



# Town of Palatine

141 West Grand Street P.O. Box 40  
Palatine Bridge, NY 13428  
518-673-4487

February 15, 2019

Open letter to all involved parties

Re: Our Facilities

The updating, improvement, or replacement of our office building is a discussion that I feel is necessary. It has been a very controversial subject for years. Law suits and yelling contests have been the prevalent avenue. Basically nothing has been accomplished. The fact remains that the building is not properly arranged, and simply does not have enough square feet (building and parking lot) to provide the services the Town is trying to deliver.

I would like to introduce an alternative to a new building that will involve a lot less in both capital cost and costs to sustain. It will also not involve taking a large parcel off the assessment roll. It is a little complicated and involves the cooperation of all the parties I have listed in the attachment to this letter.

My plan involves acquiring the Old Pizza Hut building in the Dutchtown Plaza from Montgomery County. It also involves Montgomery County Sheriff occupying the front third of our building on Route 5.

Suggested procedure:

1. Firming up right of way status with Kamin Realty for the parking lot next to Pizza Hut, either by paying for access or using the eminent domain process
2. Acquire small parcel from Stewarts and simultaneously close on county owned Pizza Hut property
3. Renovate Pizza Hut building to house all Town offices except Court
4. Move Town offices into renovated Pizza Hut
5. Renovate rear two-thirds of Route 5 building to house Court
6. Locate Sheriff in the front third of Route 5 building

At this point all parties understand where I am coming from, and in most cases are cooperative. Best of all, it looks like both the County and Town will be better able to function with minimal additional cost. Where there is additional cost, additional revenue should result.



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## Who gains what

### Town of Palatine

1. Newly renovated office building with adequate parking facilities
2. No large cash spent on a new building
3. No large commercial building or parcel removed from assessment roll
4. Offices located close to bulk of Town's population yet in area frequented by rural residents
5. Sheriff trade out for expenses to locate in our building – help in renovation costs for Route 5 building
6. Court room brought up to current state standards
7. Relationship with Sheriff resulting in increased revenue for Court
8. Increased patrol time and presence of Sheriff up county

### Sheriff and County

1. Land locked parcel put to use instead of continually deteriorating building (brought \$100 at last tax sale)
2. Substantial enhancement in service by Sheriff to our area- minimal cost, more time on patrol, less time commuting
3. Shorter ride to restrain arrested people
4. Shorter trip for arraignment- Palatine Court

### Kamin Realty

1. Increase in traffic in Mall created by non-competitive occupancy of old Pizza Hut building
2. Assurance of no future commercial competitive enterprise moving in
3. Initial payment by Town of Palatine for right of way easement

### Stewarts

1. Increase in traffic around store
2. Assurance that a commercial occupancy that would test their rear property line is not going to happen



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## Interested Parties

1. Town of Palatine Board
2. Montgomery County Board of Legislators
3. Montgomery County Treasurer
4. Montgomery County Executive
5. Montgomery County Sheriff
6. Kamin Realty
7. Stewarts



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Conceptually, it looks good, but now it is time for each of us to get into details. As we all know, the devil is often in the details.

For the details we now have a Building Committee and we have a Town Board.

The necessity of something of this nature is clear to me. Continual budget and consolidation pressures from the state, federal, and county governments will result in change in the near future. If the Town of Palatine is not effective, we will not exist.

All local courts will not survive.

All local police departments will not survive.

All local governments will not survive.

We must be efficient and competitive.

Very Truly Yours,

Bill MacLauchlin  
Supervisor  
Town of Palatine