

A special meeting of the Town Board of the Town of Moreau was held on December 7, 2010 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York, for the purpose of interviewing firms interested in providing professional consulting services to develop a plan for a Hudson River Access and Passive Recreation Park.

Supervisor called the meeting to order at 7:00 p.m.

The Town Clerk called the roll.

Town Board Members Present

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

Town Board Members Absent

None

Also Present: Jeanne Fleury, Town Clerk; Town Residents: Vince Sporrer, Bob Vittengl, Shelley Englert, Mary Meade, and Pat Walters; Joe Orlow, Village Resident

Three firms were present to be interviewed: The Chazen Companies, C. T. Male and the LA Group.

Supervisor Jenkins advised that this was a public meeting and the grant program for the proposed riverfront park requires that the interviews be conducted in a public session. He explained how an advisory committee was going to be created to work with the consultant chosen from this interview process. There were members of the Town Conservation Committee present who he hoped would consider serving on the advisory committee along with other members of the general public.

Councilwoman LeClair added that Andy LaBruzzo, Coastal Resources Specialist, with the Department of State, Division of Coastal Resources asked that they fill out the survey sheet he provided after the interview process was complete. He provided a list of suggested questions to be asked by the interviewers. He would like responses to the questions noted on the questionnaire and a copy given to him.

The first firm to be interviewed was The Chazen Companies. Present representing The Chazen Companies was Chris Round and Andy Rymph.

They gave a power point presentation that explained the services their company performs and their experience, which comprised of projects they have worked on recently.

Their scope of services in regards to the river front passive recreation park project in Moreau includes a kick off meeting, inventory analysis, visioning workshop, three public meetings, developing a draft and final master plan and short and long term recommendations. They elaborated on each phase.

The interview session was opened up to questions.

Councilman Cumm stated that if funding is not available to get us past the master plan stage then this project isn't going to move forward.

Councilwoman LeClair replied that Andy LaBruzzo has said that this grant is for a master plan and hopefully there will be additional funding available in another grant cycle to move forward with the concept and hopefully the firm selected will help us find additional grants and help us apply for them.

Councilman Cumm asked what types of grants are available for this type of project.

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Chris Round replied that the LWRP provides money for implementation. Normally they are matching grants and either 80/20 or 50/50 and the match can be municipal services like a force account or volunteer services. There is also the NYS Department of Parks program that will fund acquisition and implementation and park planning. There is also the Heritage Trail Program and the Canal Way Trail Program. They have a list of funding sources on file in their office.

Supervisor Jenkins asked them who would be involved in this project and the reply was that Andy Rymph would be the project manager and designer, Chris Round would be involved in the public process and Paul Cummings would be the community planner.

Councilman Kusnierz asked if the money was a federal pass through.

Chris Round replied that the money was coming from the environmental protection fund.

Councilman Kusnierz stated that with the state facing a \$9 billion deficit and \$11 to \$13 billion deficit in 2011 he asked them how successful they have been in working with other communities in securing funding this past year.

Chris Round replied that they have been working with Stillwater on a \$7 million water line that SEDC and the state is funding as part of the Global Foundries project and it wasn't a grant application per se. They have also secured funds recently through the Community Development Block Grant for the Village of South Glens Falls water system improvements. They were successful in getting funding for the Town of Queensbury for the Ciba Geigy site through the LWRP program. They have also had success getting funding through the Brownfield's program. This project may be fundable under the Transportation Enhancement Program. There are a variety of programs that he could e-mail to the Town

Mary Meade asked how they handle encapsulated properties.

Andy Rymph replied that he worked on a project in Amsterdam that was on the site of a former manufactured gas plant. They got part way through construction, before he came on board as project manager, and they struck remnants of the former manufactured gas plant. There was a long process and he explained how they remediated the tank sites. What they were left with was a layer of filter fabric about four feet down in the area where it was going to be a public park. In the areas where there was going to be pilings or post foundations they over estimated and made sure they were at least a couple of feet below the penetration and encapsulated so that down the road if they wanted to build a structure on the site and there wasn't anyone around that knew the history of the site they would see the membrane when they dug. There were also easements that go along with the property. Each project has a different level of protection or awareness that is built in.

Councilman Cumm asked if they would help the Town apply for a grant for additional monies above and beyond the master plan and if so would there be an additional charge.

Chris Round replied that it depends on the complexity of the project. They have written grants on a fee base, they have written them as a courtesy and they have written them at a loss. It varies.

Councilwoman LeClair asked how long they expect the process to take from start to finish.

Chris Round replied nine to twelve months. It depends.

Councilwoman LeClair asked if they provide outreach materials for the public and the reply was yes.

