

**WARREN COUNTY BOARD OF SUPERVISORS**

**COMMITTEE: GASLIGHT VILLAGE AD HOC**

**DATE: MARCH 4, 2010**

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**COMMITTEE MEMBERS PRESENT:**

SUPERVISORS KENNY  
MONROE  
THOMAS  
BELDEN  
MCCOY  
CONOVER

**OTHERS PRESENT:**

WILLIAM LAMY, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS  
LEN FOSBROOK, PRESIDENT, ECONOMIC DEVELOPMENT CORPORATION  
JOAN SADY, CLERK OF THE BOARD  
KEVIN GERAGHTY, BUDGET OFFICER  
SUPERVISORS PITKIN  
LOEB  
STEC  
STRAINER  
TAYLOR  
FRED AUSTIN, BUILDING PROJECTS COORDINATOR  
TANYA BRAND, GROUP TOUR PROMOTER, TOURISM  
JEFFREY TENNYSON, DEPUTY SUPERINTENDENT OF ENGINEERING  
ROBERT BLAIS, MAYOR OF THE VILLAGE OF LAKE GEORGE  
HOWARD KRANTZ, ATTORNEY FOR THE VILLAGE OF LAKE GEORGE  
PETER BAUER, EXECUTIVE DIRECTOR OF THE FUND FOR LAKE GEORGE  
C. WALT LENDER, EXECUTIVE DIRECTOR OF THE LAKE GEORGE ASSOCIATION  
DAVID DECKER, DIRECTOR, LAKE GEORGE WATERSHED COALITION  
DON LEHMAN, *THE POST STAR*  
THOM RANDALL, *THE ADIRONDACK JOURNAL*  
DAVID CEDARSTOM, *THE CHRONICLE*  
CHARLENE DiRESTA, SR. LEGISLATIVE OFFICE SPECIALIST

**COMMITTEE MEMBER ABSENT:**

SUPERVISOR MERLINO

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Mr. Kenny called the meeting of the Gaslight Village Ad Hoc Committee to order at 11:25 a.m.

Motion was made by Mr. Belden, seconded by Mr. Thomas and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Mr. Kenny said there had been some misunderstanding at the previous meeting and as a co-owner of the property, Robert Blais, Mayor of the Village of Lake George, would participate in discussions with the Gaslight Village Ad Hoc Committee. He noted the Committee was a County Committee to establish consensus on what the County wanted to accomplish with the Gaslight Village property. He added the discussion for this meeting would be limited to the demolition schedule and not the possible demolition of a particular building.

Copies of the demolition schedule and a detailed list of the items to be considered for possible demolition were distributed to the Committee members; a copy of same is on file with the minutes.

Mr. Kenny advised decisions would need to be made today pertaining to the date that the

demolition would commence and terminate; any workday limitations to be placed on the contractor; material removal and preferred trucking routes; and whether demolition should begin on the north or south parcel.

Mr. Kenny questioned what options the County had pertaining to the demolition. Paul Dusek, County Attorney, responded there were items which should be considered such as the costs that would need to be analyzed by the engineer. He added input from the 3E's (three environmental groups) should be considered as well. He said the 3E's were seeking approval from the County on the RFP (Request for Proposal) process in order to incorporate the needs of all concerned parties.

Peter Bauer, Executive Director of The Fund for Lake George, advised the demolition schedule was being driven by the Department of Transportation (DOT) schedule for the re-paving of Route 9. He added the DOT had included funding for the construction of the south parcel as part of their project and wanted to begin construction in mid-September. He said in order to meet the time schedule it was necessary to clear the south parcel prior to the beginning of construction and to begin the RFP process by late March. He advised the preference was to begin demolition on the south parcel and then move across the road to the north parcel. He added once demolition was completed on the south parcel there could possibly be an opportunity for parking use on the area between where Charley's Saloon was located and the Battleground Campgrounds until construction began in mid-September. He noted July and August were the optimum months for completion of the demolition.

Mr. Bauer stated they would follow the County's wishes pertaining to work week limitations and preferred trucking routes. He added they did require the information as soon as possible so that it could be included in the RFP. Mr. Dusek asked if it mattered whether construction began on the south parcel or the north parcel. Mr. Bauer replied it was necessary to demolish the Charley's Saloon building in order to undertake the stormwater treatment project on the south parcel and it was determined it would be easier to complete that demolition first in order to allow the south parcel to be used for parking while demolition was completed on the north parcel. Mr. Kenny agreed and said if demolition was started on the north side it would create a parking issue on the property.

