

December 17, 2018

6:30pm

John Bartow, chair, Barb Kerr, Wayne Howe, Tom Boghosian, Jason Miller and Benny Zlotnick. Kelly Delaney-Elliott resigned from the committee. She doesn't have the time to devote to the committee at this time.

John Bartow suggested calling the minute's notes and putting them on the town website.

On November 11, John Munter talked with DEC. They are getting geared up to do the survey and would like the polygon interest of the town to be able to block out that area.

John Bartow - Told Mr. Munter to have them use the polygon that had been mapped out on the map but not to take anything as official. That area covers the dams, ponds and principal buildings as well as an area that can be used for ball fields. DEC will do surveys. Mr. Munter again reminded the committee of the time frame he proposed.

John Bartow spoke with DEC central office. They asked what for the town opinion. He told them that the town had no opinion at this time. He told them that the committee had been tasked with coming up with the best case for the property and the town. DEC would rather partner with the town then just buy the property outright.

Seems to be three scenarios:

1. The Town and State are not interested and Mr., Munter sells the property for development.
2. Town expresses and interest and the State express an interest.
  - a. What would the cost be?
  - b. What would the town do with the property?
  - c. What are the existing recreational needs?
  - d. What are the future recreational needs?
3. Town says not interested and the State purchases the whole property.
  - a. All infrastructures will be removed
  - b. Only passive recreation may be allowed
  - c. The town may be able to come to an agreement with DEC regarding uses and parking

Scenario 2 - What type of recreation does the town need? What buildings should they keep? What is a workable cost/acre, \$4,500/acre? Supervisor Ostrander does not want to drain the recreation account and the open space money. The town will need fund going forward for maintenance etc. There may need to be a referendum.

Scenario 3 - The town would need to work with DEC to see what conditions they will be placing on the property. Will they allow equine trails etc.? The public input may be needed at this point.

Wayne Howe - Handout of the constrained land map with the stream corridor, wetlands and steep slopes outlined in black. This property is actually 6 parcels. The road automatically subdivides the 2 large parcels into 4. The 2 parcels west of Route 29 are 100% constrained. He broke the acreage down:

1. NW area is about 45 acres. It looks like the area up by the cemetery may have been used as a stump dump. Then there is a stream through the property which makes it about 15% constrained so a developer would be able to get maybe 6 houses. The state wants the upper corner so it can connect to the Middle Grove State land.

2. NE area is about 128 acres. With the stream corridor overlay and 100ft flood plain, there are at least 50 to 60 acres constrained. There is a flat area where the recreation fields are located but then there is a steep slope that runs down to the creek. There is a ridge that runs through this parcel. Maybe 80 acres with a conservation subdivision may be able to get 24 houses. Also the Frink homestead is included in this parcel.

3. SW area is about 28 acres with maybe 8 acres constrained. With a conventional subdivision 4 houses and a conservation subdivision may get 6.

4. SE area is about 87 acres. It is bordered by the creek and then by steep slopes. There may be an area for 1 or 2 homes because of the constrained area.

John - What about if someone comes in and says 300 acres?

Wayne - May be able to get 60 homes. The parcels could be sold as 4 separate parcels without having to go to Planning.

John - Brenda, can you ask Anna how and where the survey changed the acreage and frontage? Wayne, can you do a brief write-up of what was discussed to show the Town Board? DEC has 20ft fishing easement on both sides of the creek but almost no access on this side.

Wayne - We need to look at the buildings but the property has been posted and gated. We will need to contact Mr. Munter to get access.

Group Discussion -

Scenario #2 - A building inventory to give Jason some clarity as to what should be kept and what how they would be used. The boat house and shed should be removed from the west side. The east side has the White house, winter cabin, Morton building, dining hall, health cabin, bath/shower building, large meeting building and lean to's.

Biggest issue is what to do with the white house, what would the town ever use it for? The back area would need to be removed. The whole building needs work. The sills are shot due. There has been leaking on the front columns and into the foundation. Anything can be fixed but how much money does the town want to spend?

The pole barn and Morton building are in good shape and would work for cold storage. We need to look at all the buildings. Depending on what uses the property has, the health building may be a good warming hut or may be it should be removed.

The dining hall has some structural issues. There is no handicap accessibility and no parking. Major renovations would be needed to bring up to code. Without insulation, would only be usable in the warmer months. How far does the town want to go? How much money does it want to spend? There may be money making uses as a meeting space.

Wayne - We would need septic systems and bathrooms for public assembly. There is a leech field but it is about 25 years old.

Jason - If there is going to be water, the town is going to have to have a water tech.

John - Maybe pit privy's with non-potable water

Wayne - The pipes are run on the ground. There is water potential but would really need to be reviewed.

John - May be keep the 2 dams, the pole barns, Morton building and remove the rest of the buildings.

Jason - So now there are 50 acres but what would it cost to upgrade the buildings. So the cost goes from \$200,000 to \$500,000 or \$1,000,000.

John - The town needs to know what the public wants from the property.

Jason - Surveys were done by about 50 people who were all interested in keeping Boy Haven. Not a good sampling of the community.

John - Jason, based on what we already have for recreation, what do you see for the next 5-10-15 years down the road? Having the acreage would allow the town to have recreations contiguous with state land. We would need to work with the state as to what they are allowing and what we are allowing.

Tom - If Wayne comes back with more ideas and Jason comes back with recreation uses and cost, we could go back to the board with what we have reviewed.

Jason - Concern- Would like to know where the state is. What happens if we want land and then the state backs out?

John - If we agree to purchase land it would be contingent on the state also purchasing.

Tom - How do we look 1 or 2 generations down the road? We are at a population of about 20,000, so will we be at 40,000?

John - Can John Munter get his money and expenses back from the state? Would we then bargaining with him to get 50 acres for less?

Tom - Maybe when we present something to the board, they may then create another committee. May be they can negotiate with John Munter where he removes the buildings before we take ownership.

Wayne - Rural development is a hard sell. It is far from resources. In theory, 150ac would be preserved with development with fishing access. The Planning Board would work with developers to conserve.

Tom - Making decisions on "Do we want to acquire?" "Do we want the state to acquire" and "What if development" If the state purchases we won't get ball fields but we will get trails along the creek. Do we as a town want to acquire so we can use the land in the future or do we say, as a town, let the state take it over?

Barb - Looked at Park fees and Open Space fund. There is \$208,000 in park and \$78,000 in open space.

Jason - Park fees were set up to purchase land or set up parks etc.

John - The Recreation fund was set up to purchase land and equipment. The Open Space was just to acquire open space.

Jason - If the Parks fund was set up to purchase land, why was the open space fund created?

John - We still have the county grant for \$50,000

Benny - Jim Tedisco said he would try to help us get money.

Barb - Wayne, what is outstanding in Park fees?

Wayne - The Boghosian project and Carlton Hollow.

John - Need new assessment from Recreation. What is the demand now and what would be the demand in the future? Also, what will be the cost to maintain in the future?

Tom - Think that the town should require Mr. Munter to remove the buildings first.

John - Do we even need to look at the buildings? Keep the 2 cold storage buildings, the bathrooms and the dining hall. So what would need to be done to the dining hall to shore it up and mothball it for the future?

There is always the 3rd option where we walk away and let the state take it all.

Wayne could you work on a write up

Jason could you work on recreation needs and costs

Permissive referendum - if the money comes from park fees, is it required for permissive referendum?

We need to verify the acreage in the polygon.

Wayne - May be we should square it up to the SE property line and the road.

Will send out a survey for the next meeting.

APPROVED