

Bolton LDC Meeting- February 5, 2009
State of New York
Warren County
Town of Bolton

Present: Phil Farbaniec, Alexander G. Gabriels III, Art Baker Supervisor Kathy Simmes and Scott Andersen

Absent: Jason Saris and Joel Jacko

Phil Farbaniec called the meeting to order at 5:15 p.m.

Public in Attendance:

New Business:

Tim Larson- LA Group- to discuss study of Norowal Marina

Tim Larson stated that last month they had a joint meeting with the Hamlet Sustainability Committee and Norowal Marina staff to discuss some of the conceptual plan for the Hamlet and Marina. Since that meeting he has put together a Redevelopment Strategy Summary which is basically a summary of their first discussions with the BLDC. He provided a copy of the Summary for each BLDC member.

Tim Larson stated that as per the contract with the BLDC, the LA Group has completed Step 1 which was to analyze Norowal's current operation. He stated that they are now at the phase in which they need to define what their scope is going to be for the conceptual plan.

Tim Larson stated that he would like to review the summary tonight and then meet once more to go over their initial concept plan. He stated that they have an open house scheduled for the Hamlet Sustainability Project in March. He hopes to come up with concept plan for Norowal which he would like to review with the BLDC before then so he can incorporate any changes and have it ready for the open house. Phil Farbaniec stated that they have another meeting scheduled for February 25 at 5:00 p.m. Tim Larson stated that he would like to have a conceptual plan ready for them at that meeting.

Tim Larson stated that the Redevelopment Strategy Summary breaks down the project into eight (8) goals which were highlighted at last month's meeting.

- 1) Continue to cooperatively provide public access to Lake George per the established Conservation Easement.

Objective- Continue to provide the types of public recreational access to Lake George as described in the Conservation Easement, including the public boat launch, temporary docks for the public, parking, restrooms and public facilities.

2) Evaluate Vacant and/or underutilized buildings and land.

Objective- Develop a specific set of recommendations that incorporate redevelopment strategies for the rehabilitation and/or reuse of underutilized buildings and land.

Scott Andersen stated that they told the LA Group about Norowal's desire to upgrade the bathroom/shower facilities. He asked Tim Larson if he felt that it would be possible to move the bathroom/showers to the shop area of that building because the floors and drainage are similar to what they need for the bathrooms. He stated that the floors in the shop area are concrete, they have a slight pitch and the drains already exist. He stated that he thought that this could be a less expensive route if the LA Group felt that it was feasible. Tim Larson stated that often it is less expensive to rehabilitate what they have rather than to re-build completely, but they would have to explore that option further.

3) Maximize parking facilities to increase site efficiency and revenue.

Objective-Analyze vehicular circulation patterns and parking capacity and identify opportunities to improve and expand parking capacity for vehicles and boat trailers.

4) Improve the user experience of the Marina.

Objective- Provide expanded restrooms, shower facilities and laundry; investigate the feasibility of providing indoor lounge/waiting area and/or formalized outdoor picnic area. Tim Larson stated that this goal was established to improve the overall experience.

5) Serve as example to protect and improve the water quality of Lake George and the surrounding watershed.

Objective- Install state-of-the-art bat washing station to capture and contain invasive species and foreign material prior to entering Lake George.

Scott Andersen asked if they will be locating a boat wash on the plot plan and if so had they researched how much room will take. Tim Larson replied yes they planned on indicating the boat wash on the plot plan but he will need to do some research on how much room it will take.

Art Baker asked who is responsible for the operation, maintenance and liability of the boat wash station. Scott Andersen stated that personally he feels he would like to see Bolton have the show place of marinas for anywhere in New York. He explained the boat wash station would include a lift, high pressure wash with a drain facility. He stated that this would not be for everyday cleaning of boats; it is to remove foreign species. He feels that the use of the boat wash would be low based upon what he sees go on around Lake George. He stated that 90% of the boats that go in and out of Lake George really don't go on any other lakes. However the 10% is what they will be worried about. With regard to funding for the boat wash, Scott Andersen stated there seems to be a lot of money connected with environmentally friendly things, which has not changed even in this economy. Those who enforce seem to have a lot of clout at the federal level and most of New York State money for any water based protection seems to funnel down from a federal standpoint. He stated that

his goal would be to have this 99% funded with grant money and they would also receive grant money for maintenance and upkeep. Scott Andersen stated that in reality if they cannot receive grants they will not be in a position to provide this for a while. He would like to shoot for the grants because he feels that there is money there. Therefore he feels that they should include it in the plot plan so they can plan for the room.

