

November 19, 2018

6:30pm

John Bartow, chair, Barb Kerr, Wayne Howe, Tom Boghosian, Jason Miller and Benny Zlotnick.

John Bartow – Tonight will be an introduction and scope of what the committee will be doing. John Munter will be here to share his interest and what he is looking to accomplish.

The committee has been tasked with supplying the Town Board a feasible and due diligent options of the property. Should the Town own some, all or none of the property?

Last May the Town pulled out of the purchase and Mr. Munter acquired the property. He stated it was to give the Town and the state more time for a possible purchase. Mr. Munter has spoken with the state and they are interested. They will need appraisals etc before they can make a “set in stone” commitment. The state has started the process.

Everyone was given a thumb drive with the documents pertaining to the property. They have also been uploaded to the website. The property has become taxable because it is now privately owned. Larry Woolbright may have more documentation. Copies will be available in the Building Department in case anyone wants to see everything.

There is no real timeline for the committee to have a report for the Town Board. Supervisor Ostrander would like us to be thorough. This committee is not on the state’s timeline.

Would like to hear from each member where and what their opinions are.

Tom Boghosian – Would like to see an objective approach. Buys and sells real estate every day. Need to do due diligence to present to the Town Board. Are we looking to provide facts or make a recommendation?

Benny Zlotnick – Our responsibility is to find out what the best use of the property is and report to the Town Board.

Barb Kerr – Agrees with Benny. Was at the County Trails and Saratoga Plan meetings and they are looking to help out any way they can. We have to look at the Town owning and look at the facts.

Jason Miller – Happy that this committee will be looking at both the good and the bad. Question – Why?? would the Town make this investment? Need a justification as to why this specific property. We need to take the emotional aspect out of the equation.

Wayne Howe – Going into this committee with an open mind. Early on very much for the purchase of the property but changed mind with the previous committee. Able to explain the zoning aspects. We do need a good inventory on the structures.

6:42 John Munter bringing the committee up to speed on his timeline expectations.

John Munter – He is interested in this property because he is a lifelong resident of the Town of Milton. Feels that having this property as part of the Town Parks is a great opportunity for the advancement of the community.

DEC and Milton felt short changed to make a final decision. By him purchasing he is helping to preserve the property in the way it should be preserved. He has talked to both Supervisor Ostrander and DEC about the property.

He does not want his ownership to drag on. He has goals. DEC is interested in and he hopes the Town is also interested in at least a portion of the property.

DEC is interested in looking at the total property if Milton is not interested. Gave DEC a year timeline. In order for the DEC timeline to work, they will need to know what portion of the property the Town is interested in.

Map handout with a +/- 50ac parcel with road frontage. This was something that Benny had worked on also. It was expanded to include the sports fields. DEC wants to come in and do a survey of what they are looking to purchase. They will look at the whole parcel and with the 50ac parcel removed so they can get their preliminary work done.

Wants to give the Town about 3 to 4 months to come up with a plan. Once the plan is in place the Town can look at the deeds, surveys etc to make sure everything is in place.

There is probably a segment of the town population without the foresight of the benefits of a town park of this size. Hope this committee works along the idea's of "What are good things to make it work and what are the detriments."

John stated that he is always available via phone or email to answer questions.

Once the Town focuses on what it wants they can then look at the buildings. On the 2017 map the buildings and ponds are shown with the house area blocked out. Peter is leaving DEC but that doesn't change the views on purchasing this parcel.

John Bartow – For DEC this is a small acquisition so they don't have to go through Open Space Plan process and it is easier for them to get money from different funds. They do have a timeline.

John Munter – Town is not limited to 50acs. What portion the Town is not interested in, DEC will purchase. DEC's only restriction is that must have the piece that is contiguous to the Greenfield Middle Grove State Forest parcel. There are 3 wells, waste lines and National Grid on the parcel already.

Wayne Howe – Most of the water mains runs on the top of the ground.

John Munter – Not true within the 50acs.

Wayne Howe – What does DEC have in plan if they purchase the whole property?

John Munter – They will create a passive park with fishing rights all up the Kayaderosseras. Also will connect to the trail system within Saratoga County.

