

JOINT TOWN/VILLAGE MEETING

Held at 4630 Millennium Drive (Town Offices)

February 9, 2012

VILLAGE PRESENT:

Richard B. Hatheway, Mayor
John Fox Jr., Deputy Mayor
Sandra F. Brennan, Trustee
Margaret Duff, Trustee
Thomas LaGrou, Trustee
Marsha B. Merrick, Clerk/Treasurer

TOWN PRESENT:

Will Wadsworth, Supervisor
Roberta A. Irwin, Council Member
Felicisimo L. Manapol, Council Member
Richard L. Taylor, Council Member
Jerald T. Wrubel, Council Member
Jean Bennett, Town Clerk
Ron Maxwell, Code Enforcement Officer

PUBLIC PRESENT:

Jon Norris, Clark Patterson Lee Ben Gajewski Becky McKeown (Genesee Sun)

1. MEETING OPEN:

Supervisor Wadsworth called the joint meeting to order at 6:30PM. The main agenda item was to discuss the Geneseo Building exterior repairs, and any other matters that may come before the two governing boards.

2. GENESEO BUILDING:

Supervisor Wadsworth turned the discussion over to Mayor Hatheway who explained that Clark Patterson Lee had been hired to perform an evaluation of the exterior of the building in terms of brickwork, windows, and columns. The roof was replaced in 2008. Jon Norris went over the building evaluation that was completed in December 2011 and copies were distributed to both Boards and Code Officer Maxwell.

The hazard survey was completed by Lu Engineers. Some hazardous materials were found in the caulk and paint on the exterior of the building. Proper precautions will be observed when working with those materials. Jon went over the building codes that would pertain to improvements made to the exterior shell of the building. Jon also went over some of the considerations that the State Office of Parks and Historic Preservation (SHPO) might have if and when repairs and rehabilitation of the exterior of the building take place.

Jon went over the mortar evaluation that was completed in October of 2011. The mortar is a mixture of Portland cement, hydrated lime and sand with an iron-oxide based pigment. American Petrographic Services evaluated the mortar sample. Jon explained that the goal would be to *heal* the brick rather than replacement. Some re-pointing will take place also especially at the sidewalks interface at both the front and rear of the building. Three to four courses across the entire front and clusters seven high next to the doors in the back would be subject to repair. Overall, however, the report states that the *brick are in good to very good condition.*

The evaluation of the trim around doors and windows and louvers showed evidence of lead paint and these areas will be scraped, sealed and painted as well as the wood replaced where necessary.

The existing windows are original to the building construction in 1906. They are double hung with a rope and counterweight balance. The windows at the basement level and first floor level have exterior aluminum storm windows. The windows at the second floor are not protected with any type of storm window assembly. Overall the windows are in fair to poor condition. The windows in the front of the building are the exception where the fire doors were removed in 1980. Those windows are insulated glass and in good condition. There are two windows at the south elevation of the building that are metal frames with wire glass.

At the front of the building, the roof is supported by large wooden columns. The columns have elaborate capitals of carved wood and molded plaster. The column bases are curved

sandstone and rest on a rectangular slate layer. The evaluation showed the bases to vary in quality from very poor to good. At this time they function structurally fine; however, the life expectancy of the bases would be estimated at less than ten years.

Price evaluations based on recommendations were distributed. Masonry/brick work is estimated at \$18,735, Metals/Trim work at \$19,543, work on the Columns/Porch amounts to \$24,449, Doors amounts to \$6,200 (which may be reduced due to the replacement already of the east side rear entrance door), Window Wells amount to \$5,000 (two windows on the south side are actually below ground level), Exterior Window Sills would amount to \$13,840, and Window replacement would amount to \$167,945. The total project items above would amount to \$255,712 with contingencies added for a total project cost of \$331,070.

The next step in the process would be to write to the State Office of Parks and Historic Preservation to determine whether or not the recommended repair and replacements would be acceptable.

Supervisor Wadsworth stated that the evaluation was thorough and it appears that a conservative approach was taken to the project. A project schedule would include 1-2 months for SHPO approvals, 1 month for the bidding process and then work could commence in about 4 months (June).

Mayor Hatheway asked the Town Board if they would be willing to assist the Village in this project to preserve the exterior of the Geneseo Building and the response was that they would consider the project and respond within a month's timeframe. Mayor Hatheway added that the Village Board is committed to pursuing the project and will ask Jon Norris to submit the evaluation and project plan to SHPO for their approval.

The Village Board thanked the Town Board for their consideration and look forward to possibly working together on the project.

3. Meeting Close:

With no further business to discuss the Village Board was excused at 7:05PM from the remainder of the Town Board meeting which was still in session.

Marsha B. Merrick, Village Clerk