

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: GASLIGHT VILLAGE AD HOC

DATE: JUNE 27, 2011

COMMITTEE MEMBERS PRESENT:

SUPERVISORS MONROE
MERLINO
THOMAS
KENNY
BELDEN

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF PUBLIC WORKS
WILLIAM LAMY, SEWER ADMINISTRATOR
LISA NAGLE, PRINCIPAL, ELAN PLANNING, DESIGN & LANDSCAPE
ARCHITECTURE, PLLC
DANIEL G. STEC, CHAIRMAN OF THE BOARD
PAUL DUSEK, COUNTY ATTORNEY/ADMINISTRATOR
JOAN SADY, CLERK OF THE BOARD
KEVIN GERAGHTY, BUDGET OFFICER
SUPERVISORS CONOVER
STRAINER
TAYLOR
WOOD
ROBERT BLAIS, MAYOR, VILLAGE OF LAKE GEORGE
DAVID DECKER, DIRECTOR, LAKE GEORGE WATERSHED COALITION
WALT LENDER, EXECUTIVE DIRECTOR, LAKE GEORGE ASSOCIATION
PAT TATICH, DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *ADIRONDACK JOURNAL*
AMANDA ALLEN, SR. LEGISLATIVE OFFICE SPECIALIST
Please see sign-in sheet for additional meeting attendees.

Mr. Monroe called the meeting of the Gaslight Village Ad Hoc Committee to order at 11:05 a.m.

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

Copies of the meeting agenda were distributed to the Committee members, a copy of which is also on file with the minutes.

Mr. Monroe announced that since David Decker, Director of the Lake George Watershed Coalition, had yet to arrive, they would begin the agenda review with Item 2, South Parcel Offsite Stormwater, and privilege of the floor was extended to Jeffery Tennyson, Superintendent of Public Works, to address the issue. Mr. Tennyson apprised that during development of the retention ponds located on the south parcel, an offsite stormwater source had been discovered. He said the sources were currently being mapped out and quantified, but noted the discovery might require changes to the system design base; additionally, he stated, there were questions as to whether the sources should continue to discharge onto the south parcel or if the County should seek to mitigate them and require the properties to address their stormwater discharge in a different manner to eliminate effects to the south parcel. Mr. Monroe interjected there might be a legal issue to be addressed in this matter which would have to be researched before making a decision. Paul Dusek, County Attorney/Administrator, agreed with Mr. Monroe's statements, expounding that they would need to determine whether any permissions were given previously which authorized the discharge, in which case the County would have no recourse. Mr. Monroe responded that the problem with performing the research was that it might delay the retention pond construction work, thereby requiring plan revisions to continue the construction while researching the issue.

Mr. Merlino noted that diverting the water source would simply lead it to drain on another portion of the Gaslight Village property and he questioned whether it might be more sensible to meet with the property owners and discuss an alternate agreement for funding to assist with cleaning services associated with the drainage, rather than redesigning the entire project. Mr. Monroe said another issue to consider was the cost for the re-design and said that since the project was intended to treat stormwater it might be better to leave the drainage as it was. Before making this decision, he noted, more information relative to the additional costs was necessary. Mr. Thomas asked why the drainage issue was not accounted for in the original project plans and Mr. Tennyson responded that the pipes causing the drainage issue were buried and had not been discovered until grading on the site was started.

Mr. Dusek asked whether any contact with the property owners had been made to discuss their position on the issue and Mr. Tennyson replied in the negative, noting that perhaps the first step would be a formal notification to the property owners advising them of the issue, keeping all legal rights of the County open. Mr. Dusek recommended that a letter be forwarded to the identified property owners by Mr. Tennyson advising that a drainage issue had been discovered and the County was exploring its options as to whether the water flow would be stopped or planned for and requesting that any documentation or history they might have on the site be forwarded to the County, as well as notice indicating whether or not the property owner agreed with the designated ownership of the pipes recently discovered. He added that this inquiry would likely generate a considerable amount of information that would assist to quickly resolve the issue without a lot of legal action. In the meantime, Mr. Monroe suggested that the spectrum of changes to the construction plans needed to address the issue be determined in order to estimate a cost.

