

## BUILDINGS & GROUNDS COMMITTEE MEETING

February 2, 2009 – 3:30 p.m.

PRESENT: Chairman Thompson; Supervisors Hargrave, Hunter, Jenkins, M. Johnson, Rowland, Wormuth; David Wickerham, Co. Administrator; Mark Rider, Co. Attorney; Joe Ritchey, Rick Gardner, DPW; Dan Butler, Animal Shelter, Rich Campanola, C. T. Male; David & Katrina Pacheco, Pacheco Ross Architects; Julie Stokes, Andy Fyfe, Saratoga PLAN; Paul Laskey, Friends of Spruce Mt. Fire Tower; Jack Freeman, Adirondack Mountain Club; LWV Rep.; Press

Chairman Thompson called the meeting to order.

Mr. Hargrave moved to approve the minutes of the January 12<sup>th</sup> meeting. Mr. Hunter seconded. Unanimous.

Mr. Ritchey requested a **resolution authorizing the Chairman to sign a petition to the Public Facilities Commission requesting an extension of the Heritage Springs Water Service Corp. to include water main to the County Airport.** Mr. Rider said a while ago, we authorized an agreement with Heritage Springs to put in a water line. Because we are a municipality, we are exempt from Public Service Commission control of this. He said PSC has to approve any extension of their franchise area. This has to be signed both by the County and Heritage Springs, he said. He said PSC wants us to be involved in this petition for the extension of that area. **Mr. Jenkins moved to approve this resolution. Mrs. Johnson seconded. Unanimous.**

Mr. Ritchey requested a **resolution authorizing taking all steps necessary to obtain avigation easement from property parcel #189.12-1-54 in the Town of Milton for Airport obstruction removal purpose.** Mr. Rider said at last month's meeting, we discussed this with North American. They had 16 trees cut down that were obstructions. The existence of one particular tree is the last tree needed to be cut down to allow instrument and nighttime landings. Now, only visual landings during the day are allowed, he said. He said they met Friday afternoon with the owner of this parcel. He doesn't want his tree cut down, but he said he explained it is a safety and economic issue. He said he indicated to the property owner the sense of what this Committee wanted. He called me back today, and he has concerns, he said. I told him the next step for us would be to condemn it under the eminent domain law, he stated. We need to get a professional appraisal for an amount for an avigation easement for this person's property, he said. If the property owner then does not accept, we will proceed with eminent domain, he added. He may get his own appraisal, he said.

Mr. Jenkins asked about the costs involved in taking all steps necessary. Mr. Rider said we already appraised a lot of avigation easements around the County. Once we commence this, we have to appraise it and offer the appraisal by law, he said. Mrs. Wormuth asked what is the cost of the appraisal. Mr. Ritchey said it is about \$3,500 for an appraisal. We have not chosen an appraiser as yet, he said. He stated \$3,500 is the

low quote. Chairman Thompson said if we run into this type of situation again, will it have to come back to Committee or could it go as one whole resolution for avigation easements. Mr. Rider said it is better to have separate resolutions. **Mrs. Wormuth moved to approve this resolution. Mr. Rowland seconded. Unanimous.**

Mrs. Stokes stated she is the chair of the board of Saratoga PLAN. She said about five years ago, Jack Freeman, of the Adirondack Mountain Club, got people interested in saving the fire towers. She said we have been trying to get access to the top of Spruce Mountain. The fire tower there is owned by DEC and is on Saratoga County lands. Mr. Laskey said if the land is transferred to DEC, all future liability is removed from the County. If this fire tower could be restored, there would be benefits realized by the public and business community, and it would be a win/win for everybody. On studies I have done, this project will bring \$175,000 to local communities, and the County would receive 3% of that, he said. He stated they built a successful program on Hadley Mountain. He stated this tower will provide internships for college kids to act as summer summit guides. As time goes on, we will probably do snowshoeing and animal tracking for the public up there. He said he is one of the first people to visit every tower in the State. Mrs. Stokes stated Saratoga County has the tallest tower that could be publicly accessible. She mentioned Saratoga PLAN has been getting donations for the restoration of this tower. She said Paul Lent suggested the transfer of 2.5 acres at the top of the mountain.

Mrs. Stokes said they want to work with the County to move this along, and this will require subdivision approval from the APA. She said she is looking for a timeline. Mr. Rider said he will have to talk to DEC, as he is not sure what their requirements are. He said he does not know what is involved in doing a subdivision in the APA. There may be costs involved in that, he said. Mr. Wickerham said we can defer this process to Mr. Rider. We need to have conversations with DEC over the global value of this property, he said. Mrs. Wormuth said there is still cleanup to be done up there and removal of equipment which may or may not be in the 2.5 acres surrounding the fire tower. She said the whole parcel is about 8 acres. I want to make sure that work is complete prior to a subdivision, she said. Mrs. Stokes said APA will not let things happen until those things are completed. She said they are working with Lyme Timber to get a trail easement across their parcel. Mr. Rider said he will find out what's involved in an APA subdivision and arrange some discussions with DEC.

Mr. Butler stated the schematic design for a new animal shelter is complete at this time. He distributed copies of C.T. Male's Concept Site Plan, Floor Plan and Elevations. He said there will be a pre-proposal meeting on Friday for a Construction Manager at 10:00 a.m. at the Fire Training Center, and those bids are due back February 19<sup>th</sup>. Chairman Thompson mentioned we will not have to move any utilities. Mr. Campanola said they looked at options for locating the building, and it is pretty much set for the main approach. He then reviewed the site plan. He said their main thrust was to avoid the gas main and National Grid relocations. The current footprint is about 24,000, he said. He stated they completed a land survey of the property and geotechnical drillings, and they should have that report shortly.

Chairman Thompson asked Mr. Ritchey if he talked to the NYS Department of Health regarding the proposed Public Safety Building. Mr. Ritchey said not yet. We can start going forward with that tomorrow, he said.

Mr. Pacheco distributed copies of their report on the building's Update; Posted DOH Regulations; Communications with DOH Staff; Summary of Work Necessary for CON; and Contact Information for DOH staff. He said based on conversations they have had with DOH since October, they assigned someone relative to the Certificate of Need process last Thursday. He said for the shared spaces, mechanical and sprinklers, those will need to be included in the evaluation. Mr. Wickerham stated Mr. Ritchey was assigned to get this down to the Department of Health.

On a motion by Mr. Hargrave, seconded by Mr. Jenkins, the meeting was adjourned.

Respectfully submitted,

Elaine M. Sodemann







