

# Fire House Public Presentation

July 23, 2025 7:00 PM-9:17 PM

- Newsletter sent out via Mail to 2,700 residents on 6/25/2025
- Presentation Sign in sheet
- Slide Presentation Presented by Board of Fire Commissioners, Wendel Associates/ Mitchel Architects Kenneth Gale and Robert Mitchel Presenting, Average Tax impact, Plans and Renovations Code Compliance as per NFPA, OSHA and ADA . Ken Gale/ Ed Pross presenting plans. Bob Mitchel
- Q and A session representing Marlboro Fire District: Questions answered by Chairman Mark Ciaglia, Vice Chairman Pete Carofano, Commissioner Ed Pross, Commissioner Don Cosman, Commissioner Kevin Casey, answered questions regarding reasons for additional space, possible grants available, and type of funding, applied for. Firehouse temporary swing space, Pole Barn, to maintain equipment and emergency response without impeding construction work. To be constructed on Orange St. Cost is included in this year's budget. The Pole Barn will be utilized for training purposes upon completion of new additions and renovation work.
- Architect/ Engineer Mitchel Associates Wendel Companies Representing Mitchel Associates / Wendel Companies Architect and Engineer: Ken Gale, Bob Mitchel answered Code compliant questions, design criteria, and future needs as town growth indicates. Tax levy was explained on an average assessment of property values, and the average increase per year to taxpayers. Questions regarding Code Compliancy as it relates to Firefighter protection, OSHA requirements, and ADA compliancy.

Respectfully Submitted



Commissioner Edward Pross

7/23/2025

MARLBOROUGH FIRE DISTRICT  
INFORMATIONAL MEETING  
JULY 23, 2025

PRINTED NAME

ADDRESS

1. <u>Patty Cutrone</u>	<u>P.O. Box 571 2 Kins St</u>	<u>Marlboro N.Y. 12542</u>
2. <u>Sydney Cash</u>	<u>72 Reservoir Rd.</u>	<u>Marlboro</u>
3. <u>AL LAVAZZA</u>	<u>118 Reservoir Rd.</u>	<u>Marlboro, N.Y.</u>
4. <u>Randy Kavens</u>	<u>11 Lavaca Rd</u>	<u>Marlboro N.Y.</u>
5. <u>Kathy Quin</u>	<u>9 Church St</u>	
6. <u>Megha Fennell</u>	<u>11 Church St</u>	<u>Albion, N.Y.</u>
7. <u>Allison Tsakri</u>	"	
8. <u>Maia Seminoff</u>	<u>75 Orchard St.</u>	<u>Marlboro</u>
9. <u>Fiona Naderio</u>	<u>3 Orchard St.</u>	<u>Marlboro</u>
10. <u>DAVID NACERIO</u>	<u>3 Orchard St.</u>	
11. <u>J. Keith Fesku</u>	<u>152 Highland Ave</u>	

PRINTED NAMEADDRESS

12. Richard A Cenentine 43 South Street

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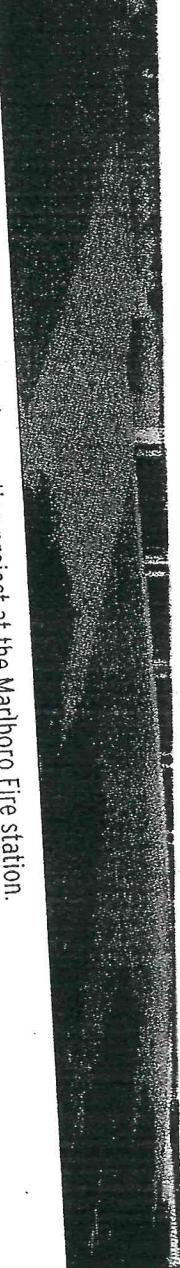
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A rendering of the proposed Expansion/renovation project at the Marlboro Fire station.



By MARK REYNOLDS  
mreynolds@tcnewspapers.com

The building that houses the Marlboro Fire Department was built in 1975 and it has been evident for quite some time that they need more space. To that end the department engaged Wendel Architects to design a renovation/expansion project that will help their operations run smoothly, safely and more efficiently for the next 50 years.

The department recently held a public informational meeting to unveil their plans and to take questions from the public. The plans are subject to a public vote that will be scheduled at a future date.

