



**Property Purchase  
Station #4 Replacement  
Public Information Session  
Tuesday, May 22<sup>nd</sup>, 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

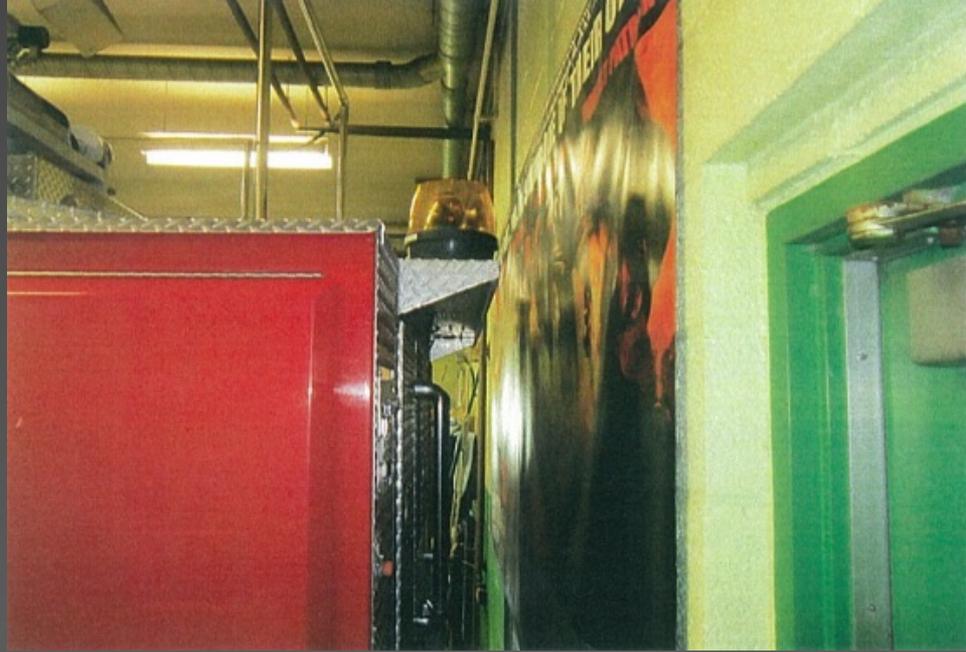
- FC Chair John Schaffer
- FC Fran Majewski
- FC Patty Fitzgerald
- FC Sue Messina
- FC John Fletcher
- Town Engineer –  
Vern Myers

