we --

MR. BAUM: -- we're not talking about dissolving the firehouse.

MS. FELDMAN: We -- we've come a long way.

MR. BAUM: So your valuations will not get hurt. Your insurance rate will not get hurt.

MS. FELDMAN: You're -- but you're assuming that the volunteer corps that we have built, that we have trained, that we have put all of our hours into, you're assuming that we would be able to maintain that in a community that doesn't value our safety or our contribution. Now, we save you about \$4 million a year versus a paid department.

MR. BAUM: That's a conclusion that you've

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1 drawn up yourself, that we don't value you.

2 That was not the actual conclusion.

3 MS. FELDMAN: Okay. Okay. So say you --  
4 say you vote it down again; right? And we  
5 sucked it up last time, and we didn't miss a  
6 single call. And we have -- over the weekend,  
7 we did four mutual aid calls to other  
8 departments as well, and we're managing to do  
9 that in this old building that nobody else in  
10 this business can believe we are still managing  
11 to operate out of. How do we maintain our  
12 morale, and how do we maintain the caliber of  
13 our corps if we can't provide really an  
14 adequate -- just standard workplace for what we  
15 do?  
16

17 MR. BAUM: It would require some  
18 (indiscernible) definitely.

19 MS. FELDMAN: Charles.

20 MR. COUSENS: Just if I could. My name is  
21 Ellis Cousens. I'm a proud no voter on the  
22 first bond issue and --

23 MS. FELDMAN: We remember.

24 MR. COUSENS: (Indiscernible.) I don't  
25 hide from either of those things. And the

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2 questions I'm hearing now are very similar to  
3 questions that I had. In many cases,  
4 identical.

5 I came to the CLC -- just to give a little  
6 bit of background, I think it might be  
7 helpful -- believing for certain that we hadn't  
8 fully investigated how to renovate this  
9 building and reuse this building to meet the  
10 forward needs of the fire department in the  
11 town. I'm not a long-term resident. I've  
12 lived here about eight years or so. But  
13 nonetheless, I think that's (indiscernible.)

14 So the thing that I found, which is  
15 something that Charles alluded to earlier,  
16 was -- the first thing that I looked at as a  
17 member of the CLC was renovating this facility,  
18 the one that we're sitting in now, to make it  
19 accommodate current needs and near-term future  
20 needs. Not 50 years out, but over the next  
21 several years or so. And I have the, sort of,  
22 benefit of both being an engineer and being a  
23 professional. And on both of those accounts,  
24 the building failed, both in terms of its  
25 current utility and its future potential

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1 utility through renovation or restoration. And  
2 to the gentleman's question earlier, that was  
3 an independent view, and it came from a very  
4 cynical view on my part, thinking for certain  
5 it could be so that (indiscernible.)  
6

7 MR. HOLLIS: Sir, we can't hear you.

8 Mr. Baum --

9 (Indiscernible.)

10 MR. COUSENS: -- that maybe it was  
11 correct.

12 MR. BAUM: But it was produced by the  
13 commissioner. I can't --

14 MR. COUSENS: Right. Maybe it was  
15 correct.

16 MR. BAUM: -- believe you undertook an  
17 independent assessment if you used evidence and  
18 cited evidence and the CLC used --

19 MR. COUSENS: So if I could explain to you  
20 what I did. So with my engineering eye, I've  
21 walked the building inside and out, every  
22 single floor. You talked about if -- if we  
23 don't build a new facility, we'll just continue  
24 to operate here. I say "we" because --

25 FEMALE SPEAKER: We also were considering

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2 adding to the back of this building.

3 MR. HOLLIS: Ma'am --

4 (Indiscernible.)

5 MR. HOLLIS: Mr. Cousens, I -- yeah. We  
6 can't -- she can't hear. She can't hear. One  
7 at a time. She can't hear. The mic might be  
8 helpful too, Ellis.

9 MR. COUSENS: I can speak louder.

10 MR. HOLLIS: Please. That would be great,  
11 because there --

12 MR. COUSENS: So at the risk of getting  
13 too far into the weeds on this, it is an  
14 assessment of -- and my approach, again, was --  
15 and I did this assessment. I've worked on this  
16 not just with Paul Thomasset, who also was a no  
17 vote. There's a group called the CCB,  
18 Concerned Citizens of Bedford. I'm a part of  
19 that group as well.