The department broke out the costs: \$9,106.572 for the proposed addition and \$2,113,724 for the renovations for a total of \$11,250,000. The department provided the tax impact on a \$300,000 assessed home, which currently pays \$620.22 per year to the fire service. This project would add \$353.13 to that amount, resulting in a total tax of \$973.35 per year.

In a press release the department explained the need for improvements and upgrades.

"Modern fire trucks and support equipment are larger now than the equipment from the 1970s; the current cramped space impacts safe movement and storage throughout

conditions at the station are not in compliance with modern day OSHA/PESH requirements [Occupational Safety and Health Administration/ Public Employee Safety and Health, Public Employees with Disability Act [ADA] and National Fire Prevention Association [NFPA] standards that govern the fire service. The proposed changes will provide more space dedicated to decontamination of equipment while following all cancer-awareness protocols and additional racks for turnout equipment. This will improve overall health and safety and keep our responders safe."

The department noted that a 1950s

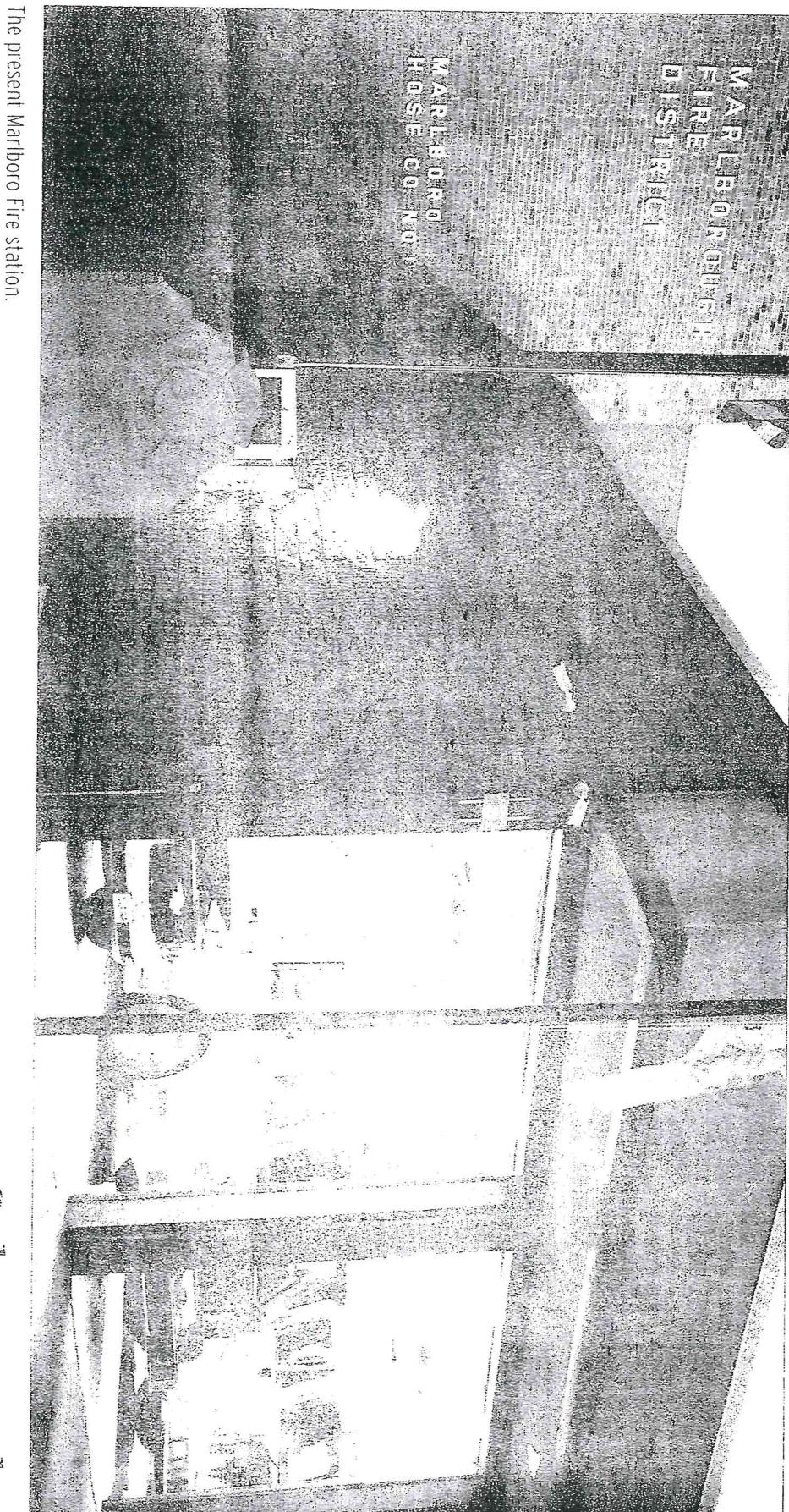
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# Marlboro FD seeks to expand station



The present Marlboro Fire station.

