

Bolton LDC Meeting- May 27, 2009
State of New York
Warren County
Town of Bolton

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

Absent: Jason Saris, Kathy Simmes and Joel Jacko

Phil Farbaniec called the meeting to order at 5:32 p.m.

Public in Attendance: Tim Larson-LA Group

Tim Larson presented a revised plan for potential improvements to Norowal Marina which addressed concerns and suggestions from the BLDC including:

- 1) Maximizing parking
- 2) Relocation of the boat wash
- 3) Removal of the additional entrance into the parking area from Sagamore Road
- 4) Locating the new office in the existing location to provide for the best vantage point at the launch.
- 5) Temporary parking or loading/unloading area.
- 6) Relocation of picnic space.
- 7) Removal of planting islands in the satellite parking lot to maximize parking spaces.

Tim Larson provided more details for the new building structure that would house the showers, lounge and laundry area for patrons as well as the DEC office space. He stated that there would also be some additional parking behind the building. Scott Andersen stated that DEC could be moved and were made of aware of that.

There was discussion of using the existing maintenance shed to the left of the boat launch for a picnic area. They discussed using the existing slab and taking down the walls but having the area remained as a covered shelter. Phil Farbaniec stated that they currently have a pump out line for the showers in this location and asked if they could move the showers to this location. He asked where the current waste water goes. Scott Andersen stated that there is a pipe that runs up to the Town sewer line. However, they would have to be careful with the underline gas lines running parallel with that. Phil Farbaniec stated that this area also tends to flood in the spring. Scott Andersen agreed and stated that is why a picnic site would probably work better in this location because by the time it would be used this water would not be there.

Zandy Gabriels stated that he would be concerned with meeting setbacks if they were to move the bathrooms to the maintenance shed. Scott Andersen stated that it could be done because this building is pre-existing non-conforming structure, but he is more concerned that it has a lot of water this time of year.

Phil Farbaniec stated that these plans and this exercise have proven that Norowal has buildings that they have no use for and would be better off without them. He feels that they should

concentrate on better utilizing their space for more parking. Scott Andersen agreed. He also commented that he liked that they were adding more spaces behind the building near the launch.

Zandy Gabriels asked what the dimensions were for the proposed parking lanes because the staff seems to feel that they could park more cars than what is being proposed. Tim Larson stated that he used the LGPC standards of 10' x 45'. Scott Andersen agreed with Zandy Gabriels that the staff is very good at maximizing the space and they do get more cars parked than what is being shown on the plan. Tim Larson stated that he was just providing a formalized plan for parking and that with that they would be stripping lines for parking. Scott Andersen was concerned that if they create actual spaces they would run the risk of losing space.

There was discussion about the size and location of the boat wash. There also was discussion of who will run the boat wash and how it will be funded. Scott Andersen stated that there is plenty of grant money available for environmentally friendly projects and feels that they could get a considerable amount to build the boat wash. With regard to operating costs, they could charge to wash the boat. However, they could look into whether grant funds are available for operating money. Art Baker stated that there are so many agencies that protect the lake and watershed that he feels that they would have no problem obtaining some funding for operation of the boat wash. With regard to physically operating the boat wash, Scott Andersen feels that they should have the boat wash operated by the staff. There was further discussion of the details of the boat house.

Art Baker stated that he was concerned that it looks a little tight pulling around the between the buildings to line up with the ramp. Scott Andersen stated that although it looks tight, it is the same size that they have now and most of their customers have no problem pulling around.

With regard to the launch ramp, Zandy Gabriels stated that the LGA launched its new 40' floating classroom. He stated that the size of the boat trailer put it off the paved part of the ramp and into the sand. He recommended that they look into getting some steel mesh to protect the ramp from propeller wash especially from larger boats like the LGA's floating classroom. Scott Andersen agreed that they should look into something for this part of the ramp to prevent any ruts from forming.

Tim Larson reviewed the scenario of relocating the fire station at Norowal Marina. He stated that they would subdivide a separate .8 acre lot for the fire station. The 3,500 sq. ft. building would have 6 bays with an office. Norowal would lose 26 car and 20 car-trailer spots in doing so. He also reviewed the scenario of a possible EMS building on the site. This would involve a subdivision of .38 acres for a 2,500 sq. ft. facility. He stated that they would lose 7 car and 20 car/trailer parking spots. Scott Andersen stated that although this would be a great concept, they take up too much space. He also feels that this exit onto Sagamore Road would be difficult and could be an impediment to the emergency vehicles.

Tim Larson suggested that they consider moving the DEC office to the back of the Norowal office in the middle building or to have them in the back part of the other building. Phil Farbaniec agreed and stated that DEC shouldn't have any problem with this. He stated that he feels that DEC would be happy to move to the back especially if parking was added to that end of

the building. Tim Larson stated that he would revise the plan to reflect that change. The Board felt that it was not necessary to revise the plan because with this plan they have options as to where they locate the DEC office space.

Tim Larson stated that he feels that they are getting close to a final plan. He reviewed some final thoughts and plans with the BLDC. The Board agreed that they were getting close to a final plan and stated that they would like to be able to pass the plan that works for them to the Town. Tim Larson stated that he would take this plan and make it part of the public presentation for the Bolton Landing Sustainability Project. The Board agreed.

