Property Purchase
Station #4 Replacement
Public Information Session
Tuesday, May 22nd, 2018

Building Committee

- FIRE DEPT. MEMBERS
- Capt. Chuck Paffie – Committee Chair
- Chief Dave Harrington
- Ass't. Chief Doug Rose
- Ass't. Chief John Paffie
- Mark Kadlecik
- Vernon Cambridge
- Ken Fortier
- Mike Petcosky
- Bill Fletcher

- FIRE COMMISSIONERS
- FC Chair John Schaffer
- FC Fran Majewski
- FC Patty Fitzgerald
- FC Sue Messina
- FC John Fletcher

- Town Engineer – Vern Myers

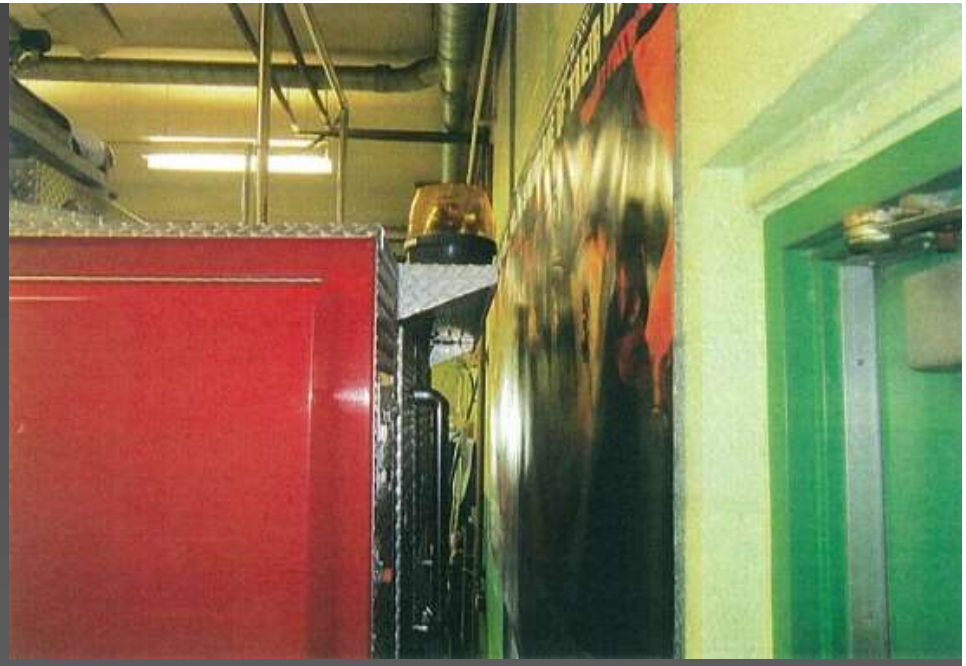
Background

Feasibility Study Conducted - May 2012

- Determined need to replace Station #4
    - Safety
    - Lack of space, tight quarters

VESTAL
FIRE DEPT.

