



A NEW ERA

THE NEW CLINTON
HEIGHTS FIREHOUSE

Presentation Agenda

- **Introduction, Who We Are and What We Do**
- **Why a New Firehouse?**
- **What's Wrong with the Old Firehouses?**
- **New Firehouse Renderings, Features and Maps**
- **Floor Plans, Elevations and Overhead Views**
- **Cost and Lease of New Firehouse**
- **Tax Result and Savings Realized in Project**
- **Anticipated Timeline**

Who is Clinton Heights Fire Department?

- **A 100% volunteer firefighting force serving Clinton Heights**
- **Two fire companies: W.F. Bruen and Community Hose**
- **East Greenbush Fire District No. 1 (Clinton Heights Fire Department) is the government entity overseeing the two fire companies, responsible for setting the tax levy and administrative functions such as new construction**
- **Board of Fire Commissioners governs the district; separate boards govern each individual fire company**

What We Do

- **Handle all fire calls in the Clinton Heights Fire District, 24/7/365**
- **241 incident responses in 2024 (~6% increase over 2023)**
- **Incidents responded to include:**
 - **Fire and fire alarm activation**
 - **Motor vehicle accidents**
 - **Water evacuations**
 - **Electrical emergency/danger**
 - **Gas/CO/smoke alarms**
 - **Stalled elevator rescues**
 - **Storm damage assessment**
 - **Mutual aid assignments**

Why A New Firehouse?

- **Current buildings were constructed as early as the 1930's and have been remodeled and expanded multiple times**
- **Our firefighting needs naturally shift over time, including:**
 - **Need for fire apparatus storage space**
 - **IT connectivity and networking needs**
 - **Updating health and safety practices (exhaust ventilation, gear washing and storage) to prevent cancer, respiratory issues, etc.**

Why A New Firehouse?

- **All of our current buildings are not ADA compliant, which hurts our ability to:**
 - **Fairly and equitably host community functions and district events**
 - **Recruit diversely for various non-emergency tasks**
- **Currently, 40+ volunteers are spread across two firehouses, with administrative tasks occurring at a third building**

What's Wrong With the Old Firehouses?

- **No exhaust removal systems for fire apparatus – *cancer risk***
- **No dedicated storage space for turnout gear – *cancer risk***
- **No dedicated laundry area for turnout gear – *cancer risk***
- **Minimal space between and surrounding fire apparatus**
- **No room on property to handle adequate renovation and expansion for parking and property access**
- **Equipment is spread between two firehouses and district office**











