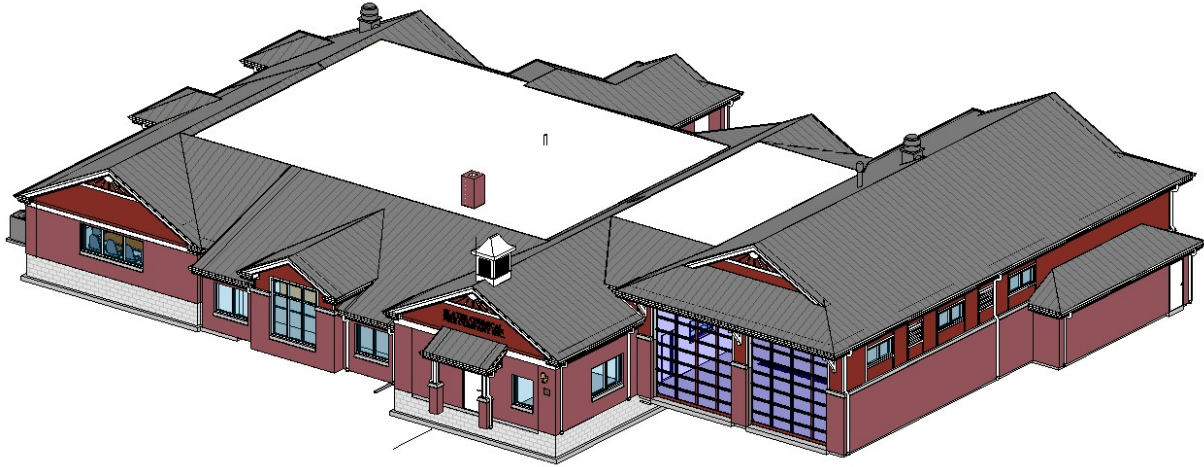


**PROPOSED ADDITIONS AND ALTERATIONS TO
SLATER CHEMICAL
GLENHAM FIRE DISTRICT
76 OLD GLENHAM ROAD
TOWN OF FISHKILL
COUNTY OF DUTCHESS, NEW YORK**

PROJECT NO. 2103

SCHEMATIC DESIGN REPORT

**SEPTEMBER 10, 2025
REVISED NOVEMBER 10, 2025
REVISED MARCH 26, 2026**



**BATTOGLIA LANZA
ARCHITECTURAL GROUP P.C.
209 OLD ROUTE 9, SUITE 5
FISHKILL, NEW YORK**

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BERNARD J. LANZA, AIA
Licensed in NY and CT
NCARB Certified
LEED Accredited Professional
American Institute of Architects
Cal OES Certified
DEBORAH C. LANZA, AIA
American Institute of Architects
Cal OES Certified

2103

Rev November 10, 2025

Rev March 26, 2026

SCHEMATIC DESIGN REPORT

Board of Fire Commissioners
Glenham Fire District
76 Old Glenham Road
Glenham, New York 12527

Re: **PROPOSED ADDITIONS AND ALTERATIONS TO
SLATER CHEMICAL
76 OLD GLENHAM ROAD
TOWN OF FISHKILL
COUNTY OF DUTCHESS, NEW YORK**

Dear Members of the Board:

In accordance with the Board's decisions and directions we herein provide you with this Schematic Design Report for your consideration.

Having met this milestone, please carefully review the contents of this Report. While you've had the ability to make interim adjustments to the Scope of the Project at any time, this Report allows you to perform a detailed examination and assessment of the overall Project (to the extent that it has developed through the Schematic Design Phase). In doing so you can more easily see how Scope and Budget affect one another, and you can rebalance them, prior to advancing, if you deem necessary.

Even if you decide to proceed along the current course without any intended changes, by assimilating the contents of this Report you may begin to develop additional thoughts, ideas, and details. By considering same during the subsequent Design Development, SEQR, Site Plan Approval, and Construction Documents Phases, the Project can become even more responsive to your needs. Hence, please record any thoughts you may have and share them with us.

SITE LOCATION

The mailing address of the property is 76 Old Glenham Road, Glenham, New York 12527. The property, which is comprised of (3) different tax lots is more specifically known as lots 133089-6055-16-915402, 133089-6055-16-930385, and 133089-6055-16-935393. The property is situated at the northwest corner of the intersection of Old Glenham Road and Maple Street in the Town of Fishkill, County of Dutchess, State of New York.

SETTING

The subject 4.718-acre Site consists of (3) contiguous lots that form a U-shape around (2) lots owned by others. A small church is situated on one of the enveloped lots. A single-family dwelling is situated on the other enveloped lot.

The subject property and enveloped lots were originally a single lot previously owned by "The Texas Company" (Texaco). Texaco subdivided the land in 1948. The Glenham Fire District purchased the U-shaped property and

subsequently constructed the original portion of the firehouse in the southeasterly corner in the 1950s. The firehouse was expanded in 1971 and again in 1993. There is a loop drive around the firehouse that provides vehicular access and egress to / from Old Glenham Road. A manicured lawn and landscaping serve as a foreground to the firehouse from the street, while parking exists on its easterly and northerly sides. A pavilion, horseshoe pits, and large lawn area are situated further north from the firehouse. They are used for recreation and training. The southwest leg of the property consists of gravel surfacing, and the remaining northwesterly area of the property is sloped woodland.

South, east, and west of the subject property are small-scale mixed uses consisting of a post office, pizza parlor, deli, hair salon, as well as single-family and multi-family dwellings. However, most prominently located to the southwest of the firehouse is the abandoned remnants of the former Texaco research and development facility (currently owned by Chevron).

PROJECT NEED AND HISTORY

In 1921 the Town of Fishkill established a fire company "for the extinguishment of fires in this town." In honor of Jesse Slater, a Glenham resident who gave his life during World War I, that company would forever be named the "Slater Chemical Fire Company." For over 30-years Slater operated out of a small building offered by the MacLoren family. Unbeknown to many, after 104-years the proud first responders of Slater continue to risk their lives and selflessly serve others as volunteers. *(History is courtesy of the Glenham Fire Department website.)*

As aforementioned, the original firehouse on the subject property was designed and constructed in the 1950s to protect the types of uses, buildings, materials, development, vehicles, and traffic that existed in Fishkill at that time, utilizing the human resources, equipment, and techniques of the time. To this day, it continues to serve as the sole station for Slater's first responders. As things continuously change more rapidly, we designed an addition that was constructed in 1971 to house more apparatus and equipment. Because of deficiencies in storage space and the Kitchen, (2) outbuildings were constructed immediately north of the firehouse in the 1980s. One continues to serve as a walk-in cooler. The other continues as a gear storage building. Thereafter we designed an addition with toilets for the physically disabled that was constructed in 1993. In order to continue protecting life and property for the community, the District regularly upgraded its apparatus with larger, safer, more capable pieces. It replaced old, obsolete equipment and gear with newer and safer equipment and gear (albeit larger and bulkier). It recruited more first responders. A prefabricated shed was installed in the northerly lawn to house the District's vintage firetruck, which was displaced from the firehouse to accommodate active apparatus. A pavilion, horseshoe pits, and a supporting storage shed were constructed in approximately 2000 to help attract and retain first responders. The District and Slater continued to outgrow their facilities. We were consulted many times over the decades to discuss facility expansion and improvements. Each time the efforts were deferred by the fear that taxpayer support would be lacking, and each time the District and Slater tightened their belts.