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fire truck averaged 279 sq/ft while a modern Engine Truck is now at 712 sq/ft and today's ladder trucks top out at 912 sq/ft. The renovations will allow additional room in the apparatus bays and for more clear floor space.

The department's press release also pointed out that, "as more women enter the fire service, gender equity for restrooms, showering and bunking is essential for modern firehouses

ft and a space needs analysis from 2025 indicates the need for an additional of 8,814 sq/ft to operate safely and provide all health and operational needs. The new plan totals 19,302 sq/ft, which includes ADA upgrades, Code and

National Fire Protection Association [NFPA] upgrades and the need to occupy and respond from the station for extended periods of time during emergency events.

The Department pointed out that

"essential to meet the growing needs of the town and to achieve compliance with all Codes, Requirements and Standards."

The department noted that behind the station they have cleared an area for a 4 door pole barn that will serve them, not only during the construction period, but also far beyond. The expected cost is about \$250,000, which the department already has and is not part of the proposed project.

## Solar panels

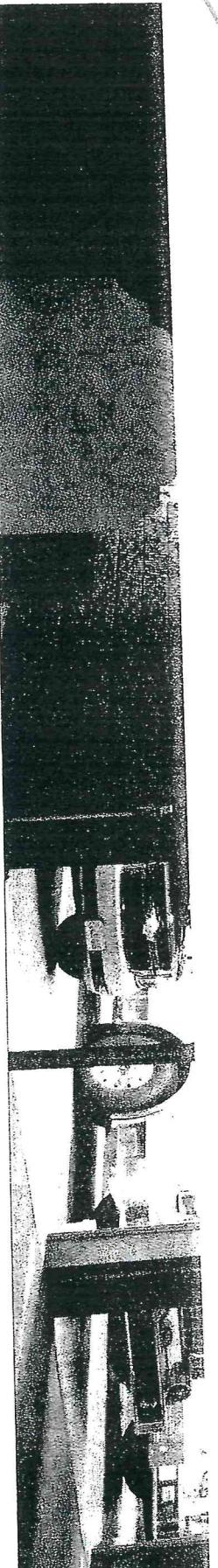
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him that the grant application is due by 3pm on July 31.

"If a \$100,000 grant with a 20% match so we'd get \$80,000 and we'd have to pay \$20,000 and we would use the \$100,000 from the county. It's a good deal if we get it," he said.

Plavchak noted that anyone interested

The present Marlboro Fire station.



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fire truck averaged 279 sq/ft while a modern Engine Truck is now at 712 sq/ft and today's ladder trucks top out at 912 sq/ft. The renovations will allow additional room in the apparatus bays and for more clear floor space.

The department's press release also pointed out that, "as more women enter the fire service, gender equity for restrooms, showering and bunking is essential for modern firehouses to attract volunteers and to comply with Federal Fairness Regulations. This project will bring the station into compliance with these standards."

The Marlboro Fire Department currently has 59 volunteer fire personal on their roster, which includes 6 females on staff.

The current building has 10,488 sq/

ft and a space needs analysis from 2025 indicates the need for an additional of 8,814 sq/ft to operate safely and provide all health and operational needs. The new plan totals 19,302 sq/ft, which includes ADA upgrades, Code and National Fire Protection Association [NFPA] upgrades and the need to occupy and respond from the station for extended periods of time during emergency events.

The Department pointed out that the increase in call volume is up by 43% in the last 5 years and 107% during the last 10 years; the town population has grown by 76% since the station was built and the number of structures that will be built in town is expected to increase.

The Marlboro Fire Department has

"essential to meet the growing needs of the town and to achieve compliance with all Codes, Regulations and Standards."

The department noted that behind the station they have cleared an area for a 4 door pole barn that will serve them, not only during the construction period, but also far beyond. The expected cost is about \$250,000, which the department already has and is not part of the proposed project.