As Mr. Decker had joined the meeting, Mr. Tennyson asked him to speak on the offsite stormwater issue. Mr. Decker apprised that no direct contact had been made with the alternate property owners relative to the issue; however, he added, they had die tested the site to confirm the drainage sources. He said they were now attempting to estimate the impact the drainage flow would have on the site, based on surface area. Mr. Monroe reiterated Mr. Merlino's previous statement that redirecting the drainage source would likely lead it to another site on the Gaslight Village property and Mr. Decker agreed with the assessment.

Following additional discussion on the matter, it was the consensus of the Committee that Mr. Tennyson should proceed in forwarding a letter to the identified property owners as previously outlined by Mr. Dusek, to gain more information on the matter prior to making any further decisions.

Returning to Agenda Item 1, Demolition Project/South Parcel Update, Mr. Decker circulated photos of the demolition work which was progressing. He said he had recently met with the demolition contractor who had initially indicated that the work would be complete by the end of the current week, but had extended the completion date to early the following week. Mr. Decker advised that all of the buildings on site except for one had been demolished and they were to begin demolishing the remaining building on that day. He advised that a meeting with the demolition contractor had been scheduled for the following day and he requested that a representative from the County or Village of Lake George be present to indicate where some of the parking areas might be in order to allow the contractor to complete the finishing work on the site.

Mr. Monroe announced that Agenda Item 3 referred to discussion on the Westbrook Stormwater District, which he asked Mr. Tennyson to address. Mr. Tennyson said this issue had been raised at a meeting of the PMEC (Project Management Executive Committee) along with conversation on the establishment of a stormwater district to recognize the existing benefit to the adjacent properties and potentially create a formal funding source for future maintenance of the project. Mr. Decker interjected that a few years ago when writing a previous grant application they had included funding to establish the Stormwater District with the theory that the Department of State and other organizations were spending a considerable amount of time and money in the area to approve grant funding for private properties to address and eliminate stormwater issues. He added that the facilities were being constructed

on the Gaslight Village property to address the balance of the stormwater flow and it was very common to properly assess the costs of operation and maintenance for the site to whatever entities contributed to the flow. Mr. Decker said that one mechanism used across the Country to address these issues was the establishment of a Stormwater Management District. He advised the District could be established to run along Route 9, including assessments only to those properties not exempted by previous flow elimination measures, based on the amount of impervious surface remaining on the site which had not been addressed. Mr. Monroe noted that Mr. Decker's suggestion would be one measure to deal with both the flow of stormwater to the site and the associated maintenance costs for the project. Before making a decision on the matter, Mr. Decker suggested that he provide a document detailing the pros and cons of the proposed Stormwater District for the Committee's review. Mr. Belden said that he would appreciate a listing of the properties that had already addressed their stormwater flow issues, as well as those that had not, for perusal along with Mr. Decker's pro/con document and Mr. Decker agreed that this information would be provided.

Mr. Monroe announced that before moving on to discussion with the Elan Group, Robert Blais, Mayor of the Village of Lake George, was present to provide the Committee with a revenue/expense report relating to parking at the Gaslight Village site during the recent Americade and HVVFA (Hudson Valley Volunteer Firemen's Association) Convention events. Mayor Blais distributed a memo outlining the revenues received and expenses incurred, a copy of which is on file with the minutes, that he proceeded to outline for the Committee's benefit. He closed by advising that a check for the total parking revenues received, \$6,075, would be forwarded to the County Treasurer's Office and he requested that the Village of Lake George be reimbursed from the parking revenues for expenses in the amount of \$1,308.86, incurred during the events.

Motion was made by Mr. Belden, seconded by Mr. Kenny and carried unanimously to authorize the Treasurer to reimburse the Village of Lake George for expenses in the amount of \$1,308.86 incurred during the Americade event and the necessary resolution was authorized for the July 15th Board meeting.