In 2021 we gratuitously designed a separate apparatus and storage building in the northeasterly corner of the property since the District knew the existing apparatus and storage areas in the firehouse were too small and inadequate. While the concept was based upon minimizing costs to the taxpayers, it was abandoned since the new building wouldn't include all of the necessary District and Fire Company support spaces (which would have remained in the firehouse), related activities would be incohesive, inadequacies in the firehouse would remain unaddressed, and it would have been a significant expenditure without addressing long-range needs. In 2023 the District prepared a very detailed Program for a full replacement firehouse. Upon our presentation of a budget for same, the District abandoned the concept in order to spare taxpayer burden.

The District's and Slater's facility needs and challenges didn't disappear. In 2024 / 2025 storage structures (Conex boxes) were installed in the northerly lawn area to mitigate storage problems in the firehouse. Training structures (Conex boxes) were subsequently installed in the northerly lawn area to mitigate training area deficiencies in the firehouse. In 2025 an additional training structure was added in the northerly lawn area to accommodate the Police

Department of the Village of Fishkill. While helpful, such attributes were only minor mitigations to overall facility deficiencies. Hence, in 2024 the Board decided to explore the concept of utilizing the embodied resources of the existing firehouse as much as possible and to construct additions and alterations as necessary to better respond to District and Fire Company needs. Some of the problems with the existing firehouse that effect those needs are as follows:

- A. The existing firehouse and many of its individual spaces do not have adequate floor areas to safely and efficiently accommodate personnel, fire trucks, equipment, nor the necessary space to circulate around same. This is of particular concern in the Apparatus Area where trucks move through tight spaces with dangling hoses while firefighters try to gear-up / remove gear or perform some other necessary, time-sensitive functions. It should also be appreciated that trends in construction and development will continue to result in the use of new materials, greater urban density, as well as buildings with more mass and height. As firefighting techniques advance in order to maintain pace with such development, so will extinguishing systems, breathing apparatus, gear, fire trucks, and other equipment. Consequently newer fire trucks will continue to get larger and more equipment and gear will become necessary. The apparatus areas designed in the 1950s and 1970s are simply inadequate and unsafe for the operations of today and those of the future.
- B. The heights of the existing overhead doors and apparatus bay ceilings are not only too low to safely accommodate existing apparatus, but they are also too low to accommodate the higher pieces of apparatus that the District will inevitably need to acquire.
- C. Not only are many of the spaces too small, but they are inefficiently arranged due to the sequential expansion of the firehouse over the past 69-years. Same results in more time navigating through the building, and in some cases the inefficiency can adversely affect emergency response times to incidents and calls.
- D. Having gear storage and refrigeration occur in independent buildings, separate from the firehouse results in logistical and safety problems. In each case one must exit the firehouse into whatever weather conditions exist at the time, enter buildings at separate levels, perform the respective task, and then reverse the path back into the firehouse. Same is inefficient travel and presents hazards that wouldn't otherwise exist if those vital functions occurred within the firehouse. Obviously, in the case of the gear storage, such inefficient travel and potential injury could adversely affect response time to an emergency event.
- E. While the original firehouse and subsequent additions met with the codes and life-safety regulations at the time of their construction, they do not meet with current regulations and standards.
- F. Many of the mechanical and electrical systems are old, antiquated, sub-standard, and energy inefficient.
- G. With little or no insulation in some areas and the lack of adequate details, the building envelope (walls, windows, doors, roof, etc.) is energy inefficient and facilitates infiltration and water entry (albeit the recent water damage in the attic did catalyze reinsulating most of the roof).
- H. The different uses and hazard areas within the original portion of the firehouse are not compartmentalized with regard to fire and smoke migration.
- I. Many features of the firehouse are not accessible to the physically disabled (ADA).
- J. Considering the age of the firehouse and the positive test results for asbestos in the recently water-damaged area, the existence of asbestos, lead-based paint, and PCBs is likely.

The original Schematic Design, dated September 10, 2025 respected the need to maintain outdoor event and training areas, the recently installed storage and training structures, and the southerly shed. The existing pavilion is an integral part of the Outdoor Event Area but it must be displaced to accommodate the proposed building additions and related site improvements. However, the size of the resultant northeasterly lawn area would be inadequate for the Outdoor Event Area. Hence, the District prescribed that the Outdoor Event Area be located west of the existing storage and training structures with vehicular access from the easterly portion of the site and the westerlymost access drive. The original Schematic Design successfully met those objectives. However, the District deemed the costs of the necessary rock drilling, blasting, loading, hauling, and grading to be beyond the means of its taxpayers. Consequently, the District determined that the training structures and training area could be relocated to the southwesterly area of the site so the Outdoor Event Area could utilize the large existing lawn area, with the pavilion, storage structures, and northerly shed situated to the west and south. While it was understood that some excavation into the westerly embankment would be necessary to provide the required space, it was appreciated that this alternative Schematic Design would save the taxpayers approximately \$2,000,000. Hence, these Schematic Design Documents represent that alternative concept.

The initial portion of the Board's exploration ends with this Schematic Design Phase, which includes the Board's Program as well as our responding Schematic Design, Preliminary Schedule, and Preliminary Project Budget.

INTENT

The intent of these Schematic Design Documents includes the following among other things:

- A. To serve as a record of public need. Same not only includes current needs, but also the anticipated needs of the Glenham Fire District for the foreseeable future. It must be understood that while there have been discussions regarding the redevelopment of the Downstate Correctional Facility property (owned by New York State) and the Texaco - Chevron property, there are no tangible and meaningful plans available upon which to forecast additional service demands on the District and Slater. Hence, they are not included herein.
- B. To demonstrate the calculated due diligence that was performed to determine those needs.
- C. To quantify those needs.
- D. To assess the financial impacts of satisfying those needs.
- E. To demonstrate some of the problems and limitations of the firehouse and the property.
- F. To serve as a mechanism to balance Project Scope and Project Budget.
- G. To remind the taxpayers that their first responders from Slater risk their lives to provide the taxpayers life-saving services as volunteers and that there's tremendous value in that.
- H. To serve as an information media platform for the tax payers of the Glenham Fire District, the broader community, the Town of Fishkill, as well as other interested and involved agencies, and to otherwise serve as a matrix upon which to receive comments from such parties.
- I. To serve as a device upon which to revise the Project Scope and Project Budget, if necessary.
- J. To allow the Project Scope and Project Budget to be balanced at the end of this Schematic Design Phase before incurring costs for subsequent Phases.
- K. To serve as a design checklist so that the design will be responsive to the specified Scope and Program.