Scott Andersen stated that he will start to research some potential grants.

- 6) Provide a well-connected pedestrian network that provides ADA compliant sidewalks and connections between the Marina, Sagamore Resort and Hamlet.

Objective- Analyze pedestrian safety and connectivity issues, including pedestrian connections from the parking facilities to the marina office, restrooms, laundry and dock and boat launch facility. Investigate opportunities to strengthen pedestrian connections between the marina and other Hamlet destinations.

- 7) Provide boat docking, boat and equipment storage and administrative office space for NYS DEC staff per the established Conservation Easement.

Objective- Provide administrative access to the property for use by NYS DEC, as described in the Conservation Easement, including designated dock space, (12) twelve vehicles and/or trailer parking spaces, (25) twenty five boat and/or trailer parking spaces for winter storage and 150 square feet of floor area suitable for administrative office space.

Tim Larson stated that the LA Group has been evaluating the buildings on the Marina property and thought maybe they could locate the offices in either of the old residences on the property. However, this will not remove as much of the process time for someone checking in. Phil Farbaniec stated that he would rather evaluate other options for the location of the NYS DEC office space. He stated that he would not like to commit anything to those buildings right now because they are not even sure that they want to keep these buildings or renovate them for future rental or use. Art Baker stated that if someone is checking into their campsite at the NYS DEC office it would be more appropriate to have them check in closer to the lake. Scott Andersen stated that as a group they never decided and Art's point is valid. Although there may be a congestion issue, but the process can be moved along quickly. He agrees with Phil Farbaniec that they still have not made any commitments to that building and at one point there was some discussion about giving it away or demolishing it for more land. Art Baker stated that they will need to find out NYS DEC's intent for the office space. Scott Andersen stated that originally the State intended on having a satellite reservation office at Norowal. However with all of the State's budget issues they may not be spending any money right now. Phil Farbaniec stated that they have plenty of room in the building with the shower and bathrooms to house the NYS DEC office. Art Baker stated that he felt that keeping the office closer to the lake will also improve the whole user experience. Keeping the reservations close to the marina office will make for a smoother seamless process. Tim Larson stated that he will work on some alternative spaces for the NYS DEC office.

With regard to storing the NYS DEC boats, Phil Farbaniec stated that he would suggest that the winter storage be up on the hill out of the way. Tim Larson asked if the State uses it for winter storage. Phil Farbaniec replied no. Scott Andersen stated that the first year they put 2 boats up on the hill but nothing since then. He stated that the reason that this came up in the first place is because Green Island is the maintenance center for and a lot of things from Long Island in the Hudson gets shipped here and this could be a place to store it. However, they never seem to have taken advantage of that.

Zandy Gabriels stated that he would be more comfortable if they also included the concept that 25% of the parking is for day-use fisherman on their plot plan so that when DEC gets to review this they will see that as well. Tim Larson stated that they could do that. Zandy Gabriels stated that he does not want to see a specific area designated but at least make some sort of indication or label that states it on the plan.

- 8) Work in concert with the Hamlet Sustainability Committee to provide a cohesive plan between the two ongoing planning initiatives.

Objective- Provide pedestrian connections between the marina, Sagamore Resort and the Hamlet; investigate the feasibility of designating additional multi-use parking with the marina property; and explore the potential opportunity to re-develop underutilized buildings and/or land for municipal use.

Tim Larson stated that they had talked a lot about having some sort of cooperative parking arrangement that could be used for municipal use that would not interrupt or take away from the current operation. However, walking away from this discussion it seems that it will be difficult to do. Supervisor Simmes stated that a few months ago there was some discussion on the use of the UDAG funds to purchase the Conservation Easement. She stated that a better idea would be to call Mr. Eggleton but at the time he was not interested. However, she called him again a few weeks ago about this possibility and he stated that he still was not interested. She indicated to him that all of the Easement rights would remain in place but maybe there was a way to discuss other options. She stated that he indicated that the person to talk to would be Rob Davies. She stated that Rob Davies wants to come here, not because of her request but because of a letter he sent which indicates that they want to come up once a year to inspect the property and discuss some things. She feels that this would be the perfect opportunity to discuss changing some of the Conservation Easement.