# Background

Feasibility Study Conducted - May 2012

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



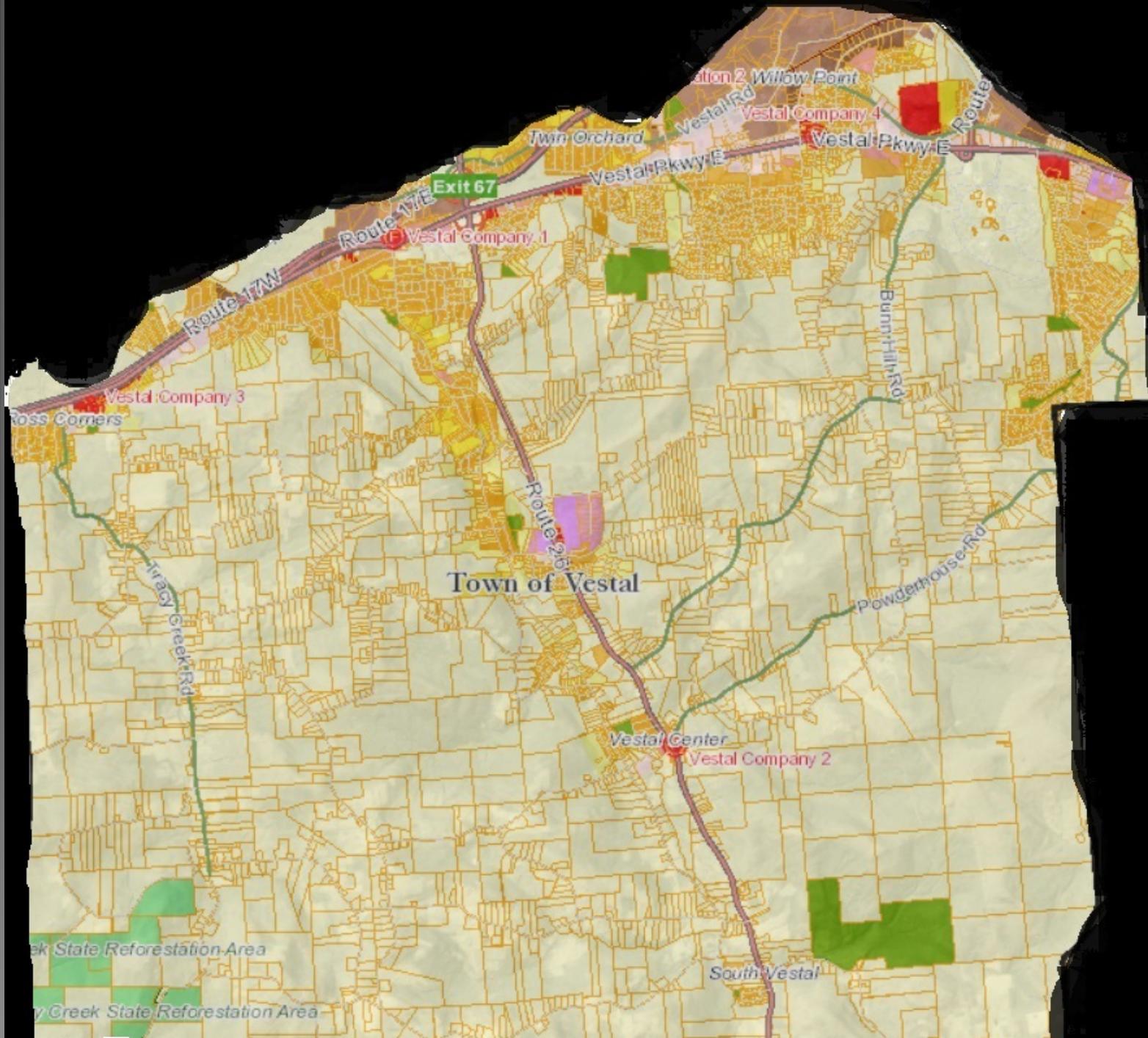


# Background

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

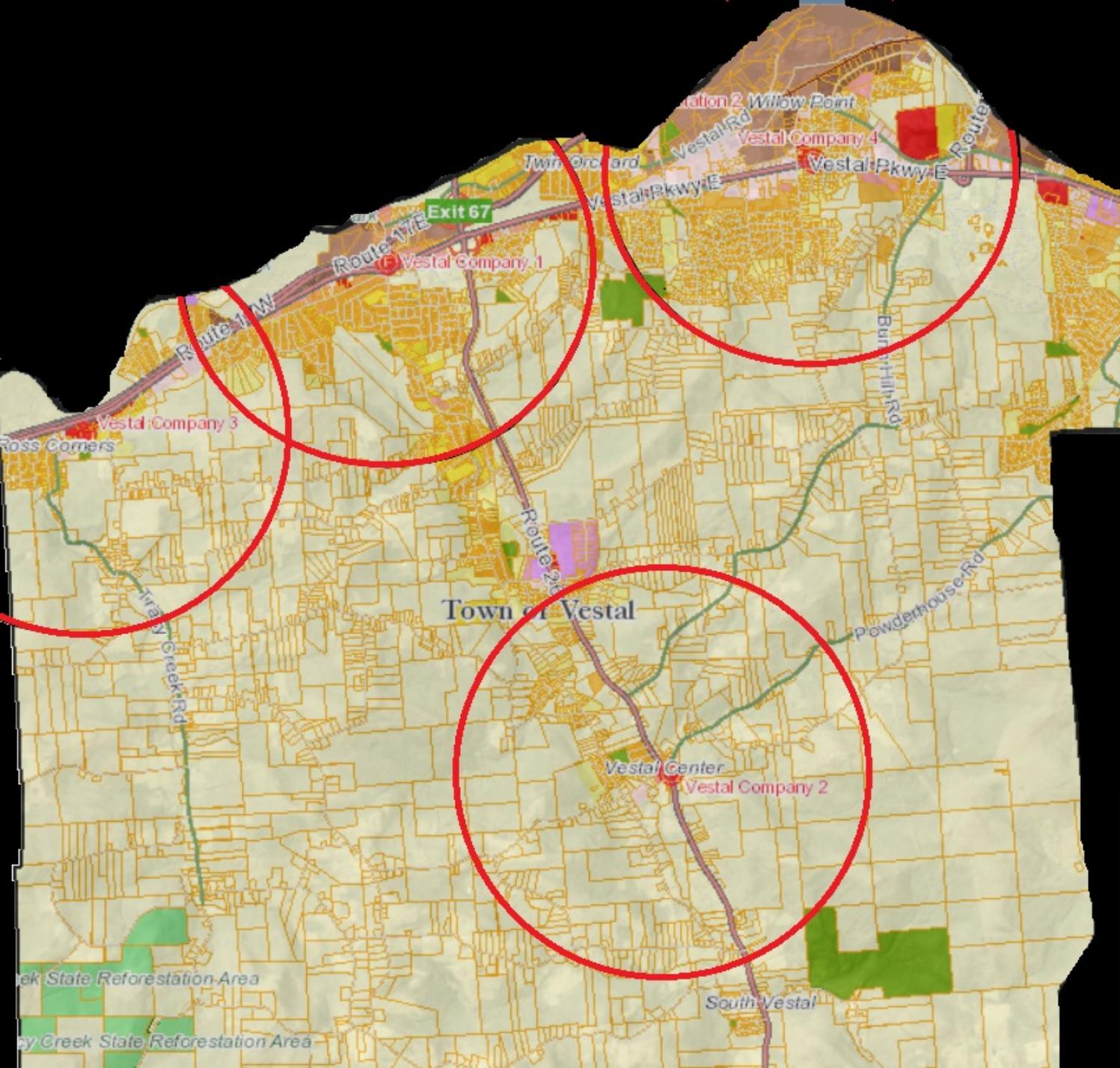


Town of Vestal

Vestal Center  
Vestal Company 2

South Vestal

ek State Reforestation Area  
y Creek State Reforestation Area



Engine  
Radius

1.5 Miles

Per ISO

Insurance  
Service  
Organization

Determines  
insurance  
ratings for  
properties  
and  
taxpayers



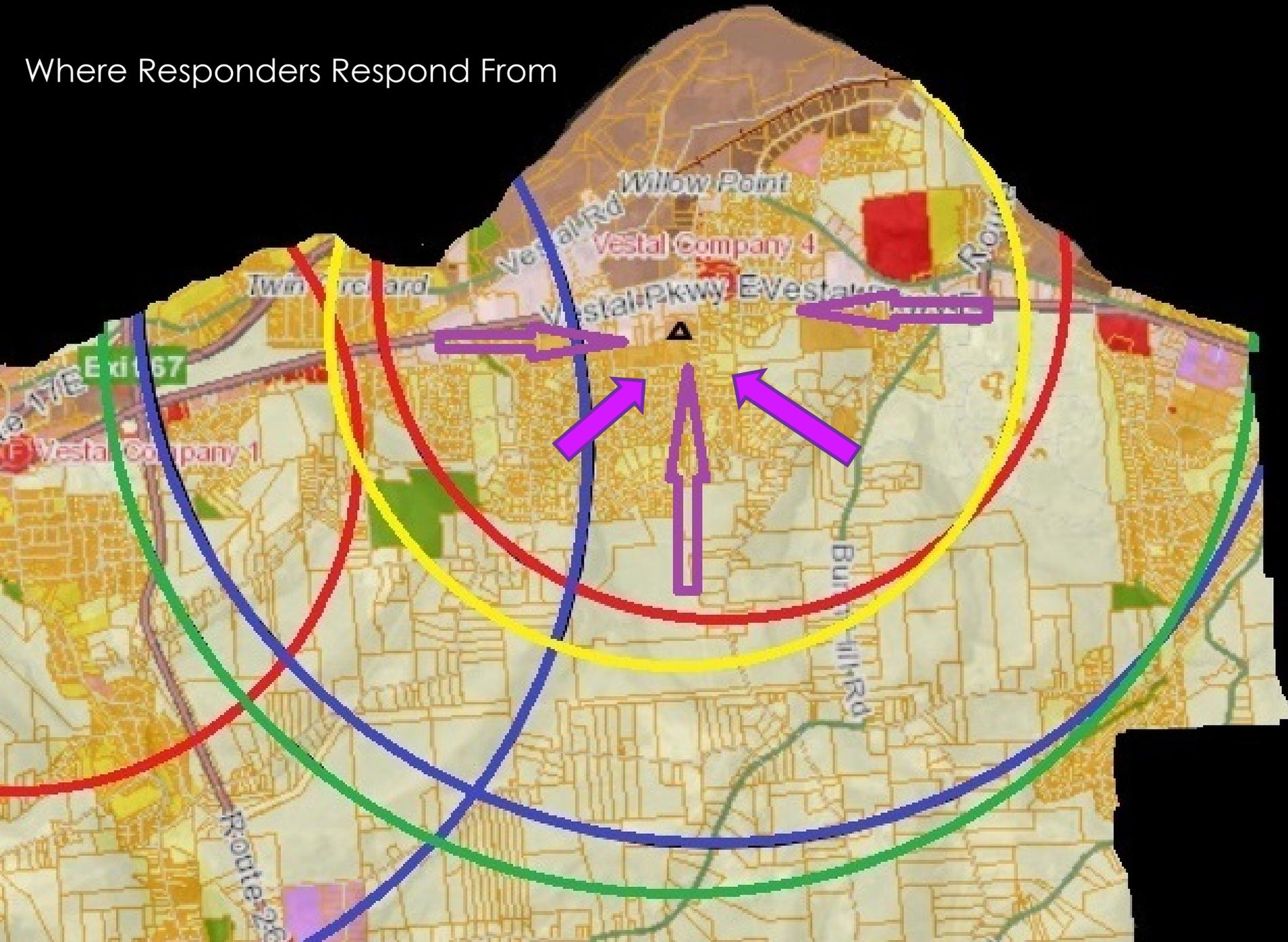
Aerial  
Radius

2.5 Miles

Per ISO



# Where Responders Respond From





3.54 acres

DI FRANCESCO DEV GRP JENSE

0.58 acres 0.22 acres

THOMAS E SEPHION

3.91 acres VESTAL BEST LLC

0.8 acres

0.26 acres

0.27 acres

VESTAL FIRE DISTRICT  
1.23 acres

East Rd

1.22 acres

Vestal Pkwy E

Vestal Pkwy E

7.73 acres VESTAL PARKWAY PLAZA LLC

Town of Vestal

BROOME COUNTY UNITED FUND

WILLIAM F GREEN  
LINDA S GREEN

SCOTT J FARREL  
ANALISE E FARREL

VESTAL PARKWAY PLAZA LLC

4.49 acres

MARSHA COULTON

0.82 acres  
PE INDUSTRIES, LLC

0.51 acres

CAROL W PANAS

XIN RONG ZHAO

1.64 acres VESTAL PARKWAY PLAZA LLC

0.41 acres

ANG LOGIC LTD