Correspondence:

- *Notice of Assessment for 2009- David Rosebrook reduced Norowal's assessment by \$200.00.*
- *Advertising Request from Kate who is putting together a Bolton Telephone Directory- the cost would be \$150.00-*

Phil Farbaniec stated that he does not feel that they would gain anything from this. Art Baker stated that it is more of a donation and it supports the local community.

- *Launch Report covering 4/23-5/20 for launches that took place during the hours of 6:30 and 8:30 am.*

Phil Farbaniec stated that the total was 8 launches for the entire time period. He stated that this has shown them that having the chain down at 6:30am, so far, has not been necessary. There was further discussion regarding their next steps. Zandy Gabriels stated that they should provide this report to Les Eggleton at the DEC to show that there is not a strong need for early opening. Phil Farbaniec stated that he wanted some input as to what their next step should be. He stated that Linda Bennett had a customer call him at home to complain about the hours of the chain being up. Scott Andersen stated that he feels that it is not appropriate for the staff to be giving out the home numbers of the directors to complain about issues of this matter. He stated that these customers should be encouraged to write a letter. The Board decided to let the early hours run through June before making a decision.

- *CD's coming due.*

Phil Farbaniec stated that there are 2 CD's totaling \$130,000 coming due this month and a 3rd totaling \$148,000 will be coming due in September. He stated that they plan to roll all of them over. Zandy Gabriels reminded them that they have \$50,000 of BLDC money in a CD as well. Phil Farbaniec stated that he, Joel and Zandy should have more of a discussion about that when it comes due.

- *Bill from CMJ Accountants- for \$550.00*
- *Copy of the insurance policy from Marshall and Sterling which includes workman's comp and employee liability.*

Scott Andersen suggested that they make sure that they continue to have coverage for ice damage. Zandy Gabriels stated that their premium is \$7,151 for the workman's comp and employee liability.

- *Letter from DEC- Certified Allocation Factor*

Zandy Gabriels stated that the State is claiming 60% of the value of Norowal. Phil Farbaniec asked if that has any impact on their control. Scott Andersen replied that it would not affect their

control at all because the BLDC owns all of the property and the State only has an easement over it.

- *Letter from DOT for Highway Appropriation-*

The letter stated that DOT has taken the property by eminent domain. Scott Andersen stated that according to the letter the State had taken this property before they even requested it from them. He stated that he would take this to Counsel Muller for his review. He stated that they are still working out keeping the sign on the property and gaining an easement for it.

Old Business:

- *Self storage rates—have lowered rates*
- *LGA Trailer-*

Phil Farbaniec stated that the trailer has been parked by the house. He is confused because he thought that their agreement with the LGA was to have the boat and trailer there in the winter. Scott Andersen stated that he doesn't have a problem with it but if the managers tell him that it takes up too much room then he would suggest that they move it off the lot until the winter. He stated that he would call the LGA to find out their intent and to let them know that they still can store the boat and trailer at Norowal in the winter.

- *Electrical System on docks-*

Phil Farbaniec stated that they will need to make some decisions before the next season. Zandy Gabriels stated that Mike Fitzgerald is going to do some preliminary work for about \$800-900, which will get them through the winter. Scott Andersen stated that they will need to decide what they want to offer which will affect the choices they make and what the cost will be. He stated that if their customers intend to live on their boats for the summer than that will dictate the direction they take with the electrical system and the fees that they will need to charge in order to provide that service. Art Baker stated that most places do not offer this type of service. He stated that if they do upgrade and offer more they will need to be compensated for it. However, they would need to decide what the value the power is worth. Scott Andersen stated that they do not have to do all of the docks at once. Phil Farbaniec stated that he does not feel that their customers use that much power. Scott Andersen stated that he is not concerned with how much they use but rather the liability of providing this type of power. The Board agreed that they would need to have further discussion in the fall as to what direction they want to head in with regard to electric.

- *UDAG funding request- tabled until the committee is better organized.*
- *Commercial Haulers-*

Scott Andersen stated that he is working on getting a meeting with Dan Rounds. He stated that he would prefer a date when the Managers could be present as well.

- *DEC trash from Island campers- being deposited in NMI receptacles, action?*

Phil Farbaniec stated that he has not heard anything back regarding this issue. He commented that DEC has been working to get the office up and running at Norowal but they are still not operational.

- *Rouker bill-* Art Baker stated that they should not pay the bill yet. He has not been able to get in touch with him to find out more details regarding the bill.

- *Dock repairs-*

Art Baker stated that Linda Bennett called him about dock disrepair. She feels that they should start focusing on taking care of the docks for the long term. Phil Farbaniec stated that Chris Gabriels has been there leveling out the docks. Scott Andersen stated that they are safe docks. He stated that they have to take into consideration the area that they are in. He stated that these are stake docks in soft murky sand. With these conditions they are often going to need to be leveled out but he feels that they are safe. Art Baker stated that for the long term they should consider the replacing the docks. However, when they come around to doing that he does not suggest installing metal docks. He does not feel that they would stand up any better and they are much more expensive. Scott Andersen agreed and stated that Cannon Point recently installed a metal dock system which cost approximately \$280,000 and they hate them. He feels that metal docks just are not suited well on Lake George.

Adjourn

Scott Andersen moved, seconded by Zandy Gabriels to adjourn at 7:02pm. All in Favor. Motion Carried.

Next meeting: Wednesday, June 24, 2009 at 5:00 PM at Town Hall.

Minutes respectfully transcribed by
Kristen MacEwan
Recording Secretary