Wayne Howe – What would they do with the structures?

John Munter – DEC doesn't want them so they would have to be removed.

Tom Boghosian – How big is the polygon? Is the Town restricted to this polygon?

John Munter – No. The Town can make its own views. The house was delineated out because it was once discussed about renovating for Town offices but it could be sold.

Tom Boghosian – This committee will be doing its due diligence. Do you have an amount that you would consider for the transfer to the town?

John Munter – No

Tom Boghosian – If the state comes back with the selling price or more than you paid would that be okay?

John Munter – Town had an appraisal done and it came in at about \$4,500/acre. That gives some idea of the range of value.

Tom Boghosian – How does the process work? Do we say, "Here's what we want." And you set a price?

John Munter – If the committee has a budget, it can decide what it wants. Without knowing what portion the Town wants then can't give a figure. Will negotiate but can't give a value tonight.

John Bartow – Ideally, first decide what, if anything, the Town may want the property for and then how are we going to maintain and operate, then go to John with a value.

Jason Miller – Are we going to look at the maintenance? What about the town making money on the property? Anywhere from passive recreation to holding weddings has been mentioned.

John Bartow – We need to look at a couple of scenarios and then look at the cost for them.

Tom Boghosian – As we toss ideas around is the \$4,000 to \$5,000/ac a good figure?

Benny Zlotnick – The plan was to spend \$500,000 and sell the rest to pay back the loan.

John Munter – Use the appraisal figure but remember some land isn't worth the \$4,500 value. He will look through his documents to see if he has anything else that the committee might find useful. Larry Woolbright may also have more information. He is giving a 3 month timeline to this committee to present to the Town Board with enough information for them to vote. Wants a commitment to block out an area so DEC can go forward.

7:12pm – Mr. Munter left the meeting.

John Bartow – There is good information in the packet but we need to know what is missing. Look over the packet emailed today. Want to be able to document for the Town Board.

#1 General Information:

Everything here is available except e. Why would the town want this? How does this fit into Town's plans? Both Open Space and Comp Plan reference this property as a great way to keep open space. How does this property fit into the Town's current plans for recreation?

Wayne Howe – We were told tonight that DEC is interested in passive recreation for the whole parcel. Therefore the Town would still get to use without any cost. That changes how we look at the property.

John Bartow – But all the buildings and the dam would be lost.

Benny Zlotnick – Town might want recreation such as the baseball fields. Also, DEC allows hunting and horses in state forest. We need to look at the Town purchasing and the state allowing hunting.

Tom Boghosian – The state would allow hunting all through the parcel.

John Bartow – If the Town purchased some, we could request that DEC not allow some uses (e.g. hunting) south of Middle Grove Rd.

Tom Boghosian – If it's affordable, is it feasible for the Town to purchase?

Jason Miller – The Association of Towns doesn't recommend Towns purchasing lands unless there is a reason. Where does this end? Do we purchase all parcels over 50acs? Are we setting a precedent?

John Bartow – When a developer comes before the Planning Board they have to either donate recreation land/facilities or make a payment. This property has been targeted for over 20 years. If it ever became available it would be reviewed, per the Open Space and Comp Plans.

Section e is asking what's the thinking of the Town's Recreation Department? Do they think that the Town has enough ballfields or that they need more? Those are the things we need to review.

Do the math -  $\$4,500 \times 250\text{ac} = \$1,125,000$  from the state could mean 45 acres for little or nothing for the Town if that is acceptable to Mr. Munter.

Tom Boghosian - John Munter purchased 290ac for  $\$1,000,000 = \text{about } \$3,500/\text{ac}$ . Therefore,  $50\text{ac} \times \$3,500 = \$175,000$

John Bartow - Jason, could you look at what we have for passive and non-passive recreation and what we need, if anything?

Wayne Howe - Recreation is used to mitigate the impact of a subdivision and residential demand. We need to ask the supervisor because Mr. Munter put a 3 month timeline on this committee. He doesn't want the work done on deeds, survey's etc until after the Town commits.