SCHEMATIC DESIGN DOCUMENTS

The following documents comprise the Schematic Design Documents:

- A. This Schematic Design Report, dated March 26, 2026
- B. The following Drawings:
 - 1) C1 - Cover - Index of Drawings, originally dated August 1, 2025 and last revised November 10, 2025.
 - 2) C2 - Abbreviations, originally dated August 1, 2025.
 - 3) C3 - Zoning Considerations, originally dated August 1, 2025 and last revised November 7, 2025.
 - 4) C4 - Symbols, originally dated August 1, 2025.
 - 5) EX1 - Site Plan-Existing, originally dated August 1, 2025 and last revised November 7, 2025.
 - 6) EX2 - 3D Views - Southwest & Southeast-Existing, originally dated August 1, 2025.
 - 7) EX3 - 3D Views - Northwest & Northeast-Existing, originally dated August 1, 2025.
 - 8) EX4 - Foundation Plan-Existing, originally dated August 1, 2025.
 - 9) EX5 - First Floor Plan-Existing, originally dated August 1, 2025.
 - 10) EX6 - First Floor Plan-Existing Masonry Observations, originally dated June 14, 2024 and last revised August 1, 2025.
 - 11) EX7 - First Floor Reflected Ceiling Plan-Existing, originally dated August 1, 2025.
 - 12) EX8 - Roof Plan-Existing, originally dated August 1, 2025.
 - 13) EX9 - Elevations - North & South-Existing, originally dated August 1, 2025.
 - 14) EX10 - Elevations - West & East-Existing, originally dated August 1, 2025.
 - 14) EX11 - Building Sections-Existing, originally dated August 1, 2025.
 - 16) EX12 - Building Sections-Existing, originally dated August 1, 2025.
 - 17) EX13 - Pavilion Plans and Sections-Existing, originally dated August 1, 2025.
 - 18) EX14 - Pavilion Elevations-Existing, originally dated August 1, 2025.
 - 19) S1 - Site Plan-New, originally dated August 1, 2025 and last revised November 10, 2025.

- 20) S2 - 3D Views - Southwest & Southeast-New, originally dated August 1, 2025 and last revised November 7, 2025.
- 21) S3 - 3D Views - Northwest & Northeast-New, originally dated August 1, 2025 and last revised November 7, 2025.
- 22) A1 - First Floor Plan-New, originally dated August 1, 2025.
- 23) A2 - Kitchen Floor Plan & Elevations, originally dated August 1, 2025.
- 24) A3 - First Floor Reflected Ceiling Plan-New, originally dated August 1, 2025.
- 25) A4 - Roof Plan-New, originally dated August 1, 2025.
- 26) A5 - Elevations - North & South-New, originally dated August 1, 2025.
- 27) A6 - Elevations - West & East-New, originally dated August 1, 2025.
- 28) A7 - Building Sections-New, originally dated August 1, 2025.
- 29) A8 - Building Sections-New, originally dated August 1, 2025.
- 30) A9 - Building Sections-New, originally dated August 1, 2025.
- C. Preliminary Project Schedule, originally dated August 11, 2025 and last revised March 12, 2026. (Attachment A).
- D. Proposed Additions and Alterations - Preliminary Budget, originally dated August 29, 2025 and last revised March 24, 2026 (Attachment B).
- E. Proposed Outdoor Event and Training Areas - Preliminary Budget, dated August 29, 2025 and last revised March 23, 2026 (Attachment C).

INFORMATION UTILIZED

Among other things we utilized the following information in the formulation of these documents:

- A. Verbal information provided by the Board during a meeting on March 27, 2024.
- B. Information obtained from NYSDEC database on June 18, 2024.
- C. NYSDEC Design Standards for Wastewater Treatment Works for Intermediate Size Systems on June 26, 2024.
- D. Building Code of New York State on June 27, 2024,
- E. Verbal information provided by the Board during a meeting on July 11, 2024.
- F. Verbal information provided by the Board during a meeting on January 23, 2025.
- G. Verbal information provided by Treasurer Matthews Sr. and President Jeff Phillips on February 6, 2025.
- H. A Boundary - Topographic - Utility Survey originally dated October 18, 2022 and last revised April 3, 2025.
- I. Field reconnaissance performed by us on August 31, 2022, June 6, 2024, June 12, 2024, July 15, 2024, October 18 and 21, 2024, January 9 and 10, 2025, and March 12, 2025.
- J. Verbal information provided by the Board during a meeting on April 9, 2025.
- K. Soil information obtained from the Dutchess County Environmental Mapper on June 3, 2025.
- L. Verbal information provided by the Board during a meeting on June 4, 2025.
- M. Verbal information provided by the Board during a meeting on September 30, 2025.
- N. Verbal information provided by the Board during a meeting on November 24, 2025.
- O. Verbal information provided by the Board during a meeting on January 7m 2026.
- P. Verbal information provided by the Board during a meeting on February 24, 2026.
- Q. New York State Local Finance Law.
- R. Tax data and calculations provided by the Assessor of the Town of Fishkill.
- S. Project cost data from some of the twenty-two other fire districts that we have served since 1959, and cost data from the recently completed Rombout Fire District project.
- T. RS Means Cost Data for the second quarter of 2025, including location factors for converting construction dollars into dollars for the Glenham location.
- U. Inflationary factors to convert all dollars into dollars for the second quarter of 2028 at an annual inflation rate of 4%.

PRELIMINARY PROGRAM

The Project will include the following:

- A. Borings and a geotechnical engineering report will be necessary.
- B. A hazardous materials survey will be necessary (lead, asbestos, PCB, etc.).
- C. The District has claimed autonomy on site plan approval, zoning, and the State Environmental Quality Review (SEQR) as Lead Agency (to which the Town of Fishkill agreed on February 2, 2026). Therefore the Project will not be subject to Town Zoning, Planning Board Approval, and SEQR by the Planning Board of the Town of Fishkill. We assumed that the District will not be subject to any Town fees associated with such procedures and that the District will not be subject to the Town's Building Permit Fee since such a fee was waived for Rombout Fire District's recent project.
- D. Construction will be phased as required for District and Fire Company operations to continue at the existing facility. Some operations may be limited due to the availability of space and the locations of the operations may have to shift to accommodate the progress of new work and alteration work.
- E. The pavilion, northerly shed, walk-in cooler, gear building, and horseshoe pits will be demolished. All paving, walks, septic system (and associated soils) will be removed and disposed of. Due to the age of the building and some limited testing that was done, we assumed that some asbestos and lead containing materials exist and must be properly abated and disposed of.
- F. The southerly shed and storage structures will be relocated as required to accommodate more essential elements of the Program.
- G. The training structures will be relocated to the southwesterly area of the site as required to allow the Outdoor Event Area to remain in the existing open lawn area.
- H. Additions will be constructed onto the existing firehouse. Alterations will occur in various locations of the existing firehouse and remaining areas will be upgraded. Existing utilities to the building and the septic system will be replaced, and the easterly side of the site will be improved as required to support the functions of the firehouse.
- I. An Outdoor Event Area will be redeveloped on the northeasterly area of the site, similar to the existing Outdoor Event Area. Same will include a new pavilion, open lawn area, lighting, electric, and a yard hydrant. Porta-johns and temporary wash stations will be used to accommodate sanitary needs during events. Such events will never occur simultaneously with assembly events inside the firehouse.