DEPT.
E-4
911

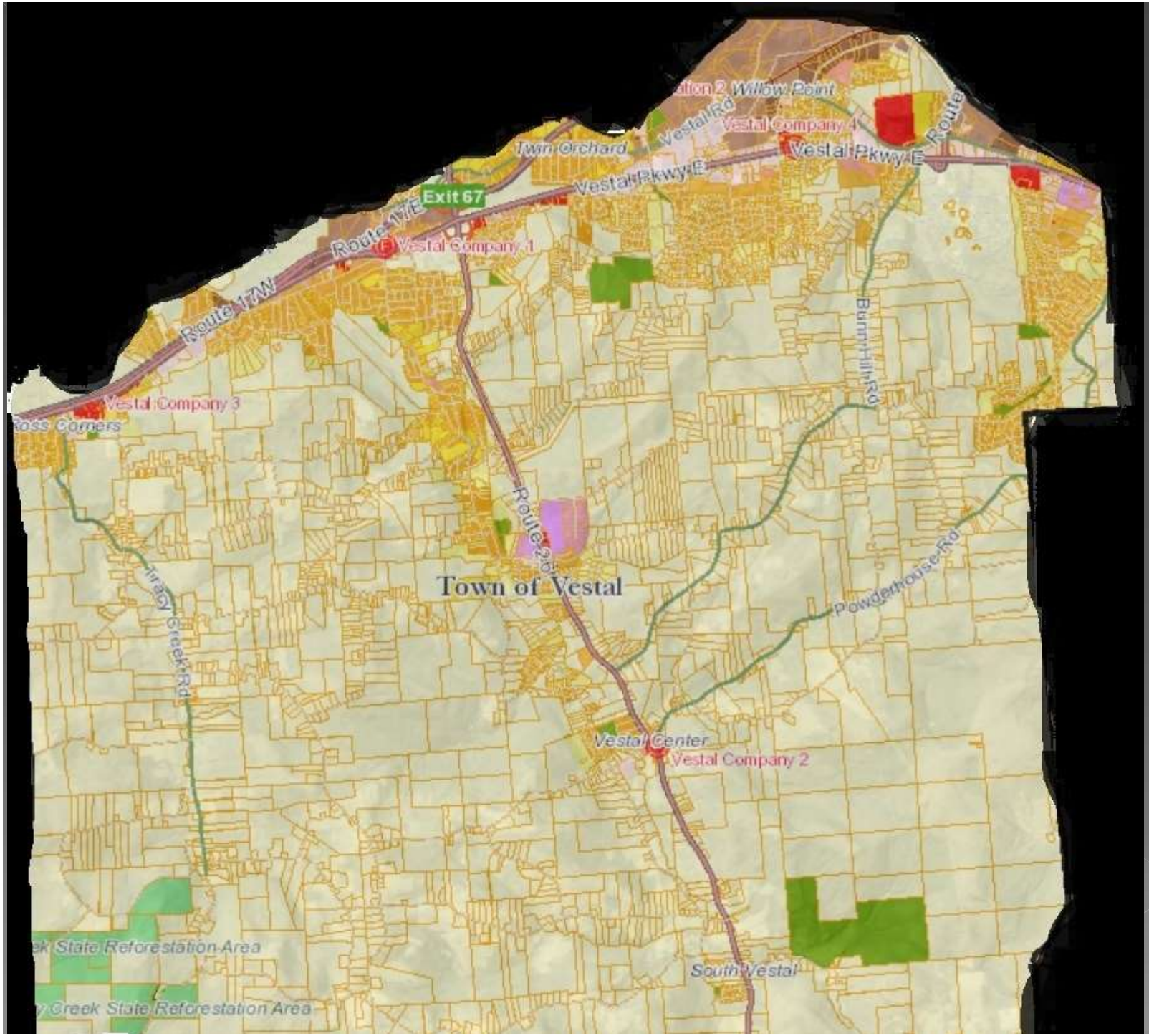


TRUCK
4

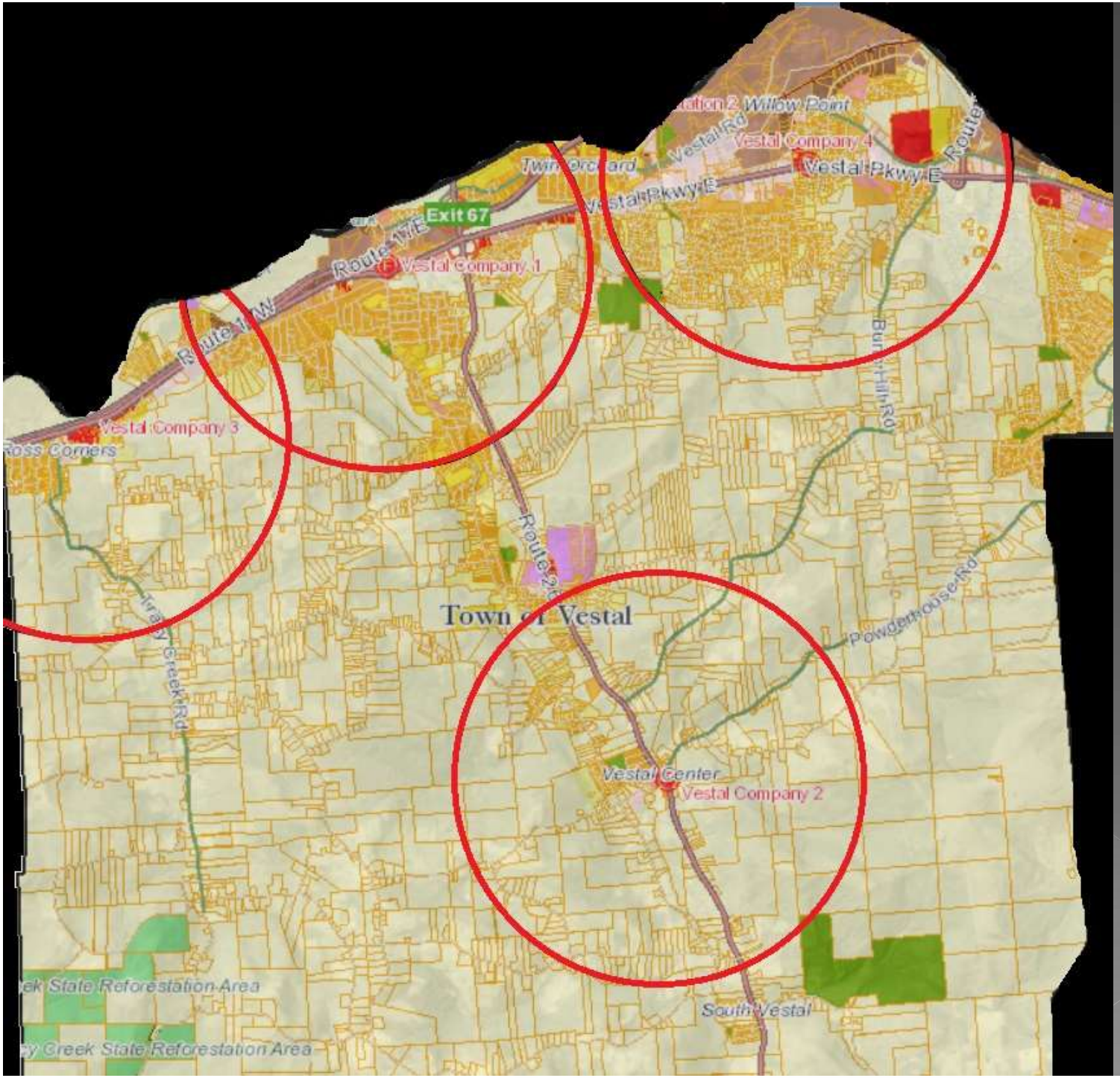
Background

Feasibility Study Conducted - May 2012

- Determined need to replace Station #4
  - Safety
  - Lack of space, tight quarters
  - Deterioration of building and facilities
  - Based on age
    - Original Station -1952 (66 yrs. Old)
    - Addition – 1984 (34 yrs. Old)
- Determined need to stay at or near current location



