

The Town of Moriah Town Board held a Special Meeting on Tuesday, September 10, 2019 at 6:00pm at the Town of Moriah Court House, 42 Park Place, Port Henry, New York to meet with the Waterfront Committee regarding the campsites.

Present:	Thomas Scozzafava	Supervisor
	Paul Salerno	Councilman
	Tom Anderson	Councilman
	Lucille Carpenter	Councilwoman
	Matt Brassard	Councilman

Others Present: Bill Trybendis, Anna Reynolds, Tim Rowland, Jim Curran, Jackie Viestenz, Linda Smyth, Jeff Kelly, Rich Lapier, Sharon O'Connor, Ronnie Cunningham, Peter Gilbo, Nick & Dana Gilbo, George & Gail Pilger, Michael Crane, Phyllis Rounds, Diane Lashway, Georgianna Scott, Eric & Fran Wilhelmson, Benjamin Wagner, Debbie Henry, Marilyn Henry, Dale Henry, Randy Strader, Tod Hicks, Jeanne Taylor, Nancy Gilbertson, Andrea Anesi, Kim Gilbertson, Carol Chiarella, Steve T., Gloria K. and Rose French-Town Clerk.

Supervisor Scozzafava opened the meeting at 6:00pm by saluting the flag.

The Supervisor gave a brief history on the campsite. The Town has owned it since 1970 when we took it over from Republic Steel. \$100,000 was put into the campsite from Federal Revenue Sharing monies. That money ran out. The Town of Moriah continued to operate it. The Mine's closed in 1978 and 1979. The campsite is a revenue for the Town. The Supervisor said he and the Board are guilty of not putting enough money back in to it. He stated that the Town now has two campsites due to the dissolution of the Village of Port Henry. The Town has applied for grant money from the Department of State through Essex County Community Resources. The Supervisor stated that the campsites are the Town's biggest assets. The Town contracted with Michael Crane last year to look into possible best uses for the Campsites; but run differently. The Supervisor stated that the Seasonals are the bread and butter; not the transients. The Supervisor stated that the Waterfront Committee has come back with some recommendations. He then turned it over to Councilwoman Carpenter.

Councilwoman Carpenter introduced the Waterfront Committee; Jim Curran, Ben Wagner, Sharon O'Connor, Anna Reynolds and Mark Davenport. The Waterfront Committee wanted this meeting to get some direction from the Town Board and the community; they have toured other campgrounds; applied for grants for a new design and landscape of the campsite entrance with Fred Keil; Sharon O'Connor handed out cards for suggestions and/or questions.

Mark Davenport spoke; he talked about the study that Michael Crane did and how the committee was formed. The committee would like to make some suggestions to the Town Board moving forward. He stated they have been to neighboring campgrounds; they were hoping the KOA would take over; we have a marketable asset but need direction from the Board. The Committee would like cabins at both campsites; they would like to utilize the beach house at Port Henry beach for a concession stand; they would like to open up the view of the lake as you come into Town. The Supervisor stated the Town always cleans up the bay area. He also stated that the Town has no control over VanSlooten Marina as far as clean up. Anna Reynolds stated they have discussed Marketing and Promotion of the Campsites. Mr. Davenport stated the campsites have a limited "on line" presence. He also stated that the kayaks and boats were moved to Champ RV Park and we no longer charge; they are finally get some use. Mr. Davenport stated we need a place to advertise. Jim Curran stated he would like to see cabins for Bass fishermen; tournaments are huge. Anna Reynolds mentioned the redesign of the entrance to the campsite. Mr. Davenport stated a site map would show what it would look like. Sharon O'Connor stated that the committee needs to know what the community and the Board want so they have a place to start. Mr. Davenport stated that at the KOA they have really nice affordable cabins. The Supervisor stated that BOCES has agreed to build us a cabin. He also stated that Port Henry Beach is tough because of the flooding. He feels the "Hill" at Bulwagga Bay would be the best spot for at least one cabin. We are going to totally revamp the restroom near the beach at Bulwagga Bay. He feels the Board is committed to making improvements at the campsites. We have a BAN that will be paid off, we should take out another one for capital improvements at the campsites.

The Supervisor feels we are charging what the market will bear; he knows Mr. Crane will disagree with him. Mr. Crane stated we need to upgrade and then charge more.

