

A workshop was held by the Town Board of the town of Moreau on May 20, 2009 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York, for the purpose of discussing subdivision rec. fees and projects the monies could be used for.

The workshop began at 7:09 p.m.

Town Board Members Present:

Bob Prendergast	Councilman
Gina LeClair	Councilwoman
Todd Kusnierz	Councilman
Preston Jenkins	Supervisor

Town Board Members Absent:

Tom Cumm	Councilman
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Also Present: Jeanne Fleury, Town Clerk; Town Residents, Shelley Englert and Loretta Salazar

Supervisor Jenkins began by saying that there is approximately 59.1 acres of land adjacent to the Recreation Park that the Town Board is negotiating to purchase and we could use some of the subdivision rec. fees for this and apply for a grant to also help fund the purchase. The Town Board will probably be discussing the purchase negotiations in executive session next week after the Town Board Meeting. The land runs almost to Fort Edward Road. We have an opportunity to purchase it at a very good price.

He also stated that there has been a lot of pressure from a softball group to move the temporary fencing placed in the park by the quads until after the softball season to open it up to more parking area. The fencing was moved, but the word he got tonight was that while they appreciate the fence being moved there still isn't enough parking. He stated that he is aware of this and there may be plans to increase the park, **parking**, but it won't be done until after the season.

[Amended 5/26/09 jf]

Councilman Kusnierz stated that what he was told was that there was a high school game going on at the same time as Girl's softball and it was pandemonium down there trying to get in and park.

Supervisor Jenkins said the Board will have to deal with that, but he isn't sure how yet. The park needs to be expanded without affecting the current outline.

Councilman Kusnierz asked if when the plans were drawn up for the quads wasn't there enough parking designated on the plans or did we build to those specifications and still not have enough parking.

Supervisor Jenkins stated that as far as he knew we built it to specifications. There was a deal with Kubricky Construction. They used our sand pit for parking while working on Potter Road and in exchange they brought rubble in and leveled it out for parking. We could extend one parking lane each direction and we could open up the area along the woods and provide fencing to keep people off the grass once we get it planted. There is space along the road for parking if we cleared it so they could park along the entrance to the parking lot. We need plans to see what make sense. The Little League Baseball concession stand is in bad shape and their restrooms need remodeling. We are going to have NYS DOH on our backs before too long. Last time he was there two of the restrooms were locked and the handicapped bathroom was the only one open. He hoped the Recreation Commission would have some ideas. He asked Councilwoman LeClair and Councilman Kusnierz to ask the Recreation Commission at their next meeting for their opinion on the land acquisition.

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The parcel of land that the Town is considering purchasing is zoned R-2 and a subdivision had been planned for that location and it actually went through the Town Planning Board process. If the Town could acquire the land it would be good for the future of our Rec. Park and would protect green space in our Town. There is a grant that we could apply for up to \$100,000.00 or 50% of the cost of a project not to exceed \$100,000.00.

Councilman Kusnierz asked how much we were thinking about allocating towards this land acquisition and Supervisor Jenkins replied that the Town received about \$168,000.00 in subdivision rec. fees from Schermerhorn. Some of that money could be used for conservation issues, but it was designed for recreation. The Town also has about \$40,000.00 as fund balance in this account.

Councilman Kusnierz asked if there were projected numbers for subdivision rec. fees anticipated to be received next year based on proposed projects.

Supervisor Jenkins stated that Schermerhorn has another proposed project on the corner of Fort Edward and Bluebird Road, but it hasn't gone through zoning yet. He is looking for more density and to tie into the sewer system. There may be development of the land at Bluebird and Route 32 the Kory property. It is zoned R-2. This makes the land acquisition even more important. The land we are looking at has a little bit of challenge due to the entrance to the property and there are some wetlands near the entrance and they never got approval from the Army Corp of Engineers. They really want to sell it to the Town rather than develop it.

Councilwoman LeClair stated it would be a good long term investment. You can't get land back once it is gone.