The Proposed Clinton Heights Firehouse



164 Columbia Turnpike

The Proposed Clinton Heights Firehouse



CLINTON HEIGHTS FIRE DEPARTMENT



Interior Apparatus Bay

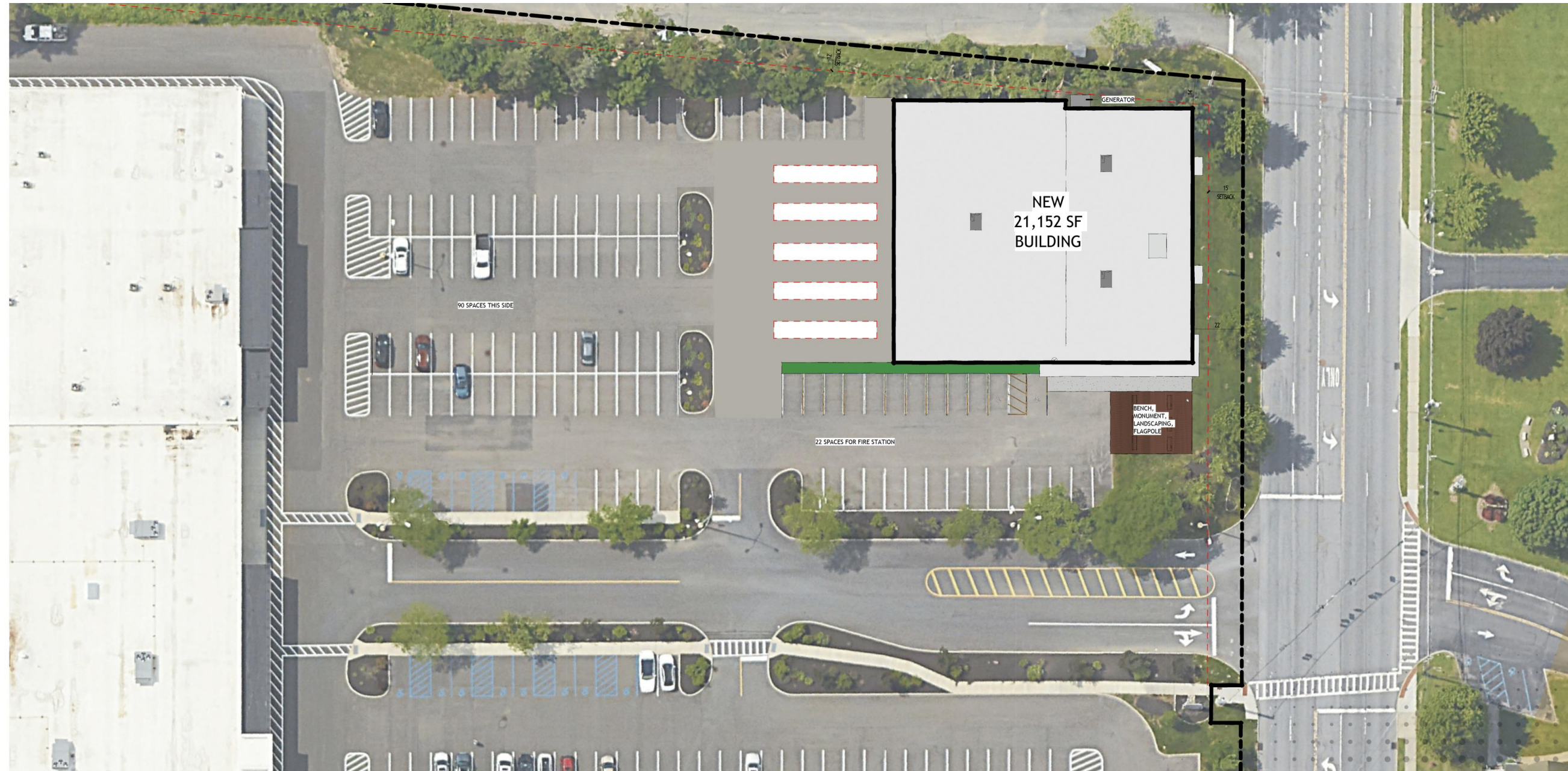
The Proposed Clinton Heights Firehouse

- **21,152 square feet**
- **Two floors (offices, meeting room)**
- **Six apparatus bays**
 - **Exhaust removal system included**
- **Extra-large bay doors**
- **Dedicated turnout gear storage and laundry**
- **Decontamination shower**
- **ADA compliant**
- **Consolidation of all apparatus, functions and volunteers**

The Proposed Clinton Heights Firehouse

- **Functional height in apparatus bays for bailout training exercise**
- **Hose and equipment storage space**
- **Compressor, electrical and water utility rooms**
- **Multiple offices (chief, firematic, fire companies)**
- **Full IT capabilities**
- **Fitness room for volunteers**
- **Recreation room**
- **Multi-purpose room**

Overhead View





NEW
21,152 SF
BUILDING



Front/East Elevation

Faces Columbia Turnpike

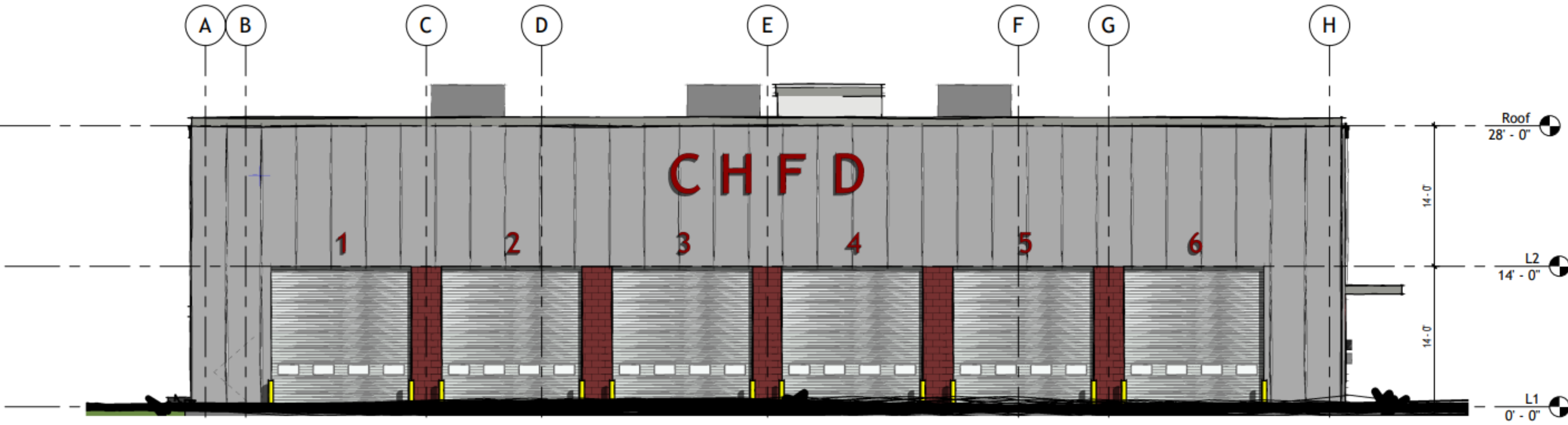


Roof
28' - 0"