Scott Andersen stated that he would want to be very careful in giving things away especially depending on what they owe. He stated that he is not against changing any of it but they still have a commercial loan. Supervisor Simmes stated that she would like to sit in on the meeting with Rob Davies when he does come up for an inspection. Phil Farbaniec stated that will probably not take place until the snow is gone.

Deanne Rehm suggested that they free up the Sagamore side area to allow for Town parking or to house a new Fire House. Scott Andersen stated that there is part of him that does not

want to give away any of the parking to those that would not access the lake. Although it would be limited, it could potentially limit the marina, especially on the weekends, because their lots are full. Supervisor Simmes stated that it could be possible with the remodeling of the property in order to maximize the use of it; they may not be losing any parking. Scott Andersen stated that he is open to discussions on the matter but he had to let them know his personal feelings at this point. Zandy Gabriels stated that they should also be prepared to talk numbers when they talk to the State. He feels that they should find out what value would be placed on that land. He stated that when they negotiate with DEC they better have a number that they are comfortable with from the start. Deanne Rehm stated that they need to know if they could afford to give it up. Tim Larson stated that he can provide some alternatives for allowing alternative parking for discussion at the next meeting. Deanne Rehm suggested that they talk to the State because times have changed since the Easement was signed and they may be more willing to have the money now.

Scott Andersen stated that originally they tried to keep this out of the Easement. He stated that it really slowed down the process and it literally came down to the last wire. He stated that originally they wanted this piece of the property separate from the Easement but Dick Bartlett indicated to them that he would stake of his years in dealing with the State that they would not agree to that. Scott Andersen stated that it came down to the last wire and the State stated that they include it all or they would walk away. He stated that they would not relinquish that right or change the language in any way. Supervisor Simmes asked if they knew the State's reasoning for that. Scott Andersen replied that the State wanted as much available parking for growth as possible. Zandy Gabriels stated that what Scott just described is exactly how it went. Scott Andersen stated that he agreed with Deanne Rehm that times are different and it may be a more feasible option now. Supervisor Simmes stated that she feels that they should have a plan in place before they go to the DEC with anything.

Art Baker asked what the plan between the Town, School and Fire House. Deanne Rehm replied that until the School has new fields there are no plans. If they do find new athletic fields then they are going to allow the Fire Company to use the property to expand. She stated if that occurs, then there really is not much space for Town parking.

Supervisor Simmes stated that she could see Norowal Marina freeing up some land for Town parking but feels that the amount of land that the fire company would need could not be accommodated at the Marina. There was further discussion of where a new Fire House could be placed.

Tim Larson stated that he would come up with some parking alternatives for discussion purposes.

Supervisor Simmes stated that Joan Baldwin indicated that John Cornwall was giving up his space at Norowal, so there is a 23' slip available. She also indicated that she has approached a few people already but wanted to let everyone know to get the information out there.

Supervisor Simmes asked why the self-launch service was increasing in price when it did not have much use last year. Phil Farbaniec stated that the self-launch was not really started until August. Scott Andersen agreed and stated that they did not start it until the summer and it was never advertised. Phil Farbaniec stated that the cost was based on the size of the boat and trailer. Supervisor Simmes stated that she did not understand why they would raise the price when it did not get much use, and feels that they should keep it the same or lower it to entice people to use it. Scott Andersen stated that in the marina/boating business you have to all of those decisions made and advertised by the end of March because people make their plans in March and April. Very few wait until June to make their plans. Supervisor Simmes stated that they should have this information ready for the Great Upstate Boat Show. Scott Andersen agreed and stated that they will have this advertised at the Boat Show.

Correspondence:

- *LGA letter requesting free winter boat storage.*

Phil Farbaniec stated that the LGA has contacted them about storing a large catamaran boat at Norowal over the winter at no cost. The LGA runs a floating classroom for middle school students on Lake George and they are looking to many municipalities and organizations for donations. Phil Farbaniec stated that he didn't see a problem with it but wanted to bring it to the BLDC for discussion purposes.

Scott Andersen stated that he was not opposed to the idea but they would need to be careful with the precedent they would be setting. For example, the Sheriffs had asked a few years ago to store some of their boats in the winter. He stated that they asked Mike Muller, who indicated that they cannot give them a spot without charging them because they are a not-for-profit. This is due to the Conservation Easement which states that everyone needs to be treated equally. Supervisor Simmes suggested charging them a \$1.00. Scott Andersen stated that they would then need to offer everyone else \$1.00 to store their boat. Supervisor Simmes asked who else stores their boat at Norowal over the winter. Scott Andersen replied no one now but if someone wants to in the future that is the amount they will have to stick with.