To the best of our knowledge the following represents the current Preliminary Program for the Project and is based upon the aforementioned information:

1 Apparatus Area

2,560 sf

- A. (2) double-stacked drive-through bays for (4) existing trucks. No mechanics' bays. No gear storage in bays.
- B. Minimum 16' wide bays.
- C. We measured your existing trucks and their dimensions are as follows:
 - 1) Truck 4361 - 25'-0" long by 7'-1" wide (7'-3" mirror to mirror) by 8'-3" high, with exhaust located midway on passenger side.
 - 2) Truck 4312 - 32'-10" long by 8'-7" wide (10'-0" mirror to mirror) by 9'-5" high, with exhaust located midway on passenger side.
 - 3) Truck 4311 - 32'-3" long by 8'-6" wide (10'-4" mirror to mirror) by 9'-9" high, with exhaust located midway on passenger side.
 - 4) Truck 4331 - 27'-5" long by 8'-5" wide (8'-10" mirror to mirror) by 9'-8" high, with exhaust located midway on passenger side.
- D. Minimum 16' high ceiling.
- E. 14' wide by 14' high full glass overhead doors.
All overhead doors shall include:
 - 1) Remote activators for trucks and cars.
 - 2) Localized switching at each door.
 - 3) Master switching from Radio Room.
 - 4) Pressure sensitive safety seals.
 - 5) Infra-red beam sensor.

- 6) Automatic shut-down of Apparatus Area heating system when any one door is open.

- F. Windows.
- G. Exterior bituminous concrete aprons (no concrete aprons).
- H. Compressed air piping system to hose reels with quick-connect nipples above each truck. Utilize existing 130 psi air compressor, which shall be located in Utility Room. 230v / 1Ph / 60HZ. 2'-1" wide by 5'-9" high.
- I. Tire fill provisions.
- J. Epoxy glaze on walls.
- K. Epoxy floor finish with aggregate.
- L. General ventilation exhaust system with make-up air, as well as energy recovery unit. Louvers with motorized dampers for make-up air.
- M. Purge exhaust system with automatic multi-gas, CO, and fume detection, as well as manual operation to quickly replace all contaminated air in Apparatus Area. Louvers with motorized dampers for make-up air.
- N. Plymovent vehicle exhaust extraction system with air compression boots.
- O. Trench drains in the center of each bay that discharge into an exterior underground storage tank with float-switch fill gauge. Tank to be inspected and pumped regularly by industrial waste vendor.
- P. Overhead cold-water truck fill at each bay with 1-3/4" diameter national hose thread fittings served from (unmetered) sprinkler service line.
- Q. Cold-water hose bib with reel at each end of Apparatus Area between each bay (no hot water).
- R. Electrical receptacle with drop reel above each truck.
- S. Heat pumps with supplemental electric resistance heat.
- T. "Big Ass Fans" to force stratified hot air toward floor.
- U. Speaker system with controls located in Radio Room.
- V. Television in a common area for displaying fire maps, hydrant locations, etc. Same shall be part of the CAD system. Emergency real-time data reporting intelligence systems will be installed on each truck.
- W. Telephone.

2 Service Area (1)

60 sf

- A. Open to Apparatus Area.
- B. Deluge shower / eyewash station.
- C. Utilize existing ice machine (2'-7" wide by 2'-10" deep by 5'-1" high).
- D. Utility sink.
- E. Epoxy glaze on walls.
- F. Epoxy floor finish with aggregate.

3 Service Area (2)

131 sf

- A. Open to Apparatus Area.
- B. Hose dryer / storage racks for rolled hoses, same size as existing racks; (2) racks, each measuring 8'-8" wide by 2'-2" deep by 2'-4" high.
- C. New cascade unit with fill area (no storage of tanks). (4) tanks will continue to be stored on the trucks. Same size unit as existing system.
- D. Storage of (3) portable pumps used to dewater flooded basements.
- E. Epoxy glaze on walls.
- F. Epoxy floor finish with aggregate.

4 Gear Room

244 sf

- A. Adjacent to Apparatus Area. Combine with Laundry Area.
- B. Open rack system. (20) 20" wide units (Ready Rack system).
- C. Epoxy glaze on walls.
- D. Epoxy floor finish with aggregate.

- 3 Laundry Area 70 sf**
- A. Adjacent to Apparatus Area. Combine with Gear Area.
 - B. Utilize existing gear washer (2'-3" wide by 2'-4" deep by 3'-3" high). A vendor decontaminates all contaminated items off of the premises.
 - C. Utilize existing gear dehydrator for non-contaminated items (3'-4" wide by 2'-8" deep by 7'-1" high). A vendor decontaminates all contaminated items off of the premises. No additional dryer needed.
 - D. Utility sink.
 - E. Epoxy glaze on walls.
 - F. Epoxy floor finish with aggregate.
- 4 Firematic Storage / Work Room 225 sf**
- A. Adjacent to Apparatus Area. (It has been noted that the existing firematic, EMS, and fire police storage occurs in a single closet measuring 10'-1" wide by 12'-0" deep, which is much too small).
 - B. 10'-0" wide by 30" deep stainless steel workbench.
 - C. (2) cabinets for chemicals and flammables (3'-7" wide by 1'-6" deep by 5'-5" high).
 - D. Firematic storage.
 - E. EMS storage.
 - F. Fire police storage.
 - G. Epoxy glaze on walls.
 - H. Epoxy floor finish with aggregate.
- 5 Radio Room 129 sf**
- A. View to interior Apparatus Area.
 - B. Remote controls for overhead doors.
 - C. Desk height counter system (30"). (2) workstations with data connections and telephones.
 - D. Shelf system for recharging radios and cell phones.
 - E. Epoxy glaze on walls.
 - F. Epoxy floor finish with aggregate.
 - G. Television for displaying fire maps, hydrant locations, etc. Same shall be part of the CAD system.
 - H. Air conditioning with ventilation.
- 6 Officers' Office 197 sf**
- A. Adjacent to Apparatus Area.
 - B. Room shall accommodate (6) persons with open plan.
 - C. Desk height counter system (30"). (2) workstations with data connections and telephones.
 - D. (3) File cabinets.
 - E. Countertop copier / scanner / fax unit.
 - F. Epoxy glaze on walls.
 - G. Epoxy floor finish with aggregate.
 - H. Television for displaying fire maps, hydrant locations, etc. Same shall be part of the CAD system.
 - I. Telephone in open area.
 - J. Windows.
 - K. Air conditioning with ventilation.
- 7 Company File Room 68 sf**
- A. Refinish the space.