Councilwoman Carpenter asked if we could put cabins at Port Henry Beach. The Supervisor stated it is tough because of flooding; definitely at Bulwagga Bay Campsite. Councilman Brassard stated possibly near the railroad tracks at Port Henry Beach. Michael Crane stated they have cabins that have a chassis which make them very easy to move but they still look like a cabin.

Tod Hicks asked if the committee was still looking for a third party; Councilwoman Carpenter stated the committee does not run the campground. The Supervisor stated the investor wanted the Town to front the money for the improvements. Michael Crane stated that any money from NYS requires a match. The Supervisor stated that the Comptroller does not want us getting into this. The Supervisor stated that the Developer/Investor stated our profit margin was good. The Supervisor reminded everyone that the campsites belong to the people, the Board has to be fiscally responsible.

Jeanne Taylor asked if the Town could change the direction of the campers so more could be brought in; that way we could charge more. Councilwoman Carpenter and Anna Reynolds stated they are waiting on potential grant money. The Supervisor stated that the sites are so scattered; they are not clearly defined. Councilman Brassard stated we need to revamp a whole new map; camping trailers are huge now. The Supervisor stated that the NYS Department of Health requires 175 square feet per campsite. Councilwoman Carpenter stated the map and design should come first. The Supervisor stated that the Board is committed to one cabin this year. He stated that the room that we are sitting in right now was built by BOCES.

Councilwoman Carpenter stated we should allocate sites at each campsite for transient sites. The Supervisor stated we already do.

Mark Davenport stated we should test run with one cabin this year, if the pilot program does well, maybe do three next year. Councilman Salerno asked how much the KOA gets for their cabins; Mark Davenport thought between \$115 and \$180 per night. He stated that if we charged that for a cabin we would be making between \$4,000 and \$6,000 vs \$1,600. George Pilger asked how much a cabin cost. The Supervisor stated that if BOCES built it we would only have to pay for materials. Councilman Salerno asked if we could put 12 cabins on the "Hill". Rich Lapier stated there is two spots left that don't have infrastructure on it already.

Jeanne Taylor asked how much it was to leave a camper on site and the Supervisor stated he believes it is \$175. Councilman Salerno asked George Pilger if he thought our sites would accommodate big motor coaches. Mr. Pilger stated it would be great to utilize the lake front. Councilwoman Carpenter asked if it would be for seasonals or transients and Mr. Pilger said both; he said he knows people who pay big money now and they aren't on the water. Mr. Pilger stated we need a website for the campsites; he stated that's why the transient sites aren't working, nobody knows about them. Debbie Henry asked if we could advertise on Air BNB.

The Supervisor stated we need to set some goals and priorities. Councilman Salerno stated that over the holiday weekends the transient sites were full at both campsites. Councilwoman Carpenter stated we need a site plan and allocate certain sites. A woman asked if we knew how many feet per site we needed for a profit margin and the Supervisor said no. Mark Davenport stated all that was covered in the plan that Michael Crane did and he could get that information relatively quickly. The Supervisor stated that the restrooms were part of that cost. Michael Crane stated it is all in his report.

Councilwoman Carpenter asked what the plans were for the beach house; the Supervisor stated several people are interested in leasing it. Tod Hicks stated the Town should go to bid for RFP's to lease the beach house. Councilwoman Carpenter asked if that is something the Committee could do and the Supervisor said yes. Phyllis Rounds stated she used to run the beach house and in one day they made \$100 but the new Managers did not want to bother with it.

Supervisor Scozzafava stated that the NYS Department of Health could be an issue with Cabins; the APA has no jurisdiction; and maybe the NYS Department of Environmental Conservation.

Councilwoman Carpenter stated that whoever leases the beach house would be responsible to deal with the NYS Department of Health. She asked if they have the go ahead from the Board.

Jeanne Taylor asked if the RFP's would be part of the Site Plan and Mark Davenport said no, that site plan is for Bulwagga Bay. Tod Hicks stated that whoever leases the beach house will want to know the condition of the building.