Zandy Gabriels stated that they could talk to Counsel Muller about Norowal Marina possibly provide a contribution to a not-for-profit organization. Scott Andersen agreed that would be a good start. Phil Farbaniec stated that they will discuss this with Counsel before proceeding any further.

- *NYS DOT letter regarding sidewalks and purchase of property along 9N entrance.*

Phil Farbaniec stated that they DOT is seeking to purchase some of Norowal property for \$4,500. He will have Counsel Muller review the information. He stated that they may need to take out the sign there as well. Scott Andersen stated that he thought that it was an easement that they were buying. Phil Farbaniec replied that DOT wanted to buy the property. Scott Andersen stated that they should confirm that the property that they are buying is no wider than the sidewalk, because if it is wider they should get a right-of-way to put the Norowal sign back up. Supervisor Simmes stated that DOT won't let them put a sign back up on State property. Scott Andersen reviewed the map and stated that DOT is looking to purchase 29.5' road frontage and 21' depth, which is much larger than the sidewalk and will definitely affect the sign area. He asked where it will go if they cannot put it back up there because that is how most people enter into the Marina. Supervisor Simmes read from the DOT letter which stated that "...this would be for the reconstruction of the driving lanes on NYS Route 9N, new sidewalks and replacement or upgrade of drainage structures. The compensation is for the value of land acquired, which will include 301sq. ft. +/- of paved road and 70 ft. +/- of lawn area."

Scott Andersen stated that he doesn't want to stop the project, but he does not want to lose the sign and if the State is buying that much road frontage, he feels that they should be paying more money for it. If the State wants the land that badly they should be paying what it is worth, which he feels is more than \$4,500. Phil Farbaniec stated that it may be possible to negotiate having the sign remain. Scott Andersen stated that he does not disagree but they need to be sure that the sign is able to be put back up because it is too valuable to Norowal's business. Phil Farbaniec asked if the Board would be agreeable to sell the property for \$4,500 if the State agreed to allow the sign. Scott Andersen replied no and feels that they should find out what the property is actually worth.

Scott Andersen explained that Norowal owns the south side of the driveway property and the Brickners own the north side of the driveway. He stated that this was intentionally done by Buzz Lamb so that they would always share the driveway.

Art Baker suggested that look into getting a lifelong easement over the State owned property for the sign. Supervisor Simmes stated that she would call DOT to discuss these issues because they are doing the same thing at Veterans Park but they are not paying the Town for it.

Zandy Gabriels asked what plans they had for stormwater. Supervisor Simmes stated that they do not have those plans. Scott Andersen stated that they will need to find out if they will be able to drive over the area when the State is done with this project. They further reviewed the map and stated that they would like to see this staked out. Scott Andersen stated that they need to make sure that they have rights over that land. Supervisor Simmes suggested getting someone from DOT to come up and talk to them and better explain the project and plans.

Treasurer's Report:

Zandy Gabriels stated that the BLDC account has \$31,451.51. He stated that they also received a statement from Glens Falls National Bank & Trust Co. indicating that they have received \$3,765.15 in interest in 2008.

Old Business:

- *Two sets of signs ordered by Phil Farbaniec, Zandy Gabriels and Scott Andersen for winter public access- emails sent- no comments*

Phil Farbaniec stated that the "Public Access" and Proceed at Your Own Risk" signs have been received and are already in use. Zandy Gabriels stated that since the signs have been installed the access has already been used. He stated that he also has more signs to put up which will be used to prevent people from parking in between the buildings. He stated that the total cost for the signs was approximately \$490.00 plus tax.

- *All inventory sold and has left the property. Zandy Gabriels has documents and check for NMI files and handling.*

Scott Andersen stated that the inventory has been sold in full to Loon Lake Marina. Phil Farbaniec stated that they received \$6,500 for all inventory and it was recorded as a 2008 transaction so they will need to get all of that information to the accountant. Scott Andersen stated that CMJ already has the breakdown of all the inventory prices.

- *Bubbler & Ice Eater System- Maintenance- Repair of spares Phil, Zandy and Scott agree that Scott should get all spares repaired. To be sent out at the end of January.*

Scott Andersen stated that he has not done this as of yet, but intends to do it soon.