Moving on to Agenda Item 4, Mr. Monroe introduced Lisa Nagle, Principal of Elan Planning, Design & Landscape Architecture, PLLC, who was in attendance to introduce an informal discussion amongst the Committee relative to ideas they might have for the future of the West Brook Conservation Initiative (WBCI), *formerly the Gaslight Village property*. He noted that the current discussion would be for Committee input only and that sessions for public comment would be held at a later date. Ms. Nagle thanked the Committee for the opportunity to work with them and apprised that following the current meeting, they intended to hold a number of similar sessions with various groups including the Lake George Chamber of Commerce, local business owners, the Lake George Watershed Coalition, New York State Department of Environmental Conservation and the Warren County Soil and Water District, to canvass their ideas for the WBCI before holding open house meetings which would begin on July 11th at the Fort William Henry Resort with a "Community Kick-Off" presentation, followed by open house meetings on July 12th and 13th where they would solicit ideas from the general public. Ms. Nagle said they hoped to have well over 100 attendees at the open house meeting and planned to break into smaller groups which would be more conducive to public comment and discussion. She advised that the meetings would conclude on July 14th with a "Work-in-Progress" presentation where the Elan staff would reveal preliminary ideas selected for the WBCI. Ms. Nagle stated they would work with the P MEC through the months of August and September, eventually returning to make public presentation of their concept plan; she added that they hoped to release the bids for the work in the summer of 2012.

Ms. Nagle apprised that although her firm was aware that the WBCI was comprised of two separate areas, the environmental project and the festival space, they considered this to be one large project. She said she was aware of the intent to use the festival space as a revenue generating source and that long term maintenance for the property was also a concern and both issues would be addressed in their proposal. Additionally, Ms. Nagle advised they would consider connections between the two portions of the project, as well as to other area attractions such

as the Village of Lake George, the Lake George shoreline and the nearby campground facilities. She stated that this was a very important project as the parkland would serve as a gateway to the Lake George area.

The Committee then proceeded with an informal discussion on their ideas for the WBCI, during which the following comments were made:

- Mr. Kenny said it was important to use the space as a gathering area while maximizing its ability to serve as a parking area, adding that it might be sensible to set aside a portion of the property for the future construction of a pavilion when funding became available.
- Mr. Monroe advised he would like to see a performance area introduced to the property as there were theater groups seeking to use the site for their productions.
- Mayor Blais stated that both parking and performance areas were important and he noted that many outdoor events would seek entertainment capabilities that could be provided with the use of a stage area, whether it be permanent or portable.
- Mr. Kenny pointed out that the designated staging area should be located in close proximity to the restrooms.
- Mayor Blais suggested that an area be designated for use as an ice rink during winter months to maintain public interest in the property during the off-season. Additionally, he noted that attractive signage was necessary to indicate both the Beach Road and State Route 9 entrances to the parkland, preferably of a type that could be changed to welcome specific groups and events to the area.
- Mr. Monroe advised that signage should also be included to indicate the historical significance of the property.
- Mayor Blais noted that because many events were being held at the Fort William Henry Resort, an attractive connection between the Fort property and the WBCI should be constructed. He further noted that the original plans called for a staircase to be built, but he felt an elongated concourse would be more conducive and would provide handicap access.
- Mr. Kenny opined that the project would change the visitor's prospective as it would be a beautiful park, rather than the eyesore it was currently;
- Mayor Blais advised the WBCI should include facets for children, adults and the elderly, incorporating as many attractions as possible to entice visitors.
- Mr. Monroe said it would be helpful to incorporate a gate providing the ability to connect the festival space to the Lake George Steamboat Company parking lot for larger events, assuming an agreement could be reached with the owners of the facility.
- Mayor Blais apprised that water and lighting facilities would be necessary throughout the park, as well as a storage area for maintenance and restroom supplies.

