

Town of Richfield
Baker's Beach Commission
Sept 14th, 2020

Call to order

Larry Frigault called to order the meeting of the Bakers Beach Commission at 6:30

Roll call

The following persons were present: Larry Frigault – Chair, Steve Scheick, Ryan Fagan, Bethann Hammer, Dave Gelfusso.

Judie Stone, Ryan Fagan, Polly Renckens, and Barb Sluyter had responded they were unavailable for various reasons.

Discussions:

Steve, representing the view the Gate House should be completely removed and replaced presented the numbers he has been able to put together in spreadsheet fashion and we discussed various aspects of this course of action. Dave asked what the structure is currently used for and Ryan indicated most recently it was used primarily for storage but in the past it had been an outpost monitoring admittance and collecting the day fee. Not addressed in the number presented was what type of foundation should be used. Dave made a good point that it should be placed on skids, this makes leveling or moving a very minor task. Little about how to fund the effort other than using Town resources (taxes) was talked about. Steve was thinking private funding could be found. The group supporting rehabilitation would not be interested in funding this. Steve, Paul and Ryan were tasked with developing this option. I have attached the spreadsheet as part of the minutes.

I presented the information representing the view the Gate House should be rehabilitated. This was provided to me by Polly and re-enforced in a brief phone conversation I had with Barb. Ryan was also present at a meeting Polly, Barb, and Judie had in which they invited Sue Neale to talk about the history of Bakers, specifically concerning the shed. Sue was a wealth of information. The Gate House is actually all that is left of structure about twice it's size which was in fact a micro-cottage. At one time there were 20-30 of these standalone structures on the southern part of the property owned and/or rented to vacationers. It dates back to sometime in the 1920's. The currently estimated cost to rehabilitate this facility is incomplete but probably less than \$7000. There is a civic group, many of the same people who privately funded the Pavilion who have expressed interest in taking on a similar effort. Polly, Barb, and Judie were tasked with developing this option. I have attached their estimates as part of the minutes.

Dave Gelfusso presented his idea that putting boat docks back at Baker's would not only be a good use of this property but could quickly become not only a locally needed asset but also revenue generating operation for the Town. I shared that many years ago I had a boat at the docks and they were very popular with demand outstripping supply. Ryan and Steve both believe filling these spaces would not be an issue. Dave agreed to put together a more specific proposal starting out with 10 modern docs which will be able to accommodate the types of boats he knows people commonly operating today. At various points from the start the commission unanimously supports looking at this possible use.

We briefly discussed the Keepers Cottage which is a very poor state of repair. Some think we should simply take it down. I would estimate demolition to be at least \$20,000 most likely more based on demolition costs I have experienced in Utica with similar sized structures. I floated the idea of also looking to rehabilitate this structure with the intended use as a Air B&B facility. I have been at other similar facilities at public parks, Lechworth being the best example. I feel this could be another revenue generating venture for the Town. Bethann operates some of this type of property and thinks it is worth looking at.

Next Meeting TBD (it will not be at the Beach)

Adjourned the meeting at 8:00 PM

Respectfully Submitted – Larry Frigault