- 8 Ready Room 706 sf**
- A. Maintain same location as existing Ready Room and extend southerly. No intermediate columns at wall removal.
 - B. Refreshment Area.
 - 1) Utilize existing countertop in slightly amended location. Construct new support walls.
 - 2) Eliminate problematic rolling door. Replace with swing door. Shift counter location as required for operational clearances behind counter.
 - 3) (1) 55" television on north wall. (Retain existing television on east wall.)
 - 4) Utilize (2) existing horizontal refrigeration units for bottled and canned beverages. Replace existing vertical refrigerator with undercounter horizontal unit. (No beverage dispensing system.)
 - 5) Utilize other existing equipment.
 - 6) No lockable storage.
 - 7) No glass rack.
 - 8) Controls for all audio / visual equipment in the Refreshment Area shall be behind counter.
 - 9) No security safe.
 - 10) Wall mounted telephone.
 - C. Television Area
 - 1) Retain existing television on east wall.
 - 2) Utilize existing recliners for seating.
 - D. Game Area
 - 1) (4) 4-person card-type tables for (16) persons.
 - 2) No telephone.
 - E. Windows.
 - F. Refinish the space.
 - G. Bulletin board / white board.
 - H. Air conditioning with ventilation.
 - I. No ceiling fans.
- 9 Firematic Toilet 75 sf**
- A. All first responders will be decontaminated before re-entering the firehouse.
 - B. Substantially adjacent to Apparatus Area.
 - C. (1) private, multi-gender individual-use toilet room.
 - 1) (1) water closet.
 - 2) (1) lavatory.
 - 3) (1) shower stall.
 - 4) Touchless electronic valve controls on water closet and lavatory.
 - D. Ceramic tile on walls.
 - E. Porcelain pavers on floor.
 - F. Accessible for the physically disabled (as required by the Code).
 - G. No water fountain adjacent thereto.
- 10 Janitor Closet 63 sf**
- A. Utility sink (existing).
 - B. Storage for cleaning supplies.
 - C. Refinish the space.
- 11 Utility Room (existing) 131 sf**
- A. For mechanical and electrical equipment.
 - B. Keep existing 130 psi air compressor in room.
 - C. Replace rolling door with Code-compliant fire-rated swing door.
 - D. Refinish the space.

- 12 Utility Room (new) 204 sf**
- A. For mechanical and electrical equipment.
 - B. New domestic water service with reduced pressure zone valve.
 - C. New sprinkler water service with double check valve.
 - D. Refinish the space.
- 13 Lobby 136 sf**
- A. To serve as the main entrance to the building.
 - B. Full glass entry doors.
 - C. No knock box.
 - D. Glass display case for non-gift trophies, non-gift plaques, and smaller non-gift memorabilia. The former trophy case was 28'-0" long by 2'-0" deep by 9'-8" high. We estimated the quantity of existing wall plaques and wall memorabilia to be (74) with an approximate average size of 24" by 24". The District and Fire Company continue to develop creative means to memorialize the gesture of acquired trophies and plaques while significantly reducing the display areas.
- 14 Kitchen 687 sf**
- A. The Kitchen will be rented out as a supporting resource to renting out the Meeting Room.
 - B. Adjacent to Meeting Room and accessible therefrom.
 - C. Direct access from exterior for deliveries and pick-ups.
 - D. Walk-in cooler (interior).
 - 1) 106 sf.
 - 2) Lockable interior cage compartment.
 - E. Stainless steel cabinets and counters.
 - F. Upright industrial freezer.
 - G. Upright industrial refrigerator.
 - H. Ice machine.
 - I. Double convection oven.
 - J. (6) burner range with oven.
 - K. Countertop microwave oven.
 - L. 36" flat top griddle.
 - M. (2) basket deep fryer.
 - N. Exhaust hood with tempered make-up air, Ansul fire suppression system, automatic gas and power shut-down to appliances under the hood, automatic make-up air shut-down, and connection to fire alarm system.
 - O. Utilize (2) existing 80 cup coffee machines.
 - P. Deli slicer.
 - Q. Service hand sink.
 - R. Dishwasher (under drain board of three-basin sink).
 - S. Three-basin dishwashing sink with drain boards on each end.
 - T. Two-basin food preparation sink with drain boards on each end.
 - U. Grease trap on sanitary line from Kitchen (as required by Plumbing Code and NYSDEC Regulations).
 - V. No automatic electronic valve controls on Kitchen fixtures.
 - W. Stainless steel work tables and wall shelving. Include island work tables with upper pedestal shelves.
 - X. Open pantry for cookware, paper products, etc. (143 sf).
 - Y. Service door between Kitchen and Multi-Purpose Room.
 - Z. No coat closet.
 - AA. Stainless steel paneling behind cooking appliances / under hood. Ceramic wall tile elsewhere.
 - BB. Porcelain pavers on floor.

- CC. No telephone.
- DD. Air conditioning with ventilation.

15 Meeting Room	1,436 sf
A. Functions in the Meeting Room will not occur simultaneously with functions in the Outdoor Event Area. B. Adjacent to Kitchen and accessible therefrom. C. Accessible through the Ante Area. D. Substantially adjacent to Public Toilets. E. Classroom style seating and occasionally dining table seating (this will be an Assembly Group A-2 occupancy). F. Room also to be used for voting. (Equipment will be brought in by County, no storage space necessary for voting / polling.) G. Neither this space, nor any portion of the firehouse, will be designated as an emergency facility or shelter, and no special disaster preparedness provisions (other than what is typically found in a firehouse) will be provided. H. The space will host District, Fire Company, and public multi-functions such as meetings, dinners, parties, fundraisers, open houses, community education, etc. Annual Inspections are held off site. I. We understand that you intend to rent out the Meeting Room to Company members and the general public. In such case, those parties would have access to the use of the Kitchen and the public toilets. J. State-of-the-art audio / visual system. Wall / ceiling projector / screen and wall inputs for HDMI / VGA, sound system. K. Largest projection screen appropriate for aspect ratio of the space. L. No telephone. M. Improve acoustics (mitigate reverberation). N. Remove wood paneling. Re-mill, refinish, and reinstall same as a wainscot. O. Refinish the space. P. Replace windows. Q. Air conditioning with ventilation.	
16 Ante Area	60 sf
A. To serve as an introductory space into the Meeting Room. B. Display case.	
17 District File Room	84 sf
A. Accessible from Meeting Room. B. Refinish the space.	
18 Table Storage Room	191 sf
A. Accessible from Meeting Room. B. Refinish the space.	
19 Auxiliary Volunteer's Storage Room	76 sf
A. Refinish the space.	
20 Uniform Storage Room (1)	72 sf
A. Hanger rods and shelves for storing uniforms. (The current room measures 7'-6" wide by 10'-0" long, with uniforms hung all around and an inconvenient second tier is hung above the door. The existing room is much too small and inconvenient.) B. Refinish the space.	