Town of Vestal Map



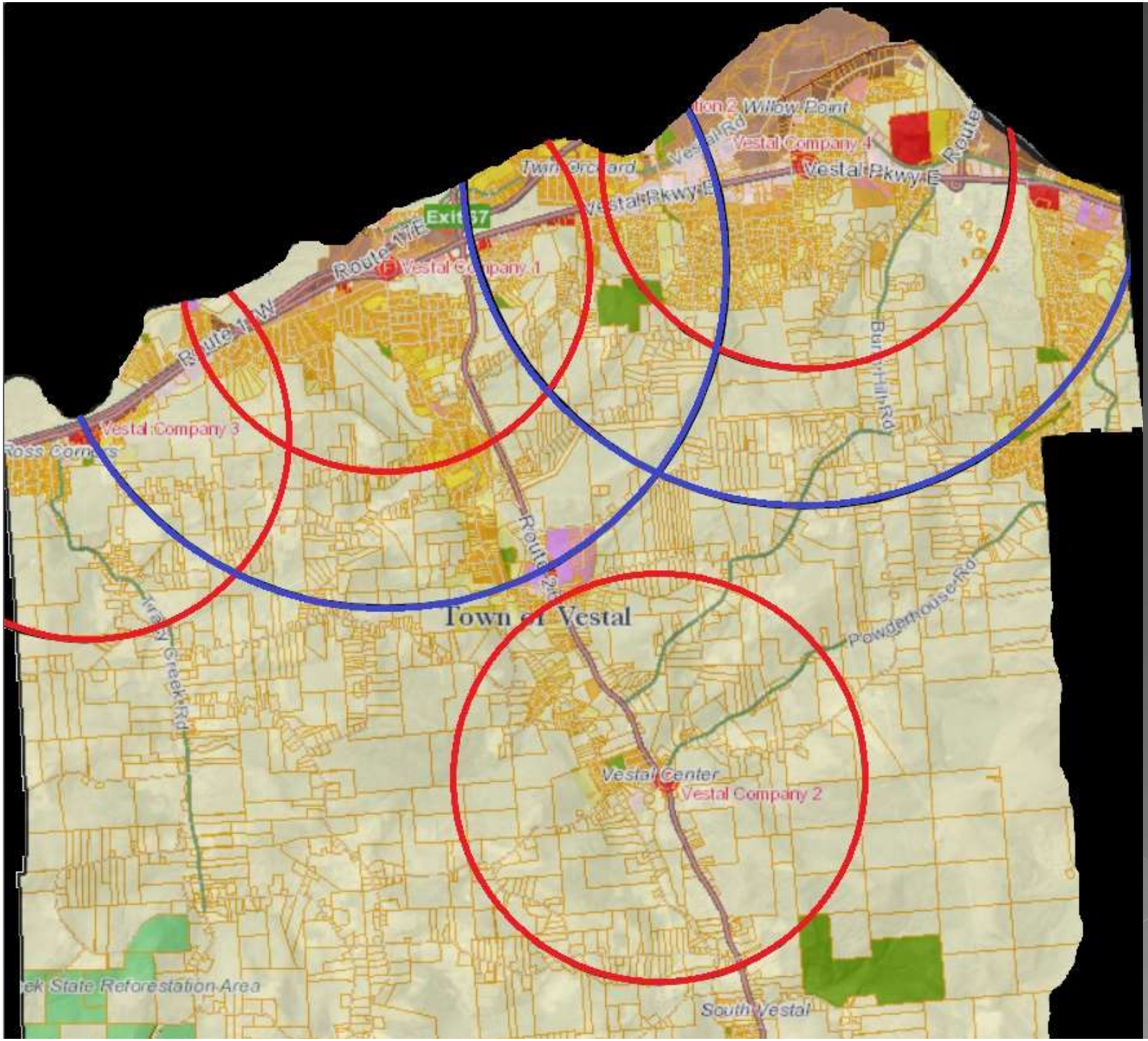
Engine Radius

1.5 Miles

Per ISO

Insurance Service Organization

Determines insurance ratings for properties and taxpayers



Aerial Radius

2.5 Miles

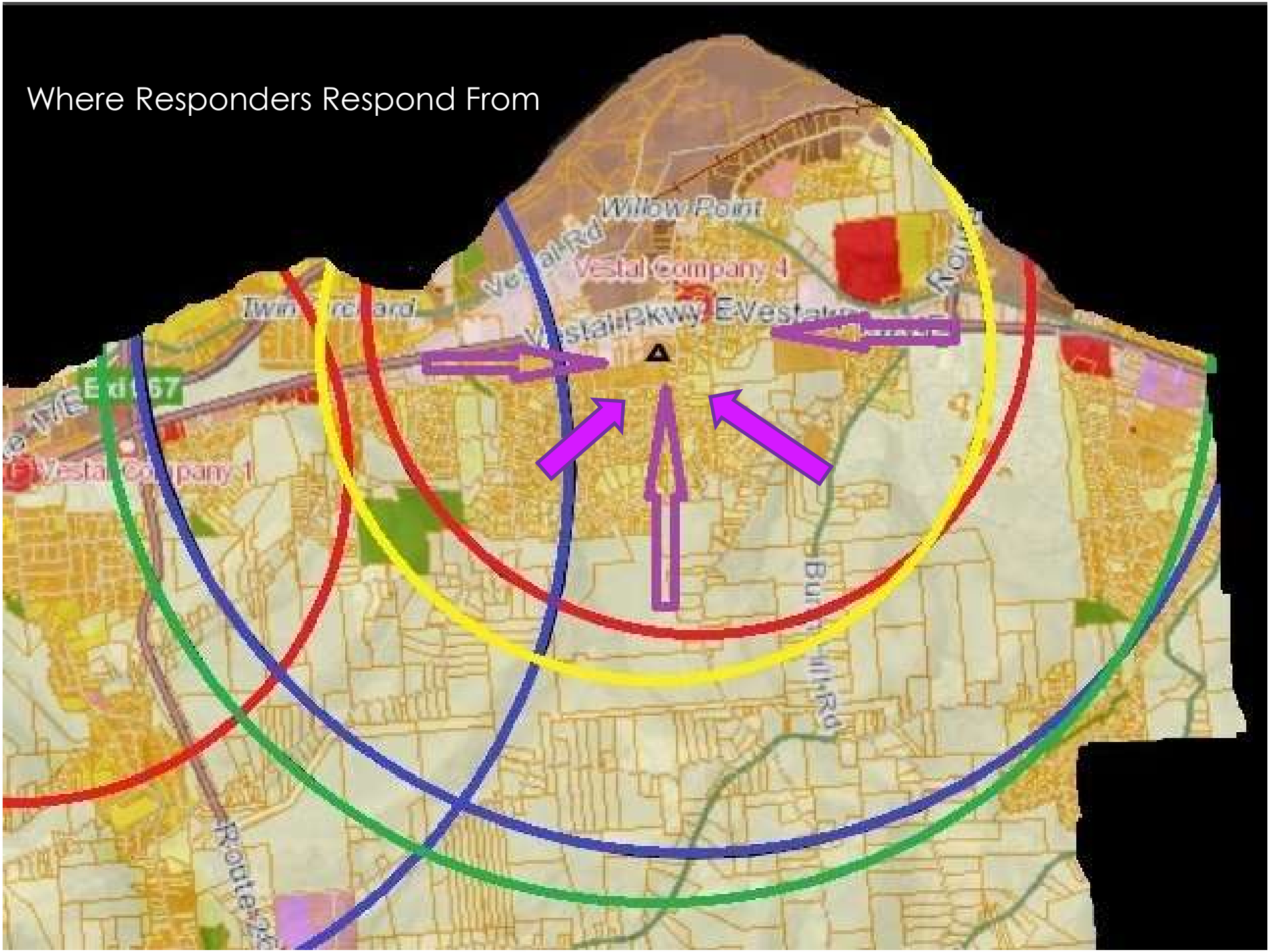
Per ISO

▲ = Proposed Location

○ = New Engine Radius

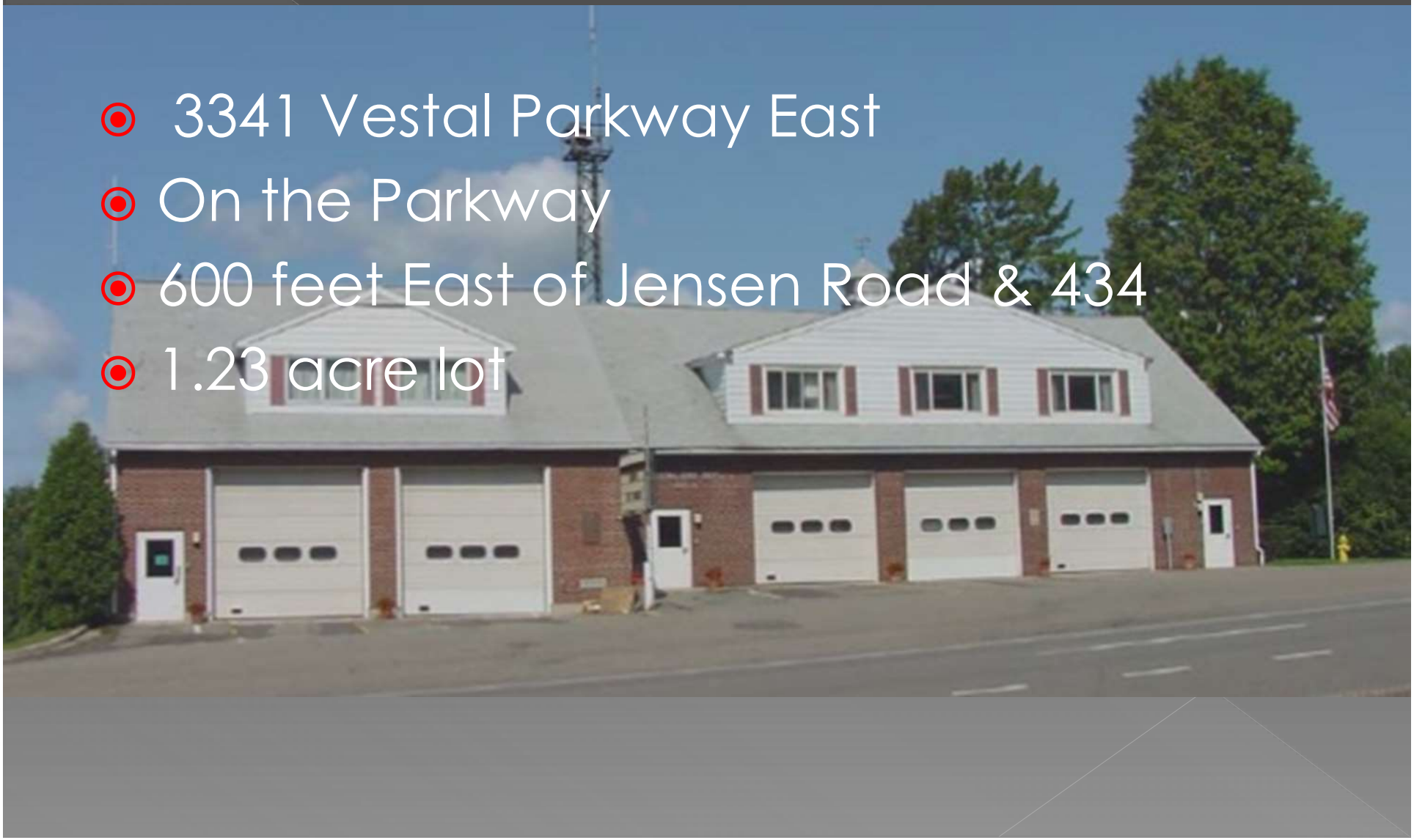
○ = New Aerial Radius

Where Responders Respond From



3.54 acres
DIFRANCESCO DEV GRP JENSE
0.58 acres
0.22 acres
N Jensen Rd
0.8 acres
0.26 acres
0.27 acres
VESTAL FIRE DISTRICT
1.23 acres
East Rd
3.91 acres
VESTAL BEST LLC
THOMAS E SEPHTON
1.22 acres
