

SPECIAL MEETING OF THE COMMON COUNCIL
AUGUST 3, 2023
10:00 AM

PRESENT: Mayor Sandra Magiera
Council Members: John Hill, Kylee Johnson,
Michael Reed
Seneca Nation President: Rickey Armstrong, Sr.
Seneca Nation Councilors: Al George, Timothy Waterman
NYS Parks (Allegany): Jay Bailey, David Szuba
Barton & Loguidice Staff: Ken Knutsen, Jeremy Hughes,
Nicole Cleary
City Clerk: Tracy Chamberlain
Grant Writer: Sandra Brundage
ABSENT: Council Members: Barry Smith, Janet Koch

The meeting was called to order at 9:40 AM.

The purpose of the meeting was to discuss the City owned State Park Avenue parcels. Representatives of the Seneca Nation of Indians and the Allegany State Park were invited to attend.

Mayor Magiera gave an overview of the projects discussed for this property. Mr. Knutsen of Barton & Loguidice (B&L) noted there are issues with the utility easements.

SNI President Armstrong explained some development the SNI is interested in pursuing on their property.

NYS Park Administrator Bailey reviewed the Parks primary focus for their property.

Attached are the meeting notes as prepared by B&L.

It was decided meet again with the Seneca Nation of Indians. B&L will look at survey maps for the Allegany State Park lands and the Seneca Nation property. They will review grant opportunities, feasibility and cost estimates.

The meeting was adjourned at 11:15 AM.



Tracy Chamberlain, City Clerk

DATED: August 25, 2023



City of Salamanca
State Park Avenue Property Site Profile and Development Feasibility Assessment
Agency Coordination Meeting
August 3, 2023; 10:00 AM @ City Hall Conference Room
225 Wildwood Ave, Salamanca, NY 14779

AGENDA

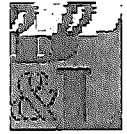
1. Introductions (please sign in)
 - a. City of Salamanca
 - b. Seneca Nation of Indians
 - c. NYS Office of Parks
 - d. Barton & Loguidice
2. Project Overview and Goals – Mayor Magiera
3. Existing Conditions & Status of Site
 - a. Utilities
 - b. Access
 - c. