

Brighton Redevelopment Citizens' Committee  
February 26, 2010 Meeting Notes

On February 26, the first meeting of the Brighton Redevelopment Citizens' Committee was held at Brighton Town Hall. Sue Mayer, Steve Erman and Gus Miller attended. The other three members were unable to attend; however, Sue met with Committee member Sylvie Nelson of the Saranac Lake Chamber of Commerce earlier in the day. Two members of the Preservation Society also attended and were invited to participate in the meeting.

The meeting included discussion of the Paul Smiths VIC and Camp Gabriels properties. The VIC steering committee meeting (held earlier in the day at the PS VIC) was recapped, including the Adirondack Park Institute's (API's) inquiry regarding financial and/or in kind services support from Brighton. (Update -- Supervisor Quenell has been in contact with the State Comptroller's Office regarding the legalities involved. It appears probable that the town would be able to provide in-kind services to an organization running the facility under a contract where the town is being promoted by the facility; however, the comptroller says that, at this point, there are too many unknowns to provide a definitive legal answer.)

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Regarding Gabriels, to date there have been several contacts with the NYS Office of General Services (OGS), which is responsible for the decommissioning of Camp Gabriels. A follow-up on Brighton's inquiry to OGS and DEC about using the Quality of Life building while its town hall is undergoing renovations is being positively considered but a decision has not yet been made as of February 26. (Since then, the town has decided it will hold its meetings/events at the highway building while the town hall is being renovated.)

According to OGS, a meeting with Senator Little, OGS and the solar panel manufacturer that had expressed interest in the CG site was planned for mid-February but was postponed until a later date. Sue is going to follow up with OGS on this, Brighton's use of the facility and also if OGS plans to advertise the building for sale. (Update -- as of March 15, a meeting has not yet been rescheduled.)

A question arose regarding whether the Gabriels property could be sold in sections, which Steve was going to look into. Also, it appears that the property has access to Jones Pond, which could be an attractive selling point to some. Also discussed was the extent of the kitchen facilities available and Gus was going to look into this. The Preservation Society members pointed out the historical significance of some of the buildings' architects, and we discussed potential reuses that could capitalize on these particular buildings.

So as to take advantage of work that had already been done, the committee reviewed the State's reuse plan for Camp Gabriels and the Brighton Smart Growth Plan. Both documents had suggestions for potential reuses but did not go beyond that. The

committee is going to explore the feasibility of the suggested reuses plus its own reuse suggestions by talking with appropriate contacts in each of the following respective areas:

- \* Drug and alcohol rehabilitation center similar to or affiliated with St. Joseph's in Saranac Lake
- \* VA clinic or other health care facility
- \* School or facility for youth at risk
- \* Forest Rangers training school
- \* Teaching and/or research facility for green living (e.g. small space farming, eco-friendly technologies, composting, etc.)
- \* Light manufacturing facility such as a solar panel or pellet plant
- \* Resort
- \* Housing
- \* Craft Village
- \* Nursing Home

Earlier that day Sue attended the VIC steering committee meeting, representing Brighton's Redevelopment Committee, held by the Adirondack Park Institute to address the Paul Smiths and Newcomb Visitor Interpretive Centers. The API is going to appoint executive committee and ex-officio members, one of which would be the Town of Brighton. Much of the discussion focused on the educational mission of the VICs and the continuation of the education programs provided to school children. The Brighton Redevelopment Committee believes that the vision also should capitalize on the trail system as part of the Adirondack educational experience and as an important component of the region's economy in attracting tourists. The API is interested in seeing what the Town of Brighton could do as far as providing funds and/or offering in kind services like snow plowing and grass cutting. Apparently Newcomb does this for its VIC.