Vestal Pkwy E
BROOME COUNTY UNITED FUND
WILLIAM F GREEN
LINDA S GREEN
SCOTT J FARREL
ANALISE E FARREL
7.73 acres
VESTAL PARKWAY PLAZA LLC
Town of Vestal
MARSHA COULTON
0.82 acres
PIE INDUSTRIES, LLC
0.51 acres
CAROL W PANAS
XIN RONG ZHAO
4.49 acres
VESTAL PARKWAY PLAZA LLC
1.64 acres
VESTAL PARKWAY PLAZA LLC
0.41 acres
AMC LOGIC LTD
HONORIO C M DE BORBA
ASHLEY E ROBERTS
Legion St
JIAN ZHOU
MIN ZHOU
GEORGE R ALLEN
GLORIA B THOMPSON
0.43 acres
0.34 acres
0.27 acres
3.47 acres
JOHN HANDTE AMERICAN LEGI
0.28 acres
MARK F LANE
KAREN A LANE
0.45 acres
STEPHEN ORTIZ
RENEE ORTIZ
0.39 acres
0.28 acres
WILLIAM R PRICE
PATRICIA A PRICE
2.4 acres
VESTAL PARKWAY PLAZA LLC
7.16 acres
RABCO RIVIERA RIDGE LLC
0.78 acres
S Jensen Rd
Chenango Rd
0.25 acres
0.59 acres
ADAM J WEIS
3.34 acres
1.2 acres

Existing Location



- 3341 Vestal Parkway East
- On the Parkway
- 600 feet East of Jensen Road & 434
- 1.23 acre lot

D LLC
1.96 acres
MICHAEL G FLESHER
0.27 acres
TIMOTHY G FLICK
0.21 acres
0.58 acres
JENSEN ROAD LLC DIFRANCE
DIFRANCESCO DEV GRP-JENSE
KALLY TSHULOS
0.22 acres
East Rd
ROAD LLC
DAVID H COHEN
MARGARET COHEN
MERLE L WHITEHEAD
0.27 acres
1.23 acres
VESTAL FIRE DISTRICT
Town of Vestal
Vestal Pkwy E
Vestal Pkwy