Mark Davenport stated that the committee would like to speak to the Chamber regarding Marketing and Promotion. The Supervisor stated they should talk to ROOST; need a Facebook page. Ronnie Cunningham stated that at this time the Chamber is not ready to do a webpage. George Pilger stated that Petro's has a website. Councilwoman Carpenter reminded everyone that it all cost money. Jackie Viestenz asked about a Facebook page. Councilwoman Carpenter stated again, it all takes time and money.

A gentleman asked why we don't have any boat docks. The Supervisor stated we would then need a Marina permit and the Town already has two Marina's. He said he has been coming here for 15 years and the Town just keeps getting worse and worse. He said the Red Brick is the only good thing the town has. The Supervisor said he was hoping for a positive meeting. He said everything takes money and the Town does not have money.

Peter Gilbo asked if the Town should be in the campsite business and the Supervisor said no. The Supervisor reminded everyone that the town cannot sell the campsites. It would have to go to the legislature first and then it would be subject to permissive referendum. Councilwoman Carpenter stated that her main goal was to get a professional management company to come in. She also stated that we need to make some investment first. The Supervisor stated we need to invest in ourselves. Gail Pilger asked how much a management company would charge and would there be any advantages of a KOA. Mark Davenport stated that KOA is not interested, there are too many issues at the campsite. Tod Hicks said we should find out how much a management company would be. Councilwoman Carpenter and Mark Davenport were both in agreement with this.

Debbie Henry asked about a restaurant on the water. The Supervisor stated he would like to see the beach house fixed and then lease it. Councilman Brassard said let's do the beach house first.

A woman asked if there were any tax incentives. The Supervisor said yes, the NYS Empire Zone has benefits.

Gail Pilger asked about the problems and KOA. She asked if the Town budgets enough money to fix issues. The Supervisor said yes we budget for maintenance issues but not capital improvements. He said we could definitely do more improvements at the campsite and then charge more. George Pilger asked if the Town was going to invest more money then. The Supervisor stated we will be paying off a BAN and we should do another 5 year one for Capital improvements. Put money back into it.

Jeanne Taylor stated she realizes upstate NYS is a deprived area. She stated we are not in the read; she thanked the Supervisor and the Board for everything they do and stated we are moving forward. The Supervisor said yes we are; we have a business park with Pre-Tech and Whistlepig and they employ 60 people. He said no, we don't have a restaurant since Tod Hicks bought the Kings Inn. Everyone laughed. Tod Hicks stated you need to invest small amounts to see improvement.

Councilwoman Carpenter stated we have a site plan; the committee is moving forward. Mark Davenport would like to move forward with the cabins.

173. ON MOTION by Councilman Brassard, seconded by Councilman Anderson, the following resolution was

APPROVED	Ayes	Scozzafava, Salerno, Anderson, Carpenter, Brassard
	Nays	0

RESOLVED to move forward with one cabin at Bulwagga Bay and have BOCES build it.

Discussion: Councilman Salerno asked if BOCES could guarantee that the cabin will be ready for the Spring of 2020. Councilwoman Carpenter stated she would like to see a cabin plan first.

Phyllis Rounds stated there was an article in The Sun regarding restrooms at the boat launch. The Supervisor stated that the out houses belong to the state; the Town agreed to provide water and sewer to the state if they would put in restrooms at the boat launch and there is no funding for this project now.

Councilwoman Carpenter asked if all Committee members were ok with the direction from the public and the Board. Sharon O'Connor said yes, she would like to see a cabin on the "Hill" at Bulwagga Bay. Jim Curran would like to see 12 cabins.

Dana Gilbo stated the Town needs to ADVERTISE! Social media is huge right now. Nick Gilbo stated that over Labor Day weekend the lakefront site right next to his was empty and it should not have been. The Supervisor stated that site is open for transients. Councilwoman Carpenter stated we need to add a web page. Mark Davenport stated the committee talks about advertisement at every meeting.

The Supervisor stated he will talk to BOCES regarding the construction of the cabin. We will work on revamping the bathroom at Bulwagga Bay. RFP's will go out for the beach house. The committee will work on the site plan and website.

Councilman Brassard stated that the Village of Port Henry used to set aside \$75 out of each seasonal charge and use that for improvements.

The Supervisor asked the Board if they had any other questions. They did not.

Floor Open to the Public:

N/A

The meeting adjourned at 7:23pm.

Town Clerk