Councilwoman LeClair asked if an additional public meeting is needed would there be a charge.

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Chris Round said they would work with the Town on this. He suggested that when they engage a firm they further define the scope of services.

Councilwoman LeClair asked them to give them some ideas for the project.

Chris Round replied that he saw scrap metal on the site and it would make a neat outdoor sculpture to interpret the industrial past. The lay of the land lends itself to x-c ski trails.

Andy Rymph stated that there are tremendous views up and down the river. He could envision people walking dogs down there and flying kites. There is a waterfall and rock outcrop there that has potential

Chris Round said he could envision a bonfire with the story telling of our revolutionary war past. He said their job is not to promote these ideas rather to brainstorm with the Town.

This concluded their presentation at 8:00 p.m.

C.T. Male gave their presentation next.

Present from C. T. Male was Frank Palumbo, Land Development Group Member.

Frank Palumbo gave a power point presentation.

He gave an introduction into the history behind C. T. Male. They have a team of landscape architects, planning department, environmental department, civil engineers, land surveying team, project team.

Their understanding of the project in Moreau is that it is a 48 acre parcel of land owned by the Town. There is a need for the development of a preliminary design and master plan. It is a remediated superfund site. The master plan project is being funded by the LWRP and the Town will be the "contractor".

Components of the project are a kick off meeting, community training, establishment of a project advisory committee, and request for proposals, consultant selection and compliance with procurement requirements. Sub-consultant preparation and execution, a second project meeting, public participation, site reconnaissance, community visioning workshop, public informational meeting, and selection of preferred alternative and draft master plan. There would then be another public informational meeting before the final master plan is developed. There would be semi-annual reporting and a final project summary report and measurable results forms.

There would be data collection, which would include field investigation, evaluation and assessment, community forums, design development, committee review and final reporting & presentation.

Frank Palumbo spoke about their project experience. He described the park project they worked on in Clifton Park that had three types of trails, a hard surface trail, medium trails through the woods that were rougher than the hard surface trails and longer and then the rough, natural trails.

He explained that C. T. Males has full in-house capabilities with GIS services and environmental engineering.

The presentation was opened to questions.

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Councilwoman LeClair asked Frank Palumbo if he reviewed the work program that was sent to him. It is a little different than the original RFP and she asked him if his proposal covered the cost of helping us complete the scope of work outlined in the work program.

Frank Palumbo said he did review it and didn't see significant differences that would alter their work proposal.

Councilwoman LeClair stated there weren't significant differences, but there were differences and she wanted to make sure he was aware of them.

Councilman Kusnierz asked if a project such as this one would require handicapped accessibility since we would be receiving state funding for the master plan.

Frank Palumbo said they would have to know what the Town intends to achieve. He didn't think that they would need 100% access to all points. In the Clifton Park project they looked for a way for it to be utilized and enjoyed for handicapped accessibility. In the case of the Moreau project one question would be, if someone comes to the site from the water will they have safe refuge to an area while they are there. The other question would be would they have to have full access all the way up to the road. He doesn't know at this point. It would have to be looked at further and it depends on how the Town develops the property in its' full entity. If they made 75% concentration down by the water in the funding for the handicapped accessibility it may lead them to having to have some accessibility down there. The details are in the funding and that is where his planning group would come into play.

Councilwoman LeClair asked who his main contact person would be and the reply was he would be the one. He spoke about how the meetings would be conducted. He would be the person who leads the meetings.

Councilwoman LeClair asked him what C. T. Male's experience is with the NYS Department State funded Waterfront Revitalization Strategies and Regional Planning.

Frank Palumbo replied that it is probably not as extensive as the other groups, but there is a component of the Department of State on the project that they are working on in Green County and they have worked on other projects in the past that have involved it. They understand the process with them.

Councilwoman LeClair asked what their experience was with working with volunteers in workshops.

Frank Palumbo replied that they have done it in many other projects. He encouraged the board to talk to Clifton Park. There were times when they held workshops with about 100 community members who attended to see the plan. They have also worked with small groups.

Councilwoman LeClair asked him if he would help the board apply for other grants.

Frank Palumbo replied yes. Their planning department keeps updated on funding opportunities available. Sometimes there is money in obscure places and they look for it.

Councilwoman LeClair asked if it would be covered under the scope of this project.

Frank Palumbo said he couldn't commit to that. It would depend on what grants are selected.

Councilman Cumm asked what the time frame would be for this project.

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Frank Palumbo replied it would depend on when it was started and weather conditions. They would want the board to give more direction on what their schedule was and submission deadlines were within the confines of the State requirements.