1 East Architectural Building Elevation
1/8" = 1'-0"

Rear/West Elevation

Faces Parking Lot

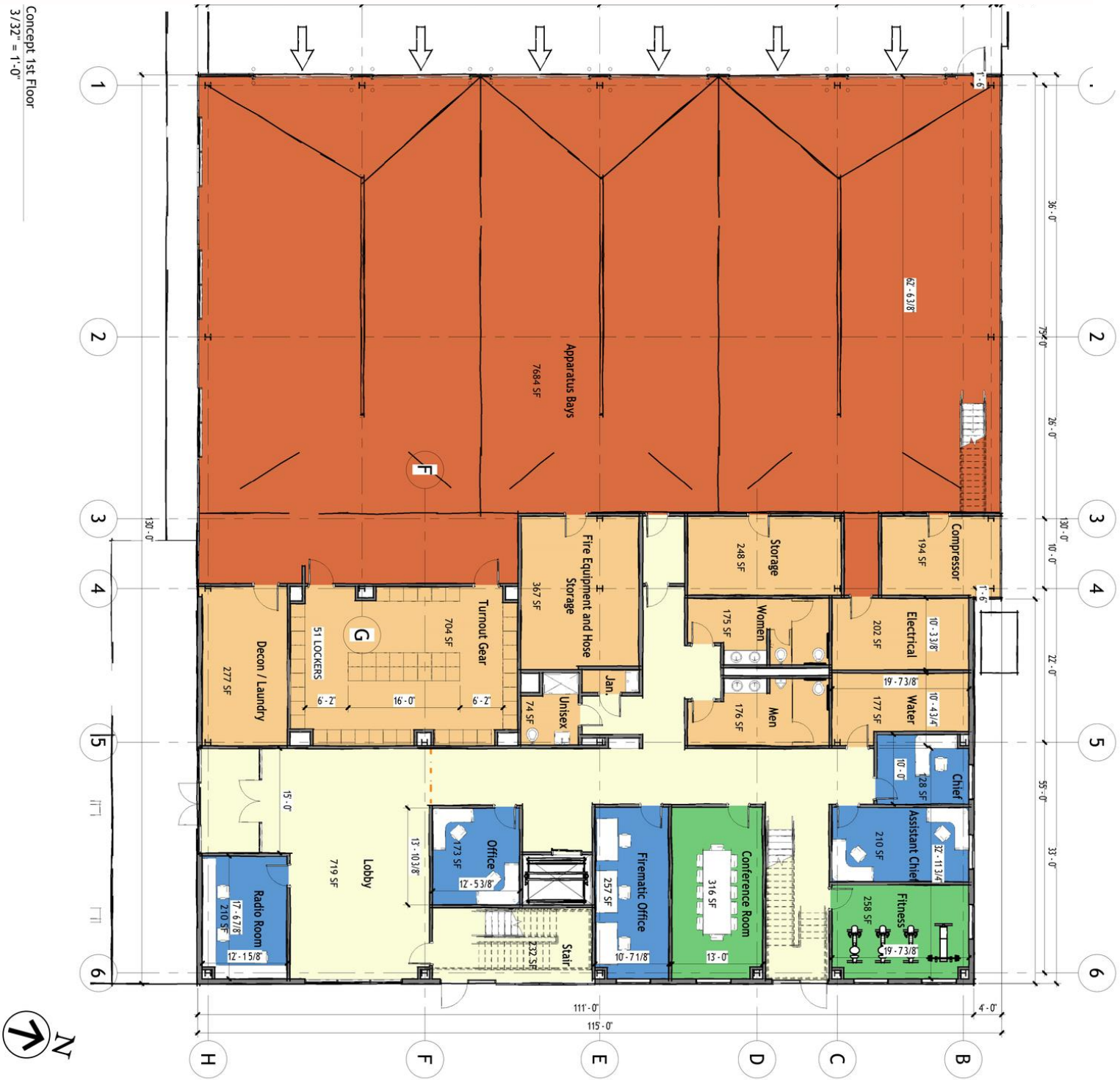


③ West Architectural Building Elevation
1/8" = 1'-0"

Second Floor



First Floor

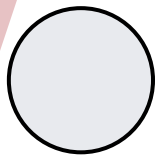
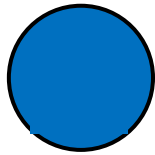
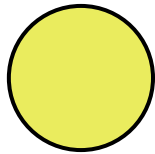
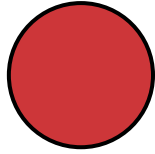