20 A leader of that group and I spent a lot  
21 of time arguing through the current utility and  
22 future utility of this building, how it could  
23 be made to accommodate additional equipment in  
24 the back, and then renovation of the building  
25 that we're in. The issues are a multitude with

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1  
2 respect to the structural issues with respect  
3 to this building. I can say that my informed  
4 view -- not the expert view, but informed view  
5 is that to be able to make this building, just  
6 the one that we're in, accommodate, let's say,  
7 half of the equipment that sits downstairs on  
8 that main floor, you would have to remove the  
9 roof of this building, this floor, the floor  
10 below it, and the basement floor. You'd have  
11 to remove the back wall, probably the side  
12 wall, which would leave you the front, in a  
13 somewhat precarious position, and maybe a side  
14 wall. The -- (indiscernible.)

15 MR. BAUM: So you're leading me down the  
16 path of fixing the current building?

17 MR. COUSENS: I'm leading you down a path  
18 of the exploration that we went through to  
19 determine whether or not this is doable. To be  
20 able to do that, we'd have to put some pretty  
21 extensive rigging here, a crane of some sort,  
22 probably two. You'd have to be able to support  
23 the freestanding walls that are no longer  
24 supported by (indiscernible) the walls. You'd  
25 have to drive pilings into the subsurface here

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2 or excavate significantly and pour significant  
3 concrete footings. Again, not to get too far  
4 into the weeds. So all of that would have to  
5 happen over a period of time.

6 Assuming that you could locate a crane in  
7 the front -- I don't think so. In the back,  
8 not enough room. Not sure how you would do it  
9 from the side. So logistically, it just -- it  
10 just doesn't work. You can't do it. Even if  
11 you could, I, kind of, estimated that would  
12 take about two years to complete that process  
13 of demolition, construction, excavation, and  
14 reconstruction, assuming you could do it. I'm  
15 just making an assumption there, which I think  
16 is something --

17 (Indiscernible.)

18 MR. COUSENS: As an engineer, yes. Okay.  
19 Which I think is not a good assumption. I  
20 think it's a less than 50/50. There's a  
21 layering of probabilities here that just don't  
22 work. So in the end, that process, I guess --  
23 and I think it's an educated guess -- would be  
24 about two, two and a half years. Where do we  
25 run the fire department out of for two and a

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1  
2 half years?

3 MR. BAUM: There's an elementary school  
4 down the street that (indiscernible.)

5 MS. FELDMAN: So tonight -- we're actually  
6 here tonight to talk about our plan. Okay.

7 MR. COUSENS: Let me just -- I'll wrap up,  
8 please.

9 MS. FELDMAN: Okay.

10 MR. COUSENS: So the point being is that I  
11 came from being probably the most extreme  
12 naysayer as to why in the world are we building  
13 another firehouse instead of renovating here to  
14 believing, factually and intelligently, that  
15 it's -- it's a fool's errand. It can't be  
16 done. Full stop. Can't be done.

17 MS. FELDMAN: Paulette.

18 MS. MOLINARI: Heather, did you know --  
19 have you done any surveys as to why the no  
20 vote -- the no vote was a no vote? Was it  
21 money, or was it location?

22 MS. FELDMAN: So we identified four issues  
23 that the -- that the Concerned Citizens of  
24 Bedford, which was the anti group -- they had  
25 issues with the size of the building, the cost

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2 of the building, the location of the building,  
3 and the environmental impacts of the building.  
4 So we have extensively -- we hired more  
5 engineers and did more studying the impacts of  
6 the building environmentally. We are taking  
7 all safeguards. We have oversight from  
8 multiple agencies. And by the way, this  
9 building was built before any environmental  
10 regulation at all, and everything we do here  
11 goes straight into the aquifer. So that  
12 building, environmentally, will be much more  
13 sound than this building.

14 In terms of the location, as the CLC had  
15 alluded to, we need to be on the main drag. I  
16 know that there's traffic there. There's  
17 traffic here too. But, unfortunately, that's  
18 our only road, and it's our only option. We  
19 arrived at that location through a process, a  
20 process that is documented and a process that  
21 has a history. That can be given to people who  
22 are interested in it if they want to contact me  
23 outside.

24 So we then looked at the things that we  
25 really could work on for the community, because

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1 they seem to be the larger components of the no  
2 vote anyway -- was the size and the cost. And  
3 we're working on that. And we've come down in  
4 size. We've really compacted it. And we're  
5 going to come back to you with more of a  
6 detailed budget next year, but we're in the  
7 ballpark of \$3 million less for the project.  
8 And I think \$3 million is a pretty big hunk.