Supervisor Jenkins said it would be our last chance to expand the park. There is some land on the south side of the park, but most of that land is part of the Fort Edward Watershed. It is our last opportunity to protect some land for the future.

Councilwoman LeClair stated the trail along the south side of the park feels wooded because of the watershed so we will never see development come up to that side of the park.

Councilman Prendergast stated he supports the land purchase. He stated that the Little League bathrooms brings to mind the fact that we are always quick to expand, but then people see existing structures that are falling apart. We need to look at existing structures in the park. Steve Gram probably should get us prices now to fix up existing structures.

Councilwoman LeClair stated that the Conservation Committee walked the easement behind the industrial park. There is a road to the left that goes down to the river and there is a beautiful landing there and everybody was in support of seeing if we can make it into a picnic area and a dock to fish off and stand on. She is hoping they can put together a plan and apply for a grant.

Loretta Salazar stated there are two areas that she would like to see attention given to. The first area is where the Pow Wow and Moreau Fund Days are going to be held. There is lack of bathrooms where the Pow Wow used to be held. When the bowl was first planned she thought there was parking planned where the camping was. She suggested a concession stand and bathrooms at the end of the lot where the tree line goes around to the area where the Pow Wow was held. The bowl could also use a parking lot. She would like to see bathrooms and a concession stand there. She would also like to see some trees removed and a bigger area made for the Pow Wow dancers and vendors. Along the dirt road would

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be a great place for a camping area. She suggested that we could attract re-enactment groups. These types of activities always bring people in to motels in the area and restaurants, etc.

Supervisor Jenkins stated that the bowl currently is getting very little use. Soccer is being played at the school so it took away from the use of the bowl. We got a grant for lighting of the bowl that the Town has to provide matching funds, but if the bowl isn't being used it doesn't make sense to light it. It would be hard to allocate funds for the bowl when it isn't being used and the money could be used for fields that are getting used. He stated that the Rec. Commission should give us some feedback.

Councilman Kusnierz asked if the Recreation Commission was notified that this meeting was taking place.

Councilwoman LeClair stated that Steve Gram was asked to notify them at the last meeting.

Councilman Kusnierz said that if Steve Gram followed through on the notification then he was disappointed that none of the commission members showed up.

Supervisor Jenkins thought that since no one showed up then maybe Steve Gram didn't tell them.

Councilman Kusnierz said his feeling was that the first priority would be for land acquisition with a priority towards any contiguous parcels that border the park. The next priority should be facility upgrades such as, bathrooms, Little League building, paving if we need it at some of our parking lots and expanding parking at the quads. We may want to revisit lighting the bowl so we can offer use of it for a longer period of time during the day to outside interests for a sizable fee to hold a venue that would benefit our taxpayers and build community cohesiveness. It is underutilized right now for whatever reason.

Councilman Kusnierz said a third priority would be new endeavors such as, expanding areas of the park that can't be used right now without clearing it. Field expansion is another one. Within the next five to eight years we are going to be at our limit for what we can handle down there from the community. We should have a three year capital plan going forward and as the monies are received and have an active plan to work from.

Supervisor Jenkins stated we requested a five year plan last year from the Recreation Commission and haven't received it yet and there aren't any minutes of the Recreation Commission Meetings.

Councilman Kusnierz suggested a special workshop with Board Members after Board Members have had ample opportunity to sit down on their own and envision what they would like to see so we can have constructive dialogue where we can get a draft on paper and then submit it to the Recreation Commission if they can't get it done in a timely fashion.

Supervisor Jenkins said if we get the grant from the county it would be about 50% of the cost we are talking about and then we would still have money left over. Tuesday night the Board can go into executive session to discuss the land acquisition negotiations. There are five people who own the land through the estate and they don't want to develop it themselves. They really want the Town to acquire the property for recreation purposes.

Councilwoman LeClair asked the Town Clerk to give the Recreation Commission a copy of the minutes from this meeting so they can review what was discussed before their next meeting.