HONORIO C M DE BOREA  
ASHLEY E ROBERTS

0.25 acres

0.59 acres

Laglen St

0.43 acres

JIAN ZHOU  
MIN ZHOU

GEORGE ALLEN  
GLORIA B THOMPSON

3.47 acres JOHN HAND TE AMERICAN LEGI

0.27 acres

0.34 acres

MARK F LANE  
KARENA LANE

STEPHEN NORRIZ  
RENEE ORTIZ

0.339 acres

2.4 acres VESTAL PARKWAY PLAZA LLC

0.28 acres

0.28 acres

WILLIAM R PRICE  
PATRICIA A PRICE

RABCO RIVERA RIDGE LLC

7.16 acres

0.78 acres

3.34 acres

1.2 acres

ADAM J WEISS

WILLIAM S REE  
JANICE W REE

# Existing Location

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



RD LLC

1.96 acres MICHAEL G FLESHER

0.27 acres

DIFRANCESCO DEV GRP-JENSE

0.58 acres

JENSEN ROAD LLC DIFRANCE

TIMOTHY G FLICK

0.21 acres

KALLY TSHULOS

0.22 acres

East Rd

ROAD LLC

DAVID H COHEN  
MARGARET COHEN

MERILE 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)
- 



1.64 acres

VESTAL PARKWAY PLAZA LLC

VESTAL PARKWAY PLAZA LLC

0.41 acres

Legion St

PLAZA LLC

3.47 acres

JOHN HANDTE AMERICAN LEGI

0.43 acres

STEFANO MAESTRI  
CATHERINE MAESTRI

0.27 acres

JOHN GIORGIO  
CAROL ANN GIORGIO

0.28 acres

ELAINE D SNUPIK  
LINDA E SNUPIK-GR

Town of Vestal

0.28 acres

CHRISTOPHER JD

PLAZA LLC

RABCO RIVIERA RIDGE LLC

7.16 acres

0.78 acres