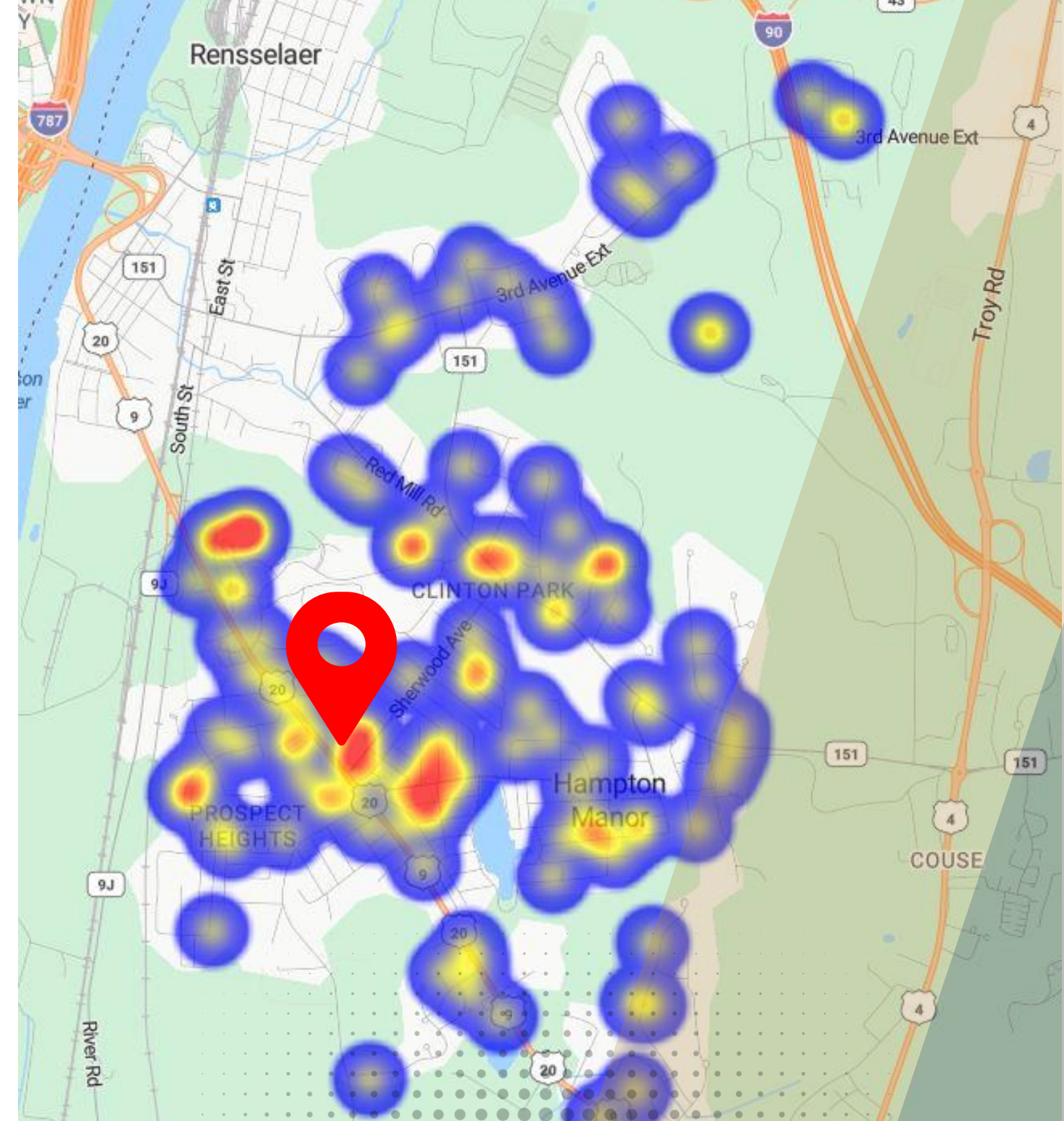
Concept 1st Floor
3/32" = 1'-0"



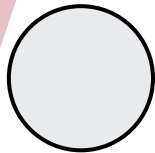
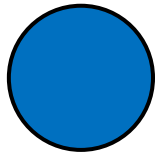
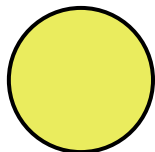
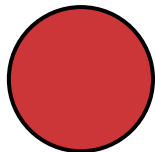