Mr. Bauer stated if the RFP process began on March 24, 2010 they would be in a position to formalize a contract for demolition by late May. He said the bids received would be to demolish everything listed in the handout with a provision to possibly exclude buildings on the festival space that the 3M's (three municipalities) wished to retain. He added the decision on which buildings would be retained would need to be determined prior to the signing of the contract in late May. He advised there were other items inside the festival space, such as lamp posts and concrete slabs that the 3M's would most likely wish to have demolished which have not been discussed. He apprised the decision of which buildings were to be retained was not pertinent to starting the RFP process. Mr. Kenny stated the Committee would need to make a final decision on the buildings and items within the festival space by the April 16, 2010 Board meeting.

Mr. McCoy questioned if the RFP process would solicit one contractor or two separate contractors and Mr. Bauer replied there was a fixed budget and they would likely receive a

better price from one contractor. Mr. Bauer added the DOT was funding the first \$600,000 towards construction of the stormwater treatment complex and there was an additional \$1.2 million grant to complete the south parcel and undertake the demolition on the south and north parcels. David Decker, Director of the Lake George Watershed Coalition, said they needed the County's approval to release the RFP. He advised the decision of one or two contractors was an administrative issue, although he noted it was preferable to have one contract with the provision to exclude certain items. He reiterated there was a fixed budget and no ability to apply to the State to increase the amount of funding. He added whatever could be done to save funds was preferable and it would cost less to use one contractor.

Mr. Kenny questioned the repercussions if the costs exceeded the grant funds. Mr. Decker answered the scope of the contract with the Department of State (DOS) was to demolish 100% of the buildings and items on the property. He added it was necessary to first complete demolition on the south parcel in order for the DOT to commence with the Route 9 project. Mr. Bauer replied if the \$1.8 million was not sufficient there was an additional \$2.5 million in funding which could be used to complete the demolition; however, he added, they wanted to retain as much of the \$2.5 million as possible to be used towards construction of the park on the north parcel and the amenities on the south parcel.

Discussion ensued.

Mr. McCoy asked how soon they would be able to use the south parcel to park cars after the Charley's Saloon was demolished. Mr. Decker responded the footprint of the building would simply be leveled and sodded in anticipation of future construction. Mr. Bauer interjected there was 2.5 acres of space between the Charley's Saloon building and the Battleground Campground which could be utilized for parking once the contractor relocated their equipment to the north parcel. Mr. McCoy asked if cars could be parked near the Glens Falls National Bank and Mr. Bauer replied it was possible but he was unsure at this time. Mr. Bauer said they would fence off the area that had been disturbed to make the maximum amount of space available for use.

Mr. Kenny questioned if the Committee wanted one or two phases in the demolition RFP and if they wanted demolition to begin on the south parcel or the north parcel. It was the consensus of the Committee that the demolition RFP be released to solicit one demolition contractor with the provision to exclude certain items and that the demolition should begin on the south parcel and proceed to the north parcel.

Mr. Kenny asked if the Committee had a preference for a start date. He noted the Americade Motorcycle Rally was June 7-12, 2010 and he recommended demolition commence on June 15, 2010. It was the consensus of the Committee that demolition commence on or about June 15, 2010.

Mr. Kenny apprised the Committee needed to determine the work week limitations to be placed on the contractor and the preferred trucking routes for material disposal. He advised the Committee should defer to Mayor Blais, Mr. McCoy and William Lamy, Superintendent of the Department of Public Works (DPW). Mayor Blais said following discussions with potential demolition contractors he recommended the trucking routes as follows:

- ▶ for material disposal on the south parcel the route should be to turn right onto Westbrook Road, right onto Beach Road, and right onto Route 9L to the Route 9 intersection; and
- ▶ for material disposal on the north parcel the route should be to turn right onto Westbrook Road then turn directly onto Route 9 where they would be assisted by a flag man or Peace Officer.

Mayor Blais explained the tandem trucks would be unable to make the u-turns at either end of Westbrook Road and added there were funds available for the required flag man or Peace Officer. Pertaining to work week limitations, Mayor Blais pointed out there should be no work allowed on the weekends and the contractor should vacate the premises no later than 4:00 p.m. on Thursdays due to the weekly summer fireworks. Mr. McCoy agreed with the recommendations of Mayor Blais.