9 Yes.

10 MS. BRANCHE: Just a question about what  
11 you --

12 MS. FELDMAN: Your name, for the --

13 MS. BRANCHE: Wendy Branche.

14 MS. FELDMAN: Wendy Branche.

15 MS. BRANCHE: What you have given us,  
16 there's a lot of functionality that a modern  
17 fire and first responder company needs, and you  
18 had that all built in. Is there anything  
19 critical that you're giving up in this plan?

20 MS. FELDMAN: We -- we didn't give up  
21 anything that would mean that we couldn't  
22 operate out of the building. We have decide --  
23 we got rid of a lot of hallways. We shrunk  
24 spaces. We tightened up our operational  
25

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2 spaces. We doubled up on certain things. As  
3 Barry said, things like the curbing and other  
4 things that could be -- could be changed to be  
5 less expensive, we did.

6 In terms of space, we also -- we gave up  
7 bunkrooms, some training spaces. We gave up  
8 the training tower, and we just tightened up  
9 all the things that we really need and made the  
10 decision to take some things from here with us.  
11 We'll take our old kitchen stuff with us.  
12 We'll take our old compressor with us. We'll  
13 take our cascade system from here that -- you  
14 know, there's a couple of years left in that.  
15 We can -- we can, you know, use things that we  
16 have here. We just need a functional space to  
17 use them in.

18 MR. CARLETON: So in effect, a lot of  
19 things have become multi-purpose. As  
20 Mr. Cousens will attest, he attended a couple  
21 of meetings, and some of his questions really  
22 frustrated me. But thank you. Looking back,  
23 in hindsight, I appreciate it, because we moved  
24 to open plan in some areas, still adhering to  
25 the law. Because I think what a lot of people

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1  
2 forget about -- we're a municipality. We are a  
3 subset of New York State. We're not just your  
4 hokey neighbors who like to go play with hoses  
5 and big trucks and put out fires. We are a  
6 municipality. We are required to engage in  
7 certain activities. We are required to have  
8 certain recordkeeping capacity, both at a  
9 department and a district level. That cannot  
10 be amended. At the same time, we made sure to  
11 realize what we can do operationally. Shrink  
12 it down, tighten it up, make it multi-purpose,  
13 but not sacrifice anything that would sacrifice  
14 your safety. As commissioners, we are  
15 responsible for your safety as well as your tax  
16 dollars.

17 What I would like to point out -- and you  
18 discounted the numbers, but you can go find  
19 them. In New York State, about the average  
20 cost of a firefighter, the average cost of  
21 municipal employees -- and get to about 3.5, \$4  
22 million a year. We would pay for this  
23 building -- even on the last bond, we would pay  
24 for this building every five years. We've  
25 waited 90-plus years for a new building, and

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2 the last upgrade we did was '50s, '60s.

3 MS. FELDMAN: 1959. So what -- what  
4 Kyle's saying is that, yeah, we -- we  
5 volunteer, and this is a -- this is a massive  
6 responsibility that we volunteer for. And over  
7 the years, as I've discovered the layers and  
8 the -- the crazy layers of what we do here, it  
9 seems, sometimes, kind of overwhelming. But we  
10 have a really, really good corps here, and we  
11 act in a professional way. But we are your  
12 neighbors. We are volunteers, and we are doing  
13 this for the benefit of the entire community,  
14 ourselves and for you.

15 I want to tell you -- the questions seem  
16 to have died down. But next Wednesday night,  
17 same time, here, 7:00, we're going to talk  
18 about the design a little bit more again. But  
19 more importantly, we're going to talk about how  
20 we tightened the budget and show you some of  
21 those numbers and how they look. We're also,  
22 this week, going to be publishing a calendar of  
23 numerous meetings that are coming up. We're  
24 still setting a few of them up, so we need to  
25 confirm the dates. But as Dan said earlier,

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2 we're definite for next Wednesday for a public  
3 forum, and then the following Monday is more of  
4 a procedural legal thing that we have to do.  
5 And if you come -- you're welcome to come.  
6 You're going to have to sit through a lot of  
7 Dan reading off some -- a legal document that's  
8 pages and pages long, but you're always welcome  
9 to come.

10 Anybody who has any questions about any  
11 topic, even ones that we haven't covered here  
12 tonight, there's a sign-in sheet here. You can  
13 give me your email address, and we can get back  
14 to you with more information, or we can set up  
15 a time to talk to you. All right. Thanks,  
16 guys.

17 (Time noted: 8:23 p.m.)  
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C E R T I F I C A T E

I, ILANA M. NATHANSON, a Certified Court Reporter and Notary Public of the State of New York, do hereby certify that the transcript of the foregoing proceedings, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

*Ilana Nathanson*

ILANA M. NATHANSON

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