When Ms. Nagle questioned the main factor to make the WBCI successful, Mr. Monroe advised that the park must be financially independent and he noted that the introduction of parking meters along West Brook Road might help to offset expenses incurred. Mayor Blais questioned whether the TEP (Transportation Enhancement Program) grant funding could be used for projects on West Brook Road and Mr. Tennyson replied in the negative, advising that it could only be used to fund construction on the two parcels.

Ms. Nagle then asked whether there was currently a public transportation outlet in the area of the WBCI and Mayor Blais advised that the trolley had a regular stop in the area and that one of these should be incorporated into the project. She then proceeded to distribute a flyer outlining the public outreach meetings scheduled at the Fort William Henry Resort as previously noted; she added that a website address was listed on the bottom of the page where additional information relative to the meetings could be sought and visitor comments were accepted. Ms. Nagle concluded that they were in the process of finalizing a press release regarding the public meetings which would be forwarded to the Village of Lake George who would take the lead in publishing it in all of the major area

newspapers.

Mayor Blais questioned if a presentation would be made to the full Board of Supervisors on the WBCI project and Ms. Nagle replied affirmatively, but said she would prefer to wait until the August Board meeting when more defined information could be presented. Ms. Nagle thanked the Committee for the opportunity to meet and discuss the project with them and welcomed any Committee members or Supervisors with additional questions to contact her directly.

Concluding the agenda review, Mr. Monroe reviewed the listing of Referral Items as follows:

1. Discussion had previously been held respective to Mayor Blais' proposal for maintaining and securing the WBCI property, as well as collecting parking fees, Mr. Monroe said, and he asked that the item be removed from the Referral List;
2. No update was provided relative to naming rights for the Festival Space;
3. As Mr. Decker had left the meeting, no update was provided regarding an interim and long-term plan for maintenance of the stormwater treatment area of the property;
4. No update was provided relative to research of legal issues surrounding the possibility of placing parking meters on West Brook Road; and
5. With respect to the meeting between Mayor Blais, Supervisors Merlino and Monroe and representatives from two companies interested in making donations to the WBCI project, Mayor Blais said the meeting had not yet been scheduled, but he expected to make contact with them later that week to schedule the meeting and determine what the donators interests might be.

Mr. Monroe questioned the status of the land swap, advising that Ms. Nagle's firm would need to know where the boundary lines were when working on their design for the property, and he questioned whether action on the issue could be taken at the July Board meeting. Mr. Dusek responded that the draft agreement had been sent out, but noted that John Caffry, the attorney for the associated property owner, had been unavailable to review the documents until the current week. He added that if the attorney was able to review the documents, it was likely the issue could be resolved fairly quickly. Mr. Monroe then asked if a property map was available to outline the boundary lines and Mr. Dusek replied in the negative, advising that Mr. Caffry was working on a written description. Mr. Monroe noted that Pat Tatich, Director of the Planning and Community Development Department, was present and he asked whether her staff could provide a map reflecting the revised shape of the festival space based on the land swap agreement for Ms. Nagle's use based on the verbiage included in the draft description. Mr. Dusek interjected the draft agreement was available, but noted that the Lake George Association (LGA) typically provided maps of this type. Walt Lender, Executive Director of the LGA, confirmed Mr. Dusek's statement, advising that a new survey map would be generated once the land swap was finalized. Mr. Monroe countered that a plot map could be developed using the description rather than waiting for the survey documents and Mr. Lender said that was a correct assessment. Ms. Tatich advised that her Department could provide the map and Mr. Monroe asked Mr. Dusek to forward the land swap documentation to her, to which Mr. Dusek responded that he did not currently have the finalized documents but could forward the draft information he had.

As there was no further business to come before the Gaslight Village Ad Hoc Committee, on motion made by Mr. Belden and seconded by Mr. Kenny, Mr. Monroe adjourned the meeting at 12:09 p.m.

Respectfully submitted,
Amanda Allen, Sr. Legislative Office Specialist