TED ARIANO  
PAULA F BENNETT

100ft

0.62 acres

JOSEPH T GA  
KATHY L G



3.54 acres

DI FRANCESCO DEV GRP JENSE

0.58 acres 0.22 acres

THOMAS E SEPHION

3.91 acres VESTAL BEST LLC

0.8 acres

0.26 acres

0.27 acres

VESTAL FIRE DISTRICT  
1.23 acres

East Rd

1.22 acres

Vestal Pkwy E

Vestal Pkwy E

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Town of Vestal

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ANALISE E FARREL

4.49 acres

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0.51 acres

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XIN RONG ZHAO

0.25 acres

AMC LOGIC LTD

HONORIO C M DE BOREA  
ASHLEY E ROBERTS

0.59 acres

JIAN ZHOU  
MIN ZHOU

GEORGE ALLEN  
GLORIA B THOMPSON

Lagden St

0.43 acres

0.27 acres

0.28 acres

0.28 acres

0.34 acres  
MARK F LANE  
KARENA LANE

0.45 acres  
STEPHEN ORTIZ  
RENE ORTIZ

0.39 acres

2.4 acres  
VESTAL PARKWAY PLAZA LLC

3.47 acres JOHN HAND TE AMERICAN LEGI

RABCO RIVERA RIDGE LLC

7.16 acres

0.78 acres

WILLIAM R PRICE  
PATRICIA A PRICE

WILLIAM S REE  
JANICE W REE

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)

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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