- 21 **Uniform Storage Room (2)** **78 sf**
- A. This second Uniform Storage Room is intended to supplement the existing Uniform Storage Room.
 - B. Hanger rods and shelves for storing uniforms.
 - C. Refinish the space.
- 22 **(General) Storage (Room)** **80 sf**
- A. For general storage in the firematic area of the building.
 - B. Refinish the space.
- 23 **TeleCom Hub Room** **86 sf**
- A. Telephone and public address system.
 - B. Data system.
 - C. Computer server.
 - D. Controls for access control system.
 - E. Controls and monitors for security system.
 - F. No controls for audio / visual system(s). Such controls shall be located adjacent to the locations where the systems will be used.
 - G. No controls for television / CAD system. Such controls shall be located adjacent to the locations where the systems will be used.
 - H. Alternative fire suppression system (no automatic sprinklers).
 - I. Telephone.
 - J. Air conditioning.
 - K. Refinish the space.
- 24 **Men's Toilet** **153 sf**
- A. Substantially adjacent to Public Lobby.
 - B. Substantially adjacent to Meeting Room.
 - C. Accessible for the physically disabled.
 - D. Include vestibule for visual screening from hallway.
 - E. Touchless valve controls on water closets, urinals, and lavatories.
 - F. Ceramic tile on walls and porcelain pavers on floors.
 - G. (1) Water closet.
 - H. (2) Urinals.
 - I. (2) Lavatories.
 - J. Water fountain adjacent thereto.
 - K. Correct the negative pitch on the sub-slab sanitary line.
- 25 **Women's Toilet** **122 sf**
- A. Substantially adjacent to Public Lobby.
 - B. Substantially adjacent to Meeting Room.
 - C. Accessible for the physically disabled.
 - D. Include vestibule for visual screening from hallway.
 - E. Touchless valve controls on water closets and lavatories.
 - F. Ceramic tile on walls and porcelain pavers on floors.
 - G. (2) Water closets.
 - H. (2) Lavatories.
 - I. Water fountain adjacent thereto.
- 26 **(General) Storage (Room)** **122 sf**
- A. For general storage in the public area of the building.
 - B. Refinish the space.

SUBTOTAL PRELIMINARY NET FLOOR AREA	8,246 sf
27 Area for circulation, walls, chases, etc.	2,369 sf
TOTAL PRELIMINARY GROSS FLOOR AREA (excludes canopies)	10,615 sf

28 Architecture

- A. The Architecture of the final composition will include small-scale masses, features, and elements that represent the historic heritage of the Hudson Valley, Fishkill, and the Hamlet of Glenham, while respecting the existing firehouse. Roofing, siding, windows, and the cupola will be replaced on the existing structure. Using a similar vocabulary of elements on the additions and existing building will harmoniously choreograph the pieces into a single place for the eyes to enjoy and visually weave the firehouse into the fabric of its surroundings.

29 Single-story building additions.

- A. Foundations - Pending the geotechnical investigation and recommendations, the Schematic Design presumes that existing fill material in the areas of the additions will be excavated and replaced with soil / crushed stone, which will be sourced from the excavations of the Outdoor Event Area. Consequently, foundations could be typical spread footings and concrete foundation walls.
- B. Floors - Pending the geotechnical investigation and recommendations, the Schematic Design presumes that floors will be constructed of concrete slabs on grade.
- C. Exterior Walls - Pending the geotechnical investigation and recommendations, the Schematic Design presumes that exterior bearing walls will be constructed of light gauge structural steel framing and cross bracing (to minimize dead load). The framing cavity will be filled with closed-cell spray-foam insulation. Exterior gypsum sheathing will be installed on the exterior side of the framing, which will be covered by continuous rigid insulation. A ventilated airspace will separate the rigid insulation from a brick veneer. Upper walls will be clad with synthetic shake siding. The interior of the steel framing will be clad with gypsum board, except that the Apparatus Area will be clad with cement board.
- D. Roof - Roofs will be framed of wood. The framing cavity will be filled with closed-cell spray-foam insulation. Plywood roof sheathing will be installed on the upper side of the framing with an ice-water guard membrane, and standing seam metal roofing (with energy efficient solar reflectance index). Ceilings will be framed of wood with gypsum board installed on the bottom side.

30 Insulate existing building per Energy Conservation Construction Code.

31 Outdoor Event and Training Areas

- A. The District currently has an outdoor event area in the northeast area of the property that is used for weddings, birthdays, graduations, recreation, training, and larger events such as the annual Slaterpalooza. With live bands, food, raffles, and comradery, Slaterpalooza can populate the area with as many as 400 people at any given time. The area consists of a large lawn, pavilion, horseshoe pits, storage structures, small sheds, training structures, and a training pad. In order to generally keep the Outdoor Event Area (with similar arrangement and capacity) at the existing lawn area, the storage structures, southerly shed, training structures and training pad must be displaced, the horseshoe pits and northerly shed must be eliminated, and the event arrangement must be reorientated. Consequently, you have

determined that the training structures and pad be relocated to the southwesterly area of the property, that the replacement pavilion be located west of the lawn area, and that the storage structures and southerly shed be relocated to the west and south of the pavilion. (Refer to the "Project Need and History" section of this Report for additional information.) It will continue to be the District's policy to prohibit simultaneous assembly functions in the Outdoor Event Area and the Meeting Room within the firehouse. The northerly shed will be razed by Slater. The southerly shed will continue to house the District's vintage fire truck. A concrete pad will be provided on the opposite side of the lawn across from the pavilion for performances and other activities.

- B. Excavation - Approximately 2,700 cubic yards of soil must be excavated (cut) to produce a reasonably level Outdoor Event Area (versus almost 50,000 cubic yards of rock cut in the original Schematic Design). The NYSDEC requires a mining permit if more than 750 cubic yards of material will be excavated during (12) consecutive months (among other thresholds). We will have to get an official interpretation from NYSDEC, but you may require such a permit.
- C. Pavilion - The existing pavilion measures 29'-8" wide (with 2'-0" roof overhangs) by 59'-9" long (with 1'-0" roof overhangs). It is a pre-engineered wood-framed pole building. The pavilion is serviced by (5) GFI receptacles at the service end, (2) GFI receptacles at the opposite end, (3) GFI receptacles along each side, and (6) LED lights mounted on the bottom of wood trusses. The electric panel and meter for same are mounted on the adjacent siren pole. The intent was for the replacement Pavilion to be a replica of the existing pavilion. However, the original manufacturer is out of business and we were unsuccessful trying to locate another local manufacturer / contractor for a wood-framed pole building. Hence, the Preliminary Project Budget is based upon a pre-engineered steel pavilion of similar size and features.
- D. The (2) existing storage structures will be relocated west of the replacement Pavilion and will continue to store supporting items for the Outdoor Event Area such as BBQs, horseshoes, cornhole equipment, etc.
- E. Stage Area - Opposite the lawn area from the Pavilion, local bands will set up (2) temporary stages with fabric canopy protection (20'-0" x 30'-0") for the annual Slaterpalooza. A concrete pad (20'-0" x 20'-0") will be situated between the stages. In-use weatherproof receptacles will be located adjacent to each stage area. Spectators will be able to view performances from the large lawn area and the Pavilion.
- F. Spectator / Event Area - A large lawn area will be situated between the Pavilion and Stage Area. The area will be used for recreational purposes and for spectators during performances.
- G. Food Truck Area - A linear area for food trucks to serve event guests. Same will occur in the non-firematic parking area (public vehicle access thereto will be prohibited during assembly events).
- H. Parking - Parking, including some overflow parking will be available at the Outdoor Event Area for smaller and moderately sized functions. For Slaterpalooza and other very large functions, the District will continue its policy of using the southwesterly area of the property for additional overflow, and arranging for additional parking at Chevron's parking lot, the adjacent church lot, as well as on-street parking.
- I. Toilets - The District will continue its policy to prohibit use of the firehouse toilets for outdoor events and to require vendors to provide porta-johns and portable handwashing stations.