PROPOSED LOCATION

- 118 S. Jensen Road
- 680 feet south of Jensen Rd & 434
- Off Parkway
- Private/Semi-Remote Location
- 3.47 acre lot (almost 3x current location)

VESTAL PARKWAY PLAZA LLC
1.64 acres
VESTAL PARKWAY PLAZA LL
0.41 acres
Legion St
ZA LLC
0.43 acres
STEFANO MAESTRI
CATHERINE MAESTRI
0.27 acres
JOHN GIORGIO
CAROL ANN GIORGI
3.47 acres
JOHN HANDTE AMERICAN LEGI
Town of Vestal
0.28 acres
ELAINE D SNUPI
LINDA E SNUPIK-GR
0.28 acres
CHRISTOPHER J
LAZA LLC
RABCO RIVIERA RIDGE LLC
7.16 acres
0.78 acres
TED ARIANO
PAULA F BENNETT
0.62 acres
JOSEPH T GA
KATHY L GA
100ft

3.54 acres
DIFRANCESCO DEV GRP JENSE
0.58 acres
0.22 acres
N Jensen Rd
0.8 acres
0.26 acres
0.27 acres
VESTAL FIRE DISTRICT
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East Rd
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S Jensen Rd
Chenango Rd
0.25 acres
0.59 acres
ADAM J WEIS
3.34 acres
1.2 acres

Benefits of New Location vs Existing Location

- No Temporary Relocation Expenses for Housing of Station and Apparatus
  - Office, Phone, Heat, etc
  - $100K+ Savings
  - Less options for relocation in near vicinity is a risk
- No impacts to fire service operations during construction project
- No need to tear down existing station/added costs

Additional Benefits of New Location

- No Impact to Established Response Time
- Away from and off Parkway/Traffic
- Increased property size (3x +/-)
- More space for Parking

Financial Summary

Sale of Current Property - Estimate $1,200,000

Purchase of New Property -$ 612,500

(Includes purchase, environmental study, and election fees)

Revenue Gain **$ 587,500**

(to be used toward future Station Project)

Financials – Area Sales

Address	Name	Lot Size -Acres	Sale Price	Date of Sale	Price/Acre	Land Assessed Value	Assessed/Acre	Price/Assessed
3401 VPE	Comfort Suites	1.59	$1,210,000	6/11/07	$761,006	$1,195,000	$751,572	1.01
3504 VPE	House/Tru Hotel	0.76	$586,950	10/19/16	$772,303	$35,200	$46,316	16.67
3512 VPE	Coury/Tru Hotel	1.89	$1,563,050	10/19/16	$827,011	$470,000	$248,677	3.33
3600 VPE	Friendly's	0.92	$525,000	7/30/13	$570,652	$418,000	$454,348	1.26
3605 VPE	Candlewood Suites/Plaza Diner	1.29	$450,000	10/17/01	$348,837	$522,500	$405,039	0.86
3608 VPE	Pizza Hut	0.58	$475,000	12/21/17	$818,966	$282,000	$486,207	1.68
3612 VPE	Moe's	0.8	$1,232,500	10/15/03	$1,540,625	$370,000	$462,500	3.33
2545 VPE	Ken Wilson #1	1	$4,100,000	11/24/15	$4,100,000	$1,125,000	$1,125,000	3.64
2549 VPE	Ken Wilson #2	1.14	$4,100,000	11/24/15	$3,596,491	$1,212,500	$1,063,596	3.38
2553 VPE	Ken Wilson #3	1.29	$4,100,000	11/24/15	$3,178,295	$1,306,300	$1,012,636	3.14
113 S. Jensen Rd	Dr. Office	0.82	$435,000	1/7/05	$530,488	$164,000	$200,000	2.65
118 S. Jensen Rd	Proposed St. 4	3.47	$608,000	Pending	$175,216	$248,500	$71,614	2.45
3341 VPE	Current St. 4	1.23	$1,200,000	Future	$975,610	$136,500	$110,976	8.79

Financial Responsibility

- Part of ongoing Fire District financial plan
  - Accepted by Fire Commissioners in 2016 &2017
  - Includes financing in current tax plan
  - Results in ***NO*** additional increase in taxes above original planned annual increases
  - Still requires voter approval to allocate funding
- Part of Ongoing plan to replace Station #4
  - Has been in various planning stages for past several years
  - Originally planned to stay on existing site due to no other available site in close proximity

Questions??