Councilman Kusnierz at first said the Board should approve the minutes first, but then said that they could be stamped draft and forwarded to the Recreation Commission.

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Shelley Englert spoke about the Conservation Committee. The Rec. Park is a dry park and Councilwoman LeClair brought up about a wet park. It would be nice to develop a wet park around the river. It would be nice for people to be able to boat and fish there.

Supervisor Jenkins said that it would be a difficult area for people to boat and fish at (speaking about behind the industrial park) and Shelley Englert suggested canoeing.

Supervisor Jenkins stated that off the West River Road would be more conducive for this. The state has a boat launch there that is being used right now by GE as part of the dredging process. The state has plans for some of the land there. There is another parcel that Georgia Pacific owns that they probably would love to get rid of. It has been used as a landfill by the state as part of the dredging that was pre-PCB. There are some pollution issues there and it is adjacent to an encapsulated site.

Shelley Englert asked if Georgia Pacific would be willing to contribute any funds.

Supervisor Jenkins didn't know about that, but that they are willing to get rid of it. He spoke about the Rogers Family Cemetery down there that dates back to 1680. It is overgrown and should be cleaned up and maintained. The area has great access to the river.

Shelley Englert asked how much money could be allotted for a dog park. The price that was quoted for 100 feet by 60 feet of fencing was about \$9,000.00.

Supervisor Jenkins stated that this is something the Board needs to discuss. His sister is involved in dog parks and took her dog to one in Florida and had a great time. He has seen the one in Saratoga Springs and it appears to be in control.

Shelley Englert stated the Dog Park Committee is meeting at the Crandall Library right now.

Supervisor Jenkins stated that the Town Board did offer to the Dog Park Committee, on a temporary basis, the property the Town purchased on Route 197 for a dog park.

Shelley Englert stated that at that meeting there were people present in opposition to that.

Supervisor Jenkins stated it could be done relatively inexpensively on a temporary basis. Our position before was that if we develop a dog park and it doesn't work then we have money tied up into. The temporary solution would only require a little fencing to finish closing the property in.

Shelley Englert stated that maybe BOCES could come in and clear a section in the Rec. Park. along the tree line and use the tree line as off the leash/within the area. It would give you a feel to see how many people use the park. If it fails then there isn't anything to remove or any cost involved.

Supervisor Jenkins said that in the past the concern was over the children in the park. If we acquire 60 acres of land then there may be a situation that can be dealt with much easier. He hasn't talked to anybody who has a dog park that said that it wasn't useful. They are popping up all over the place. Clifton Park has had very little problems with theirs.

Shelley Englert said that Bob Vittengl said we should be able to get it up and running by end of the summer if we can get BOCES to clear the land and get fencing up. The fencing was the Recreation Commission's recommendation. To get up a fence up and running 100 feet by 60 feet is sufficient with an exit gate.

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Councilman Prendergast stated that it has always been presented that a dog park is for dogs. People who own dogs and pay taxes are looking for a place to unleash their dogs and let them have some fun. People enjoy the socializing factor. People have as much right to ask for a dog park as people have a right to ask for a softball field. He has gone by the one in Saratoga Springs a lot and he sees people running with their dogs. For people to say it is just for the dogs they don't know anything about it.

Shelley Englert stated people will grab their coffee or soda at Stewart's on the way to the dog park. People will come from Lake George to use the park and spend their money here.

Councilwoman LeClair said she has had some nasty encounters with dogs. It is scary.

Discussion followed on the lighting grant.

Supervisor Jenkins stated that he could schedule a meeting with the regional director and find out if there is another way to use the grant money.

Supervisor Jenkins suggested that they look at the issues and discuss them and get the Recreation Commission to draft a priority list and present it to the Town Board then we can put together a plan.

The workshop was concluded at approximately 8:00 p.m.

Respectfully submitted,

Jeanne Fleury
Town Clerk