

Paul S. McCreary, PE
Consulting Engineer
22 Maxwell Street - Albany, NY 12208
518-248-0712
psmpece@gmail.com



July 26, 2024

Supervisor Houghtling and the Town of New Lebanon Town Board
14755 Route 22, PO Box 328
New Lebanon, NY 12125

sent via e-mail to supervisor@townofnewlebanon.com

Subject: Visual Building Inspection
Former LVPA Firehouse
523 US Route 20, New Lebanon NY 12125
Tax ID: 19.2-1-56

Dear Town of New Lebanon Supervisor and Town Board:

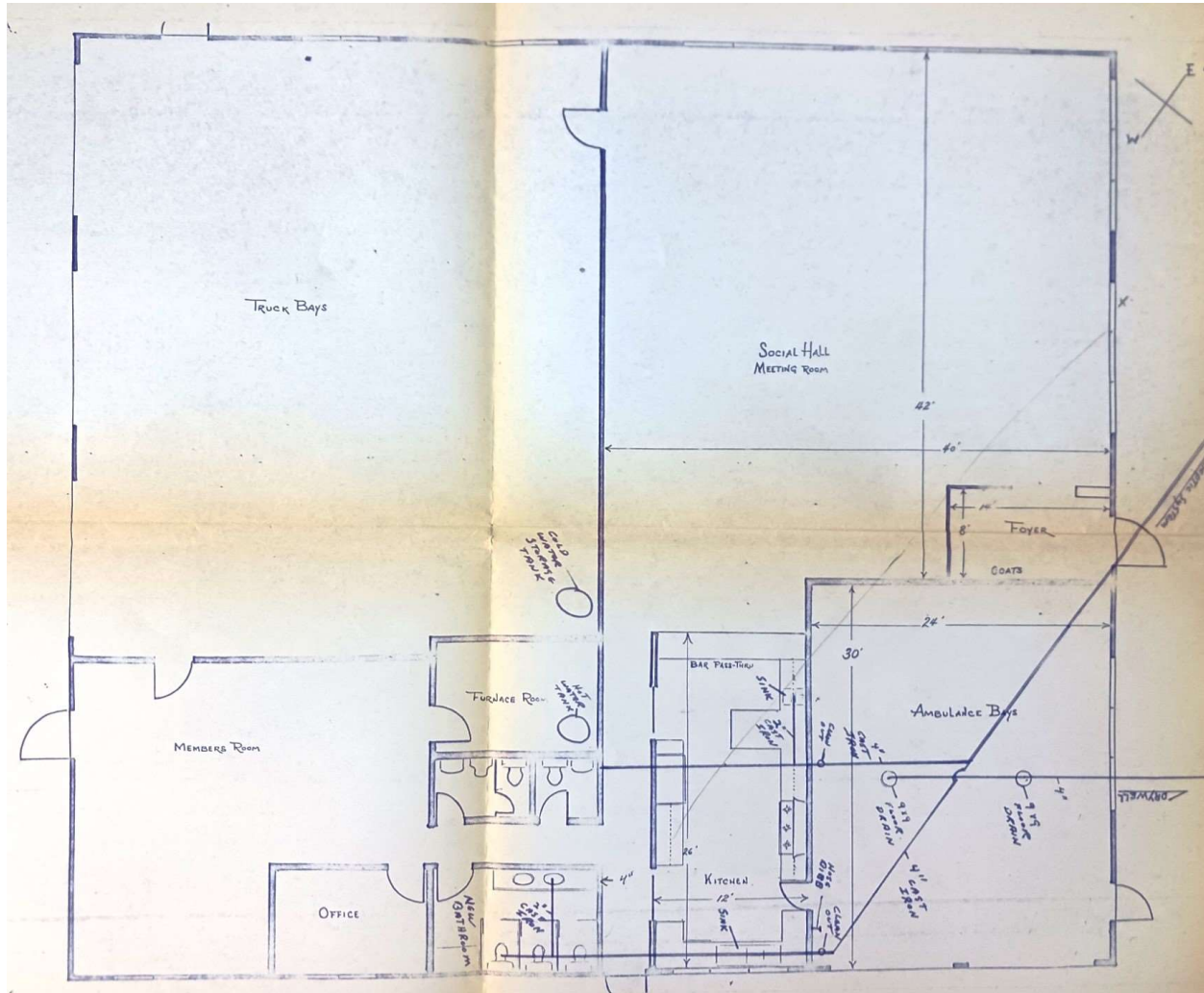
This letter is my report to you regarding the condition of the existing building at 523 US Route 20 in the Town of New Lebanon. This building is currently being leased by the Town of New Lebanon and is utilized to operate the Town's Community Center and the Free Store. The building is owned by the Lebanon Valley Protective Association (LVPA), the Fire and Emergency Services organization for the Town. It is also my understanding that the Town is currently contemplating the purchase of the building.