- J. Water - A yard hydrant will be available adjacent to the Pavilion for hose connections.
- K. Lighting - In addition to the Pavilion lighting LED lighting will be provided along the access drives and parking areas. LED performance lighting will illuminate the Stage, Spectator, and Training Areas. All such lighting will be manually controlled by authorized personnel.
- L. Electric Power - All electric power for the Outdoor Event Area and associated lighting will be fed from the existing service located on the existing siren pole. Electric power for the Training Area will be fed from a new underground service commencing at an existing utility pole. The service at the existing siren pole is (and will continue to be) separate from the building service.

32 Signage

- A. Externally LED-illuminated wall mounted signage on exterior. Text will be "Slater Chemical Fire Company Inc." on the south façade. Text will be "Glenham Fire District" and "Slater Chemical Fire Company Inc." on the north façade.
- B. Interior signage for each room, as well as required directional signage. Include contrasting text, braille, and pictograms as required by Code, ICC A117.1, and ADA.

33 Secure firematic areas of the building from areas of public accommodation.

34 Provide accessibility for the physically disabled as required by Code, ICC A117.1, and ADA.

35 Fire extinguishers (10 lb. ABC, in cabinets).

36 Parking and loading (for firehouse).

- A. (3) firematic parking spaces adjacent to the south side of the building.
- B. (3) firematic parking spaces adjacent to the north side of the building.
- C. (18) general parking spaces, (2) such spaces shall be designated for the physically disabled as required by the Code.
- D. (18) overflow parking spaces (lawn).
- E. (1) loading space (Zoning consideration).

37 Paving, curbing, walks, landscaping, and site lighting (for firematic

- A. LED site lighting associated with emergency response activities and security shall be activated by photocell switching for continued illumination from dusk to dawn.
- B. Other LED site lighting shall be activated by satisfying both a photocell switch and motion sensor. In such case such lighting shall be shut off by a
- C. Remove and replace all paving and walks.

38 Existing freestanding electronic message board to remain.

39 Existing flagpole to remain.

40 Existing monument (3'-8" long x 1'-2" deep x 3'-10" high) to remain.

41 Existing siren and separate pole-mounted electric service to remain.

- A. Pole-mounted electric service is separate from building service. It does not and will not have standby generator back-up. The separate service shall serve the Outdoor Event Area.

- 42 **Refuse enclosure**
- A. Constructed of CMU and brick to match firehouse (7'-0" deep x 12'-0" wide x 6'-0" high interior dimensions).
 - B. (1) 6 cy garbage dumpster. (6'-6" long by 5'-0" deep by 6'-0" high).
 - C. Locate and orientate for easy pick-up.
 - D. No grease dumpster.
- 43 **Standby Emergency generator**
- A. Natural gas fired.
 - B. Capacity shall be as required to accommodate 100% of facility circuits (except for the Outdoor Event and Training Areas).
 - C. Automatic transfer switch.
 - D. Self-contained exterior unit.
- 44 **No antenna tower.**
- 45 **Wi-Fi throughout building.**
- 46 **Public address system throughout building**
- A. Locate controls in TeleCom Hub Room.
 - B. Interface with telephone system.
- 47 **Access control system**
- A. Include on exterior doors as well as doors for firematic spaces and storage rooms. Public spaces will have scheduled access control.
 - B. Controls located in Telecom Hub Room.
 - C. Digital keypad system.
 - D. Include attendance.
 - E. Interface with security system.
- 48 **Security surveillance system**
- A. Locate controls and monitors in Telecom Hub Room.
 - B. Interior cameras at all building entrances and exits.
 - C. Full 360-degree surveillance and monitoring should be provided with cameras around exterior of firehouse.
 - D. Interface with access control system.
- 49 **Fire alarm system**
- A. Fully addressable NFPA-72 compliant system with direct dial to central station and interface with automatic sprinkler system.
 - B. Smoke detectors shall be utilized, except that heat detectors shall be used in areas where products of combustion normally occur in sufficient quantity to activate a smoke detector (as required by the Code).
 - C. Multi-fume detection with automatic activation of purging exhaust system.
 - 1) Carbon monoxide detection.
 - 2) Diesel fume detection.
- 50 **Automatic sprinkler and standpipe system**
- A. NFPA-13 system throughout entire building with siamese connection and connection to fire alarm system.
- 51 **Water service**
- A. Provide new domestic service line and a separate sprinkler service line. Sprinkler service line shall also serve truck fills in the Apparatus Area.

- B. Include an RPZ backflow protection device for the domestic service line.
- C. Include a double-check valve backflow protection device for the sprinkler service line.

52 Plumbing systems

- A. Commercial, water-saving fixtures with touchless electronic valve controls for water closets, urinals and lavatories. (No touchless electronic valve controls in the Kitchen nor on utility sinks.)
- B. Exterior frost-free hose bibs.

53 Natural gas service

- A. For kitchen equipment and emergency generator.

54 Heating, cooling, and humidity control systems

- A. Air-source heat pumps with supplemental electric resistance heat.
- B. It is preferable to have more smaller systems throughout the firehouse to provide more zone control and minimize conditioning of spaces when they are unoccupied.

55 Ventilation systems

- A. Exhaust fans, make-up air units, energy recovery units, heat exchangers, and air handlers with supplemental electric resistance heat will be necessary to meet Mechanical and Energy Code requirements.

56 Sanitary system

- A. Onsite wastewater treatment system (OWTS, septic system). The trench drains in the Apparatus Area will not discharge into the OWTS (as prohibited by NYSDEC). Alternatively, the trench drains will discharge into an underground, liquid-tight holding tank and the contents will be regularly pumped out by an industrial waste vendor for legal treatment and disposal elsewhere.
- B. Grease trap on sanitary line from Kitchen (as required by Plumbing Code and NYSDEC).

57 Storm water system

- A. Storm water will be collected from impervious areas as well as areas of disturbance, treated, and conveyed as required for the post-development quality, quantity, rate of run-off, and pattern conditions to not be more adverse than the predevelopment conditions. Since the Project will result in more than (1) acre of disturbance, it will also have to comply with NYSDEC's Stormwater Pollution Prevention Plan (SWPPP) regulations and a SWPPP must be prepared.