Location: 164 Columbia Turnpike

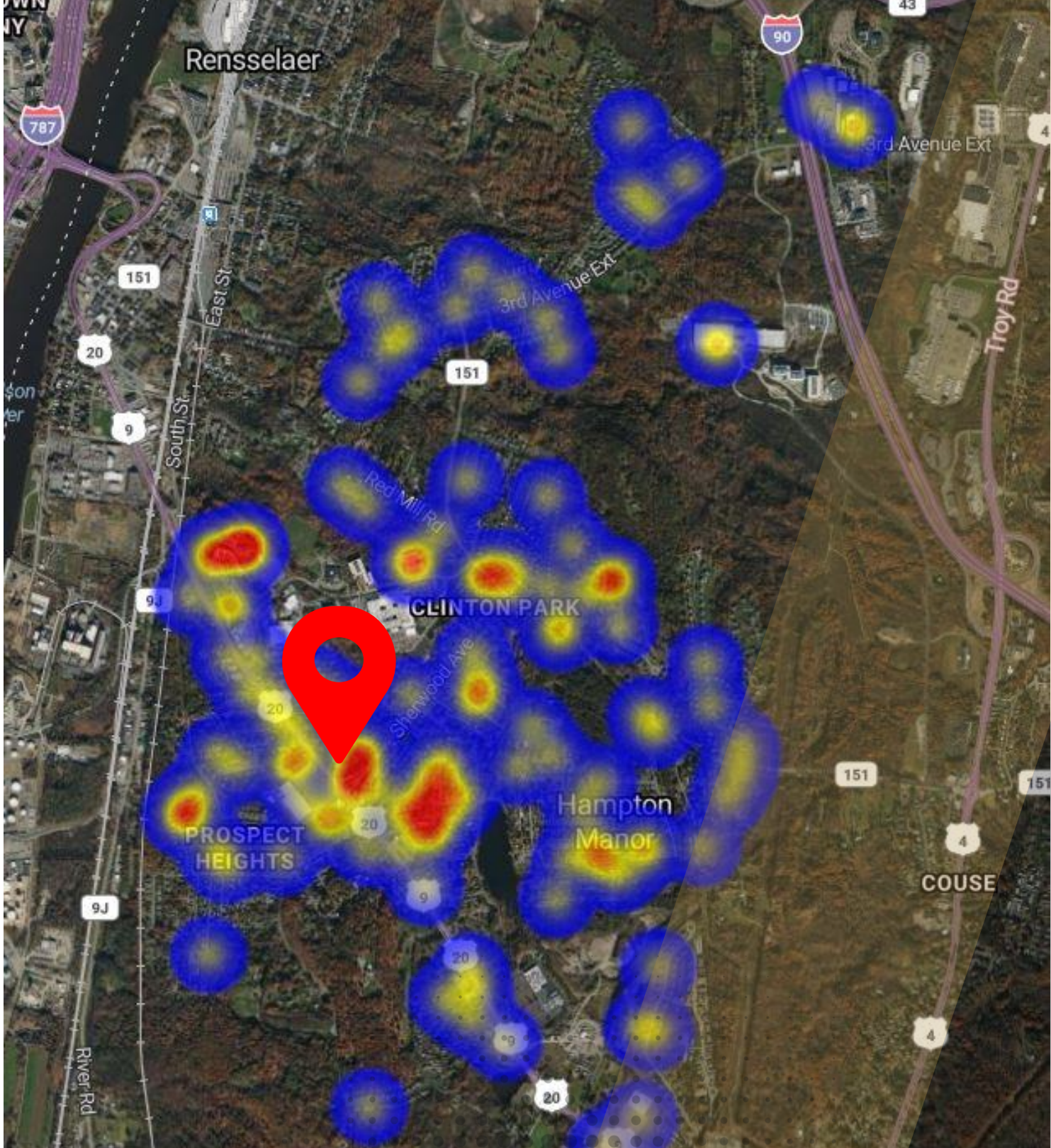
2025 Fire Calls "Heat Map"

-  No Calls
-  Lower Call Volume
-  Moderate Call Volume
-  Higher Call Volume
-  Location of New Firehouse



2025 Fire Calls "Heat Map" (Satellite)

-  **No Calls**
-  **Lower Call Volume**
-  **Moderate Call Volume**
-  **Higher Call Volume**
-  **Location of New Firehouse**