The walk-through/visual inspection occurred June 26, 2024 and began at approximately 1:00 PM. Mr. Ed Godfroy, Fire Company President, met me there and was helpful in touring the facility. Items/Rooms/Features inspected included: each room of the building; the vehicle bay that housed the Firefighting vehicles; the vehicle bay and room that housed the EMT vehicle(s); the attic area near the access hatch; and, the grounds. Additionally, the LVPA was kind enough to let me see and use the existing file that showed the construction drawings for the building.

Overall Impression

The building is in good condition. Of course, as with any building that has been utilized, it does show signs of some wear. That is perfectly normal and there is nothing of concern that was seen. Please note, the last few pages of this letter report includes photographs taken while in the building and at the site.

For everyone's knowledge, the building has the following features/rooms. A large vehicle bay with three (3) overhead doors (this was the area that housed the Firefighting Vehicles), a front room that was the office and small meeting space for the LVPA, a full/large commercial kitchen; a large meeting room; bathrooms; storage spaces/areas; and an EMT Vehicle bay with two (2) overhead doors. On the following page is a photograph taken of the floor plan included in the building file given me by the LVPA.



The following summarizes what was discovered.

- Structurally, the building is in good condition,
- The building has some normal wear – nothing out of the ordinary.
- Observations while in the attic space (limited viewability) showed no signs of leakage. There were also no ceiling stains indicating same,
- The location of the well (water supply) for the building is located in the slab of what is now being used as the “Free Store”,
- The Firefighting vehicle bay has a trough drain that leads to a seepage pit under that same slab,
- The septic tank for the building is between the building and Shaker Road. The subsurface disposal system is located in the rear parking area, and;
- There are 9”x9” tiles in the front room. There is the possibility that the tiles could have

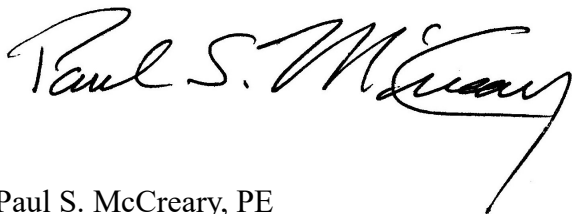
asbestos in their composition and/or have asbestos in the mastic/adhesive used to secure them to the concrete floor.

Recommendations Related to Using the Building as the Town's Community Center should the decision of purchase be made

- Given the proximity of the well, septic and interior drains, it is recommended that the water be tested for contaminants. A full spectrum test of the water should be performed, i.e.; testing as if it were a public water supply well.
- Given the possibility of asbestos containing materials, it is recommended that an environmental assessment for hazardous materials be performed.
- Given the intended use of the building (a Community Center with a kitchen) the building should be served by a Public Water Supply (PWS) Well. Specifically, the PWS well would be classified as a Transient, Non-Community, Water Supply well. This would only apply if the existing kitchen were to be used for food preparation of any kind. At the very least, the Town should get a determination from the Columbia County Department of Health (Environmental Health Section) to see what, if anything, can be done to attain this type of water supply well. While there are waivers that can be granted for ownership distances and separation, that organization is the keeper of that goodness and can assist the Town. At the very least, strong filtration and disinfection would be required. Also note, relocation of portions of the On-Site Wastewater Treatment System may be needed.
- Given the intended use change of the building, at some point, the multiple overhead door openings would need to be converted to walls. This would be for the sake of saving energy costs. Additionally, exterior doors and windows should be replaced for the very same reason. This would not necessarily be an immediate item to perform, but the sooner the better for energy cost savings.
- The trough drain in the large vehicle bay should be filled in (concrete).

Please feel free to call me should there be any questions.

Sincerely,

A handwritten signature in black ink that reads "Paul S. McCreary". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

Paul S. McCreary, PE

Attachment #1

Photographic Documentation During Visual Inspection



Photo 1: Front Elevation



Photo 2: Rear Elevation



Photo 3: Left Elevation



Photo 4: Right Elevation with Partial Front Elevation



Photo 5: Front Parking Area



Photo 6: Rear Parking Area



Photo 7: Existing Vehicle Bay (Currently space used for the Community Center)



Photo 8: Existing Vehicle Bay (Currently used for Community Center)



Photo 11: Existing Paramedic Vehicle Bay (Currently used by the Free Store)



Photo 10: Existing Paramedic Vehicle Bay (currently used as the Free Store)



Photo 12: Attic Space



Photo 13: Attic Space



Photo 14: Well (in Paramedic vehicle bay)



Photo 15: Floor Drain in Firefighting Vehicle Bay



Photo 16: Water/Filtration System



Photo 17: Heating System