Councilwoman LeClair asked him if his firm would provide public outreach presentation materials and the answer was yes.

Mary Meade asked if the time frame would be four to six months, six to nine month or a year.

Frank Palumbo replied he thought it was doable in four to six months.

This concluded his presentation at 8:45 p.m.

The LA Group was present. They were scheduled to appear before the board on December 8th. The board decided to hear their presentation at this meeting.

Present from the LA Group was David Miller and Jim Martin.

A power point presentation was utilized during their presentation.

The LA Group has 36 years of land planning experience and their firm is comprised of planners, landscape architects, civil engineers, environmental scientists and GIS technicians. Throughout the years they have been creative and tried to be good stewards of the land and they understand the environmental context of the land and have done a lot of complex environmental permitting and design work. He referred to the Adirondack Park as one of the most highly regulated areas in the world and they have a lot of experience up there.

They see themselves as experts in environmental analysis, Hudson River Corridor planning, waterfront planning and design, trail planning and design and permitting. Permitting is an intricate part and huge stepping stone in any project these days.

They feel that they have site familiarity and have a fair amount of knowledge to hit the ground running.

They have begun to address some of the constraints and limitations through GIS mapping and they understand the areas of dredge spoils and what limitations they would have working in that situation. They know they have to understand the historical relevance, cultural and natural resources, recreational opportunities and it is all underpinned with economic development.

Jim Martin explained the master plan process. The process would include data collection and analysis, vision and program development, master plan design that would include reviews by the advisory committee and community workshops. A final master plan would be developed and then an implementation phase. Jim Martin expanded on each of these steps.

Some of the local and regional initiatives that they were/are involved in are: Roger's Island LWRP Visioning Plan, Fort Ann Waterfront Revitalization Plan (LWRP), Rogers Memorial Park & Pier (LWRP), Hudson Riverscape Project, Champlain Canal way Trail Action Plan, Old Champlain Canal Towpath Trail, Malta Ecological Park, Village of Whitehall, Haviland's Cove Park, USFS Caywood Point Recreation Area on Seneca Lake, NPS Childs Park Rehabilitation

What they described as "Deliverables" in their presentation are:

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Meeting summaries, public participation plan, plan and narrative, alternative schematic design, preferred schematic plan, master plan draft & final, project reporting.

Their proposed schedule is six months for a tight & focused schedule with a completion date of June 2011.

Why Their Team?

They have site familiarity, local knowledge; understand regional significance, experienced proven approach, creative yet practical with buildable end product commitment.

The presentation was opened up for questions.

Mary Meade asked what their personal vision for the proposed project was.

David Miller said he heard there were 67 species of birds identified in that area and there could be some real ecological based interpretation and design in a way to engage the user. How the open space is managed would determine how the ground cover is utilized and he would like to see it managed to its full potential.

Jim Martin stated the sites location is its main attribute. It would be a nice place for an evening picnic dinner in a very beautiful setting. In the context of passive, interpretative things, there are some wonderful creative ideas that could be brought to the floor and they need not be complex.

David Miller said as designers and planners they have wonderful ideas swirling around in their minds, but their usefulness is to listen to the public and turn their ideas into something creative. There is a lot of potential with the site. The length of view you get is unique. There are varied shoreline experiences that could present different opportunities for water contact, whether it is boating, swimming, etc. There is the trail component too that is possible for the site.

Councilwoman LeClair asked if they would provide materials for the public and the answer was yes. They could prepare a newsletter that would serve as an informative piece of information, as well as, include meeting announcements.

Mary Meade said the state prefers partnerships with other communities and joint grants. She asked if they would look into other grants and find out if there are other communities that we could partner with.

David Miller replied yes. They wrote and submitted a trails grant for the Village of Fort Ann and part of the match was going to come through two other grants. He went on to speak about a project they were currently working on.

Jim Martin stated that when the opportunity presents itself the Town should try to go in with other communities and file an application for a capital improvement.

David Miller said there is a good chance to get funding through the Hudson Valley Greenway program for trail and related construction and there is also the Environmental Protection fund through State Parks and federal money that is trail related.

Jim Martin stated that the Department of Agriculture does make funding available for a wide array of things and they are often overlooked.

This concluded their presentation at 9:42 p.m.

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A motion was made by Councilman Prendergast and seconded by Councilwoman LeClair to adjourn the special meeting at 9:42 p.m.

Roll call vote resulted as follows:

Councilman Cumm	Yes
Councilman Prendergast	Yes
Councilwoman LeClair	Yes
Councilman Kusnierz	Yes
Supervisor Jenkins	Yes

Meeting adjourned.

Respectfully submitted,

Jeanne Fleury
Town Clerk