Barb Kerr - In the original plan it was discussed where if the Town purchased we could hold onto the land and wait. Where does the Town have space for more ball fields?

Jason Miller - What are you thinking about for the property?

Barb Kerr - Moving the summer camp up there. With the ball fields and the buildings they wouldn't have to settle into Town Hall during heavy rain.

Jason Miller - Don't see summer camp going up there. The Boy Scouts stated that it was no longer cost effective to run.

Benny Zlotnick - The scouts have been closing camps to centralize but now the camps are too full.

Jason Miller - So how can the Town make it work as a camp for kids?

John Bartow -

#2 Title and Survey - This section is all set. When the Town decides, DEC will set markers so they can proceed. DEC would delineate and follow through. Where do we want any egress and ingress with DEC such as fishing access. We will need to do negotiations with the state. What recreations do we want or not want the state to allow, like hunting. We must make it clear when we negotiate with the state.

Wayne Howe - There is a trail system but it's not very accessible. May need better foot paths.

John Bartow - We will need to focus on h and i.

### #3 Real Property –

If the state purchases they will pay Town and School but won't pay county taxes nor special districts. Need to confirm this. Brenda & John will work on this aspect.

### #4 Existing Land Use –

We need to look at the current Zoning with the possibility of subdividing out the house parcel. The Town isn't required to follow Zoning but do we want a private home within the park? We need a breakdown of the parcel if it was developed using conventional and open space. Wayne could you look at this?

### #5 Historic Property Designations –

There are 2 things to be looked at – the old foundation of the original Frink house and the White house itself.

### #6 Personal Property –

No idea if there is any personal property.

Wayne Howe and Jason Miller – They cleaned everything out.

### #7 Structural Sufficiency –

Need to spend more time on this section. MJ looked at the White house, the dining hall and the dams. Larry Woolbright might have a better inventory. May be the county could go and do a GPS plotting on the property. Wayne, how compliant are the buildings?

Wayne Howe – For the Town to take over and use the buildings we would need a water operator for the water supply.

John Bartow – If the parcel is non-passive, there would need to be bathrooms.

### #8 – Utilities –

What are the utilities there? Power/phone/water

Wayne Howe – Will combine with #7

### #9 Insurance –

This looks good. Need to look at the risk insurance with the dams.

## #10 Environmental Matters –

MJ did good work on this area. We just need to make sure we are comfortable with the report.

Wayne Howe – The paint cans were collected from all the buildings and removed.

John Bartow – What about the stump dump that the state used when they widened Route 29?

Wayne Howe – There was fuel storage but it was contained to 2 areas. The stump dump is across the road from the house. There is an old incinerator down by the creek where they used to burn garbage and everything.

## #11 Ongoing Operations –

Jason, can you take a lead on this area?

Jason Miller – Yes but this is very broad. Example is a ball field and the maintenance costs.

Tom Boghosian – What is the least cost to the town and what is the most cost to the town? Do nothing versus maintenance of a ball field.

John Bartow – What buildings would we want to keep? Example do we mothball the dining hall? What is the cost to mothball but also what would be the cost to bring it up to code?

Wayne Howe – To bring the dining hall up to code would require bathrooms and making the building handicap accessible. Roof is buckled where a main girder has rotted. The building is uninsulated and on a crawl space. It might be able to be used as a summer building.

John Bartow – What would be the cost to maintain trails?

Jason Miller – People in the town all have different ideas. Some want ball fields, some want horse trails etc.

John Bartow – We may have to ask the Town Board which way they want us to go?

Tom Boghosian – We need to go beyond the purchase into what to do with the property.

John Bartow – We could just be honest with “We are willing to go this far but any further and we would need more guidance”.

Wayne Howe – How long to look at our sections?

John Bartow – Would like input for next month.

Jason Miller – Can work on a sample.

John Bartow – I will work with Brenda on the adjacent properties. Email or call if you have more questions. May be we'll take a field trip to walk the property. Any questions?

Tom Boghosian – Good outline. Lots of variables to keep things straight.

John Bartow – State may have been looking at the Town taking over the infrastructure or provide maintenance for horse trails.

ACCEPTED