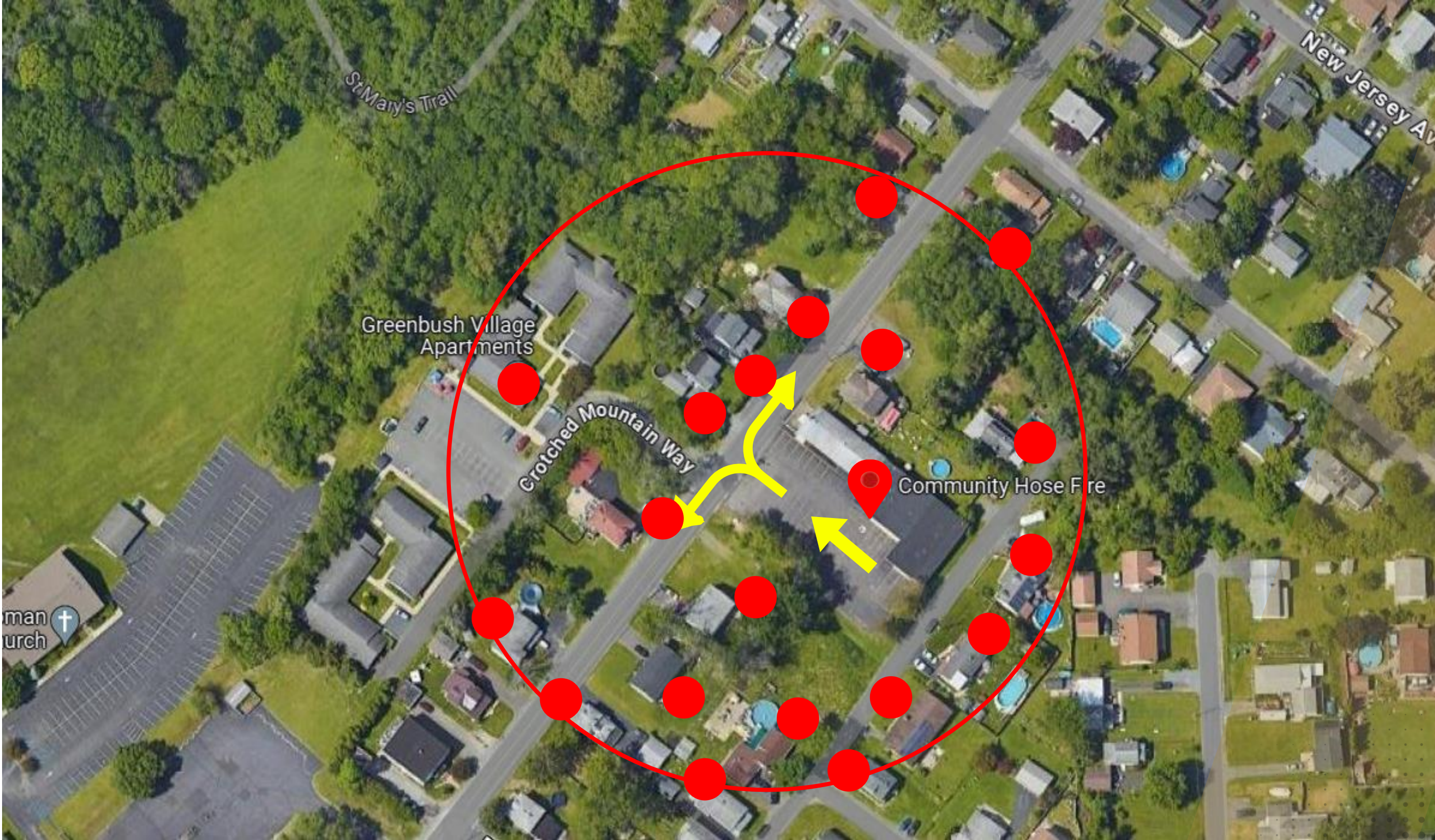
Current Community Hose Co.