58 Electrical systems

- A. New three-phase underground electric service to serve the expanded firehouse and the easterly site improvements (except the Outdoor Event Area will be served from the existing service on the siren pole and the Training Area will be served from a separate new single-phase underground service).
- B. Motion sensor controls for interior lighting as required by the Energy Code.
- C. Energy efficient LED lighting.
- D. Include interior night lighting for security.
- E. Include (in-use) exterior waterproof electrical receptacles on all sides of the building, including those for holiday lights along the roof edges.

- F. No photovoltaic system.
- G. No special electrical power or lighting requirements (i.e., for welding, hydraulic lifts, etc.)

- 59 Empty conduit and pull strings for telecommunication and data wiring.
- 60 Integrate sustainable, green design into Project, but do not register Project for LEED Certification (due to the significant time and expenses associated with same).
- 61 According to NYSDEC's data base, your site, or some portion of it is located in or adjacent to an area designated as sensitive for archaeological sites. Hence, we must prepare a Cultural Resource Information System (CRIS) submission and otherwise request that the State Historic Preservation Office (SHPO) perform a 14.09 review pursuant to your site being located in or adjacent to an area designated as sensitive for archaeological sites as required by the State Environmental Quality Review Act (SEQRA).
- 62 Since you will not acquiesce to the Town on Zoning and Site Plan Approval, you will not be subject to § 150-137 of the Town Code (part of the Zoning Regulations) pursuant to the protection of historic and cultural resources, since your site will not be considered a regulated site (despite being situated in the Town's Local Historic District). In such case we believe that the design demonstrates that § 150-137 has been considered and that it complies with that Section's spirit and intent.
- 63 According to NYSDEC's data base, your site contains Indiana Bats (endangered species) or their associated habitats. Hence, unless a biologist is hired to perform a study, prove that such bats do not roost on or inhabit the site, or otherwise prepares an acceptable mitigation plan, tree removal must be limited to the period of October 1st through March 31st. The additions and site improvements on the easterly area of the site do not require tree removal. However, development of the Outdoor Event Area requires some tree removal. NYSDEC imposed limitations on the commencement of tree removal could adversely affect financing via inflation, interest rates, etc.
- 64 According to NYSDEC's data base, your site, or an adjoining property has been the subject of (ongoing or completed) hazardous waste remediation. NYSDEC is probably referring to the former Texaco / Chevron site. Nonetheless, the matter must be researched, and it must be demonstrated that your action will not result in any significant risks pursuant to that hazardous waste. If that hazardous waste was / is not on your site, your action would not disturb it. If the hazardous waste was completely removed, your action could not disturb it.
- 65 Since you will not acquiesce to the Town on Zoning and Site Plan Approval, you will not be subject to § 150-79 of the Town Code (part of the Zoning Regulations) pursuant to aquifer protection, despite your site being situated in the Town's Aquifer Protection Overlay Zone. Among other things § 150-79 limits dwelling unit density (for dwellings with septic systems) to one dwelling unit per 120,000 sf of land area in a Primary Aquifer Region in which your site is situated. The matter may require vetting by the Town, since the regulations address residential development with septic systems

since the regulations address residential development with septic systems, but not non-residential development with septic systems. Nonetheless, the septic system will be designed in accordance with NYSDEC's Design Standards for Wastewater Treatment Works for Intermediate Sized Sewerage Facilities and must meet with the approval of the Dutchess County Department of Health. Part of the intent of those Standards and approvals is to protect the health, safety, and welfare of the public (including the protection of aquifers). Hence, it is obvious that your Project has considered § 150-79 and, despite its inapplicability to non-residential septic systems, you can demonstrate that best practices will be used to protect the aquifer.

PRELIMINARY PROJECT SCHEDULE

Estimated Bid Date (See Attachment A for Preliminary Project Schedule)	May 1, 2028
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PRELIMINARY PROJECT BUDGET IN DOLLARS FOR THE SECOND QUARTER OF 2028

ADDITIONS, ALTERATIONS, AND EASTERLY SITEWORK

Construction Cost Budget (See Attachment B)	\$8,060,212.00
Soft Cost Budget (See Attachment B)	\$1,388,908.00
TOTAL PRELIMINARY BUDGET FOR ADDITIONS, ALTERATIONS, AND EASTERLY SITEWORK IN DOLLARS FOR THE SECOND QUARTER OF 2028	\$9,449,120.00

OUTDOOR EVENT AND TRAINING AREAS

Construction Cost Budget (See Attachment C)	\$542,129.00
Soft Cost Budget (See Attachment C)	\$136,377.00
TOTAL PRELIMINARY BUDGET FOR OUTDOOR EVENT AREA AND WESTERLY SITEWORK IN DOLLARS FOR THE SECOND QUARTER OF 2028	\$678,506.00

TOTAL PRELIMINARY PROJECT BUDGET IN DOLLARS FOR THE SECOND QUARTER OF 2028	\$10,127,626.00
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CLOSING

As indicated above, this Report memorializes the decisions rendered by the Board of Fire Commissioners during its various meetings, with assistance having been provided by the Slater Chemical Fire Company. It is our understanding that this Report represents the Board's Project Program for the Schematic Design Phase. Accordingly, we ask you to review same carefully and advise us of any errors, omissions, or inaccuracies that you believe may exist within the Report. Notwithstanding same and / or the need to revise the Program, we strongly suggest that you provide a copy of this Report to your financial consultant so that he or she may determine the probable financial impact on the District's taxpayers. While taxpayers wish to consider the total cost of initial investment (such as a serial bond amount), individual taxpayers are also concerned with their specific increased tax burden and the duration thereof.

You should also understand the context of the term "cost." Quite often project cost is confused with construction cost. The cost of a project is significantly higher than the combined costs of general construction, mechanical, plumbing, electric, and site work, since those costs do not include soft costs. Moreover, cost estimates differ from budgets, since the former don't include contingencies. Failure to realize such facts has resulted in massive financial "over-runs" for many fire districts. We are attempting to address all of the factors that we believe will affect your Project, by virtue of our experience with over 100 firehouse projects. Hence, be careful about what you hear "on the streets" regarding the cost estimates, budgets, and actual costs of other firehouses. Also, remember that cost estimates and budgets must be adjusted so that they accommodate the inflation that is likely to occur between the times that they have been prepared and when construction bids will be received. Based upon the attached Preliminary Project Schedule we have assumed that bids for the Project will be received in the second quarter of 2028.

Having watched you carefully assess your needs and resources over many years, we believe that you have achieved an excellent balance in the scope and budget of your objective to expand and improve your physical facilities. As your Architects (and as taxpayers in the Glenham Fire District), it is our opinion that you've done your homework, you've performed a thorough due diligence, and your taxpayers should appreciate the path you've taken and the Project you intend to present to them for approval.

We look forward to presenting the Schematic Design Documents to you in the near future and answering any questions you may have. Upon your approval of the Program and the Budget (in their current or revised states), as well as your authorization to proceed, we shall commence the Design Development Phase.

Awaiting our next meeting we remain

Very truly yours,

BATTOGLIA LANZA ARCHITECTURAL GROUP P.C.

Bernard J. Lanza, AIA, NCARB, LEED AP, President

Attachments A, B, C and Drawings

2103-3-31-26 Schematic Design Report