Mr. Lamy stated the trucking routes suggested were reasonable and added the DPW would take a more detailed look and make further recommendations prior to the release of the RFP. Mr. Belden asked if Westbrook Road would be closed during working hours and Mayor Blais replied there should not be a need to close the road; however, he added, there should be no parking allowed on whichever side of the road was currently under construction. Mr. Belden requested the DPW be notified beforehand if there was a need to close Westbrook Road as it was a County road. Mr. Kenny agreed but added the road should only be closed as a last resort. Mr. Conover pointed out the RFP should also specify no work be completed on a holiday. It was the consensus of the Committee the preferred trucking routes be included in the RFP as outlined above and the work week be designated as Monday through Thursday with the premises vacated no later than 4:00 p.m. on Thursday and no work be completed on Friday, Saturday, Sunday or holidays.

Mr. Kenny noted there would be concerns from the adjacent property owners due to noise and dust but they could not be avoided. Mr. Bauer reported there was existing infrastructure for drainage of neighboring properties that ran under the Charley's Saloon building. He added there could potentially be a situation with a temporary settling pond depending on how dry the summer was. He said it would not be a major issue and was merely a contingency for which they were planning. He noted if the drainage did become an issue any ponds that formed would be fenced off until construction began.

Discussion ensued.

Motion was made by Mr. Belden, seconded by Mr. Conover and carried unanimously that the RFP be released requesting one contractor to complete the demolition in one phase beginning on the south parcel and proceeding to the north parcel.

Mayor Blais questioned where the demolition materials would be disposed and Mr. Belden replied it would be determined by the contractor. Mayor Blais mentioned the Town of Lake George had a demolition pit and Mr. McCoy responded it was currently full.

Mr. Kenny asked Mr. Bauer if any other decisions needed to be made at this time. Mr. Bauer responded if the decisions made today were approved at the March 19, 2010 Board meeting they were prepared to release the RFP on March 24, 2010.

Chairman Monroe questioned if there were any issues based on the fact that the property was located on a historic site. C. Walt Lender, Executive Director of The Lake George Association, responded they had received approval to proceed from the New York State Office of Parks, Recreation and Historic Preservation. Mr. Decker interjected they had permission to excavate within the previously recognized depth of construction. Chairman Monroe asked if all the required permits had been obtained and Mr. Decker responded they had everything except the County Work Permit.

Mr. Kenny invited members of the public to address the Committee as long as their comments pertained to the demolition schedule.

Fred Austin, Building Projects Coordinator, stated the adjacent owners would want to know if there would be a restriction on the hour at which the contractor could commence demolition in the morning. Mr. Belden suggested that they not be permitted to started prior to 8:00 a.m.

In response to an inquiry pertaining to the release of the RFP, Mr. Bauer responded the RFP would be released on March 24, 2010 and there would be site visits for interested contractors. He added the decision on any buildings to be exempted from demolition would need to be made prior to the finalization of the contract in late May. Mr. Kenny noted there were opt out provisions for the Cavalcade of Cars building and the Opera House building.

Mr. Kenny asked if the Committee wanted to restrict the start time for the workday to 8:00 a.m. Mr. Thomas noted most contractors began their workday at 7:00 a.m. Mayor Blais reported the local law for the Village of Lake George stated not prior to 7:00 a.m. Following a brief discussion, it was the consensus of the Committee that the restriction for the start of the work day be set at 7:00 a.m.

Motion was made by Mr. Belden, seconded by Mr. Thomas and carried unanimously to approve the release of an RFP for demolition of the south and north parcels of the Gaslight Village property to commence on or about June 15th beginning on the south parcel with the work week designated as Monday, Tuesday and Wednesday 7:00 a.m. to 5:00 p.m. and Thursday 7:00 a.m. to 4:00 p.m. with no work to be completed on weekends (Friday, Saturday and Sunday) or holidays. *The necessary resolution was authorized for the March 19, 2010 Board meeting.*

As there was no further business to come before the Gaslight Village Ad Hoc Committee, on motion made by Mr. McCoy and seconded by Mr. Belden, Mr. Kenny adjourned the meeting at 12:17 p.m.

Respectfully submitted,  
Charlene DiResta, Senior Legislative Office Specialist