300ft. radius
from truck exit -

Homes in radius* -



*All area homes are impacted by
lights/sirens on emergency calls

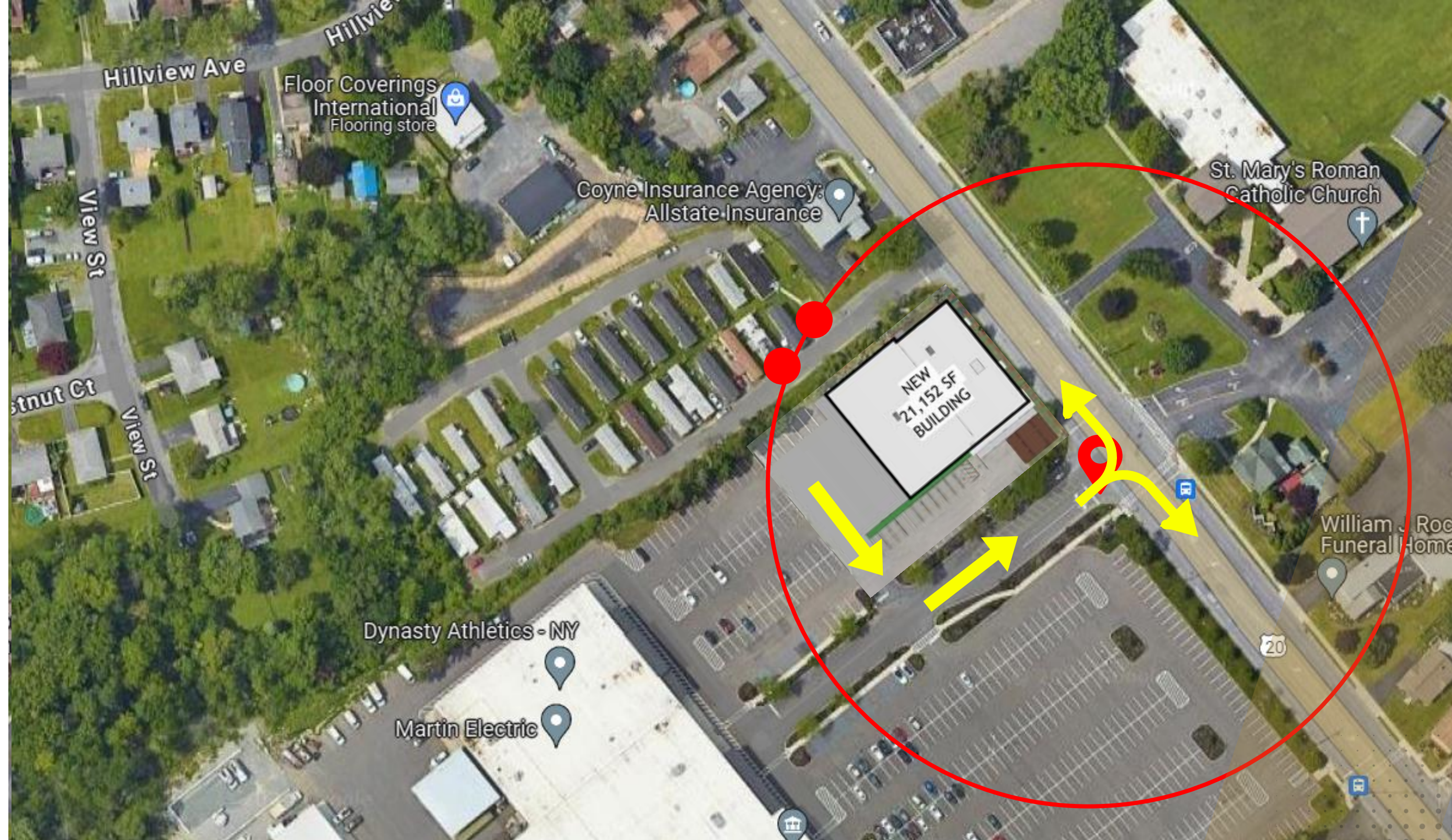


Proposed Firehouse Location

300ft. radius from truck exit -

Homes in radius* - ●

*All area homes are impacted by lights/sirens on emergency calls



Cost of the Proposed Firehouse

- **The initial cost of land development and construction will be borne by Turnpike Redevelopment Group. Special consideration on pricing and timelines is being made by BBL, due to the nature of the project as a firehouse and public service**
- **Clinton Heights Fire Department will not own the firehouse**
- **CHFD will lease the firehouse from Turnpike Redevelopment Group at an annual cost of roughly \$850,000**

Other Details on Property Development

- **The landowner Turnpike Redevelopment Group and builder BBL will be responsible for all studies associated with new construction, including environmental, traffic, etc.**

Leasing the New Firehouse

- **10-year lease with optional extension**
- **Clinton Heights Fire Department retains leverage for negotiation at optional renewals (the 10 and 20 year intervals)**
- **The type of lease is a Triple Net Lease (NNN). As lessee, the fire district is responsible for maintenance and operations at the building**

Tax Result

- **Right now, specific numbers are unknown - however, it is anticipated that the 2027 tax rate will need to increase to approximately \$1.55 per thousand dollars assessed valuation**
- **The 2026 tax rate will be \$0.85 per thousand**
- **The fire district's 2026 operating budget is \$1,063,250 to cover current operations**

Tax Result (estimated)

Full Market Value of Property	Assessed Valuation (100% of 2025/26)	2026 Fire Dept. Tax (\$0.85 per \$1,000)	Est. 2027 Fire Dept. Tax (\$1.55 per \$1,000) †	Estimated 2027 Increase
\$200,000	\$200,000	\$169.86	\$310.51	\$140.65
\$300,000	\$300,000	\$254.79	\$465.76	\$210.97
\$400,000	\$400,000	\$339.72	\$621.01	\$281.29

† *example calculation, not representative of final cost*

Savings of the New Firehouse

- **By leasing rather than purchasing real estate and building a firehouse, Clinton Heights is saving approximately \$7.5 million**

*Buy/prepare land, bond interest, build,
insure, save for improvements/repairs, soft costs*

approx. **\$30,335,605.58**

*10-year lease x2; insure, save for
improvements/repairs, soft costs*

approx. **\$22,845,414.00**

\$7,490,191.58

Notes on Previous Slide

- **No suitable real estate is available for sale within the fire district; no IDA-owned properties exist within the district**
- **Three marginal properties for sale outside the district, or unavailable to purchase within the district (Rensselaer, East Greenbush) have each listed for at least \$800,000**
- **The cost of land alone would be prohibitive for the fire district at the current budget, and would result in a certain tax hike**

Savings of the New Firehouse

- **The existing administration building at 11 Hampton Avenue will be sold, with profits directly offsetting the cost of the lease**
- **The fire companies own their respective buildings; sale is at the discretion of the individual fire companies**

Savings of the New Firehouse

- **Clinton Heights Fire Department currently pays “rent” to the two fire companies for use of apparatus bays (approximately \$89,000 annually)**
- **These payments will be eliminated with the new firehouse and the money put towards the lease**

Savings of the New Firehouse

- **There may be a positive impact on property values due to:**
 - **removal of firehouses from residential neighborhoods (noise, nighttime nuisances, etc.)**
 - **increased efficacy of the fire department protecting life and property in the district**



McKownville

\$10.03 million

12,375 sq ft.