- *Electrical System on docks- and bubbler system- Scott Andersen*

Scott Andersen stated that at some point they will need to fix all of their wiring at Norowal. He stated that he is very concerned because he knew there were issues and he wasn't involved with what happened over the summer and was under the impression that it was all fixed. He stated he discovered the problems when he went to plug in the ice eaters and found issues. He stated that dock 2 runs through a 20 amp household ground fault breaker, similar to what would be used in a bathroom, and if they were to plug in 8-9 boats or an ice eater and there is no chance it is going to function. Dock 3 halfway down is dead because there is a break in the wire.

Scott Andersen stated that he met with the guy who installed them he indicated that Norowal was woefully inadequate; they do not have enough power for all of the boats there. Scott Andersen stated that it made him question why the guy installed it this way. They cannot even run their ice eaters there without running lead cords all over the docks and the guy indicated that they really should have a separate feed going out there just for the ice eaters. Scott Andersen stated that 5 refrigerators use more power than the ice eaters and asked how they should be handling that in the summer. He stated that he asked Melvin about this issue and Melvin indicated that there were a lot of problems and that was why they moved the breaker box to the telephone pole. Melvin also indicated that he had to dig the trench to bring the power out there. Scott Andersen

stated that his concern is that if the electrician thought they were inadequate in the spring, than why didn't he indicate that so that they could have addressed the issue then.

Scott Andersen recommended that they find out what their legal responsibilities might be for providing electric. He stated that he wants to protect them legally and liability wise. He stated that when people pay good money for a dock slip there is a presumption that they will be able to run their electricity. He stated that when they provide something they need to be able to stand by it being okay and safe. He feels that they should look at this carefully and address what and how much power they are willing to supply.

Art Baker suggested running a separate power meters to see what is being used and/or owed by each boat. Scott Andersen agreed and explained how it could be done. He stated that he has no problem with whatever may be done, as long as something is done to improve the electrical situation at Norowal. Zandy Gabriels stated that before they discuss spending any money on the electrical system they should talk to the accountants to find out what the profits were for the year.

- *Great Upstate Boat Show*

Phil Farbaniec stated that the Boat Show is scheduled for March 27th -29th at The Dome. He stated that they have the materials from last year but may need to get some literature together to pass out at the Boat Show. Scott Andersen stated that he was not sure what was left over from last year, but they should talk to Joan Baldwin and tell her to get whatever it is that she needs to be prepared for the show. Art Baker stated that he would coordinate with Joan to find out what she may need.

Scott Andersen asked if the Managers could get the Self-Launch Service materials/advertise up and running so that they have a month to prepare for the show. He also suggested that they attend the next meeting so that everyone can be on the same page about the self-launch and the promotion of it.

- *NYS Public Authorities Accountability Act*

Phil Farbaniec stated that there is a letter that he provided in each members packet which explains the need for the Board to participate in a training session. Scott Andersen stated that unfortunately this does not fit the BLDC well, but understands that it is state mandated and they will have to attend their training session. Zandy Gabriels stated that there is a training session coming up in March if anyone is interested.

- *Invoice from LA Group*

Phil Farbaniec stated that they had received their first invoice from the LA Group for work on the study of Norowal Marina. The total invoice came to \$1,427.00 which will be paid out of the Norowal account.

- *BLDC Web Page- Lori LaGoy- who checks on any incoming emails*

Zandy Gabriels stated that there is a BLDC email address but he does not who is servicing it or what the password is.

Executive Session: Entered Executive Session at 7:00pm

Adjourned to Regular Session at 7:15pm

- *Snow Plowing- contract completed? Copy returned to FR Smith & Sons*
- *Compensation for employees of Norowal Marina*

Resolution:

Zandy Gabriels moved, seconded by Kathy Simmes to make the following changes in compensation for Norowal employees for the 2009 season:

1. Managers- 2% increase
2. Dock Boys- .25 increase
3. Melvin- .50 increase

All in Favor. Motion Carried.

Adjourn

Resolution:

Scott Andersen moved, seconded by Kathy Simmes to adjourn the meeting at 7:17pm. All in Favor. Motion Carried.

Next meeting: Wednesday, February 25, 2009 at 5:00 PM at Town Hall.

Minutes respectfully transcribed by
Kristen MacEwan
Recording Secretary