If approved by the voters, the department hopes to break ground in the spring/summer of 2026 and are pushing for a grand re-opening in the spring/summer of 2027. For more information or to submit any questions contact commissioners@ marlborouhffd.org

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Plavchak noted that every grant application he has submitted, "requires a certified resolution saying the Town Board agrees with the grant, agrees with the match. So we called today's meeting to go through and do the one resolution and I appreciate all four of you attending on short notice."

The Town Board unanimously approved the resolution.

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## MARLBOROUGH FIRE DISTRICT

Proposed Fire House Renovations & Addition

### JOIN US FOR AN INFORMATIONAL MEETING

Date: Wednesday, July 23, 2025, Time: 7:00PM

Location: At the Marlboro Firehouse at 14 Grand Street,  
Marlboro, NY



### WHY THE FIRE DISTRICT NEEDS THIS

#### OUR 50-YEAR-OLD FIRE STATION

The Marlboro Firehouse, located at 14 Grand Street, was constructed in 1976 when fire trucks were smaller, and less equipment was needed to extinguish fires. The firehouse has served the community well for decades but now needs improvements and upgrades. Modern fire trucks and support equipment are larger now than the equipment from the 1970's. The resulting cramped space impacts safe movement and storage throughout the station. Many current conditions are not compliant with modern day OSHA/PESH, Americans with Disability Act (ADA) and NFPA standards that govern the fire service. The proposed firehouse modifications will follow national health and safety guidelines and will provide spaces dedicated to decontamination of the firefighters and their equipment. **This will improve overall health & safety and keep our responders safe.**

As more women enter the fire service, gender equity for restrooms, showering, and bunking is essential for modern firehouses to attract volunteers and to comply with Federal fairness regulations. By law, a firehouse is a public building and must comply with the ADA standards. **This project will bring the station to compliance with these standards.**

#### CALL VOLUME AND POPULATION INCREASES

The Marlboro Fire Department is a 100% volunteer workforce of 55+ volunteers with a proud history of serving the community for over 125 years. We responded to 255 calls in 2024. This is a 43% increase in the volume of calls over the last five years and a 107% increase in the volume of calls over the last ten years. One

of the major causes is the increase in the population of Marlboro. US Census records indicate that the population **has increased by approximately 76% since our current firehouse was built in 1976.** Our call volume is expected to further increase due to the continued population growth of our community. With this growing population, the increase in the number of buildings and traffic will require additional resources in equipment and will require changes to the firehouse. Years ago, fire departments focused on fire suppression and traffic accidents. Today, the scope of fire responses includes hazardous material calls, technical rescue calls, fire prevention education, automatic fire alarms, and public assistance calls.

The Marlborough Fire District has commissioned two major independent fire protection studies of our fire district pertaining to our equipment, personnel, facilities, and future growth of the community. Both studies concluded that to more efficiently serve the community, we need to upgrade and expand our facilities. Currently the need for additional space to meet compliance will add an additional 5,814 square feet and 2,134 square ft of renovation work to the existing ground floor size of 6,017 square feet. Most importantly, these upgrades will serve the community much better both now and for many years to come.

As always, our Volunteer firefighters and the Marlboro Fire Department have always appreciated our community's support, and we are asking for continued support now so we can meet the current and future safety requirements and laws to protect the community.



# MARLBORO FIRE DEPARTMENT

## Proposed Fire House Renovations & Addition

### ESTIMATED TAX IMPACT

#### BOND PROPOSAL AMOUNT: \$11,250,000

Proposed Addition: \$9,106,572

Proposed Renovation: \$2,113,724

#### TAX IMPACT ON PROPERTY

Ave. Assessed Home Value: **\$300,000**

Estimated Interest Rate: **4%**

Current Ave. Fire Tax/Year: **\$620.22**

Increased Tax Rate/\$1,000: **\$1.18**

Ave. Annual Tax Increase: **\$353.13**

Ave, Monthly Tax Increase: **\$29.43**

**Note:** Planning estimates only. These figures and calculations are an attempt to budget and finance this project. Our Architectural firm Qualified Construction Estimators Have Calculated the proposed amount above. Significant changes in market conditions will require adjustments to the current financing plan. Rates may be subject to change.

#### DO YOU HAVE QUESTIONS?

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**Please plan on attending this informational meeting.**

Contact us at [Commissioners@marlboroughfd.org](mailto:Commissioners@marlboroughfd.org)