Four apparatus bays

**Under construction now*

Stanford Heights

\$10.5 million





Halfmoon

\$10.5 million

Selkirk

\$15 million



How The New Firehouse Will be Approved

- **Under New York state law, the lease will exceed the fire district's statutory spending limit. This is not uncommon and triggers a public vote**
- **VOTING DAY***
 - **December 9, 2025 – 6 to 9 p.m.**
 - **St. Mary's Roman Catholic Church of Clinton Heights**
163 Columbia Turnpike

** Occurring same day as Board of Fire Commissioners election*
- **CHFD has committed to holding multiple public forums and communicating the change to residents**

Sample Ballot

Ballot

EAST GREENBUSH NO. 1 FIRE DISTRICT (Clinton Heights Fire Department)

Annual Election to be held at The Church of St. Mary at Clinton Heights in East Greenbush No. 1 Fire District.

December 9, 2025

QUALIFICATIONS

Every duly qualified registered elector of East Greenbush No. 1 Fire District who has resided in the East Greenbush No. 1 Fire District, for the period of thirty (30) days next preceding the date of this Election shall qualify to vote at the Election.

NOTE: You are voting for one Commissioner (5 year term) and a Proposition to allow the Fire District to exceed its Statutory Spending Limit.

FIRE DISTRICT COMMISSIONER

For the term of five (5) years commencing January 1, 2026 and ending on December 31, 2030.

VOTE FOR ONE CANDIDATE ONLY

PUT "X" Below

Halsey Betters -----> _____

→ WRITE IN CANDIDATE
(Write in name above.)

PROPOSITION

Shall a resolution passed by the Board of Fire Commissioners of the East Greenbush No. 1 Fire District, County of Rensselaer, State of New York, at a regularly scheduled meeting on October 29, 2025, to grant the East Greenbush No. 1 Fire District authority to exceed its Statutory Spending Limitation, as that is determined by formula provided in law, for the purpose of funding the lease of property to be used as the consolidated fire station for the conduct of all fire services operations and District affairs in an amount not to exceed the total cost of any subject lease, or \$ 950,000.00 per year for a period of time as provided in any lease entered into by the Fire District for such purposes, with this authority to survive the total duration of said lease, inclusive of all extensions of said lease, be approved?

CHECK ONE BOX ONLY

YES / / -- Approve the resolution and authorize the Fire District to exceed the statutory spending limit.

NO / / -- Reject the resolution and do not authorize the Fire District to exceed the statutory spending limit.

Sample Ballot (Top)

Ballot

**EAST GREENBUSH NO. 1 FIRE DISTRICT
(Clinton Heights Fire Department)**

Annual Election to be held at The Church of St. Mary at Clinton Heights in East Greenbush No. 1 Fire District.

December 9, 2025

QUALIFICATIONS

Every duly qualified registered elector of East Greenbush No. 1 Fire District who has resided in the East Greenbush No. 1 Fire District, for the period of thirty (30) days next preceding the date of this Election shall qualify to vote at the Election.

NOTE: You are voting for one Commissioner (5 year term) and a Proposition to allow the Fire District to exceed its Statutory Spending Limit.

FIRE DISTRICT COMMISSIONER

For the term of five (5) years commencing January 1, 2026 and ending on December 31, 2030.

VOTE FOR ONE CANDIDATE ONLY

PUT "X" Below

Halsey Betters -----> _____

→ **WRITE IN CANDIDATE**
(Write in name above.)

Sample Ballot (Bottom)

PROPOSITION

Shall a resolution passed by the Board of Fire Commissioners of the East Greenbush No. 1 Fire District, County of Rensselaer, State of New York, at a regularly scheduled meeting on October 29, 2025, to grant the East Greenbush No. 1 Fire District authority to exceed its Statutory Spending Limitation, as that is determined by formula provided in law, for the purpose of funding the lease of property to be used as the consolidated fire station for the conduct of all fire services operations and District affairs in an amount not to exceed the total cost of any subject lease, or \$ 950,000.00 per year for a period of time as provided in any lease entered into by the Fire District for such purposes, with this authority to survive the total duration of said lease, inclusive of all extensions of said lease, be approved?

CHECK ONE BOX ONLY

YES -- Approve the resolution and authorize the Fire District to exceed the statutory spending limit.

NO -- Reject the resolution and do not authorize the Fire District to exceed the statutory spending limit.

Anticipated Timeline (subject to change)

2025 (Now)

December 3 and 6 - public forums

December 9 - Public Vote at St. Mary's Roman Catholic Church of Clinton Heights

2026

By February 1:

Building Permit Application & Review (~6 weeks)

Planning Board & Town Board Review, Recommendation and Approval (~4 weeks)

April 1–November 15 – Construction (~32 weeks)

December 1, 2026 - anticipated building occupancy

Thank You!

For questions after this forum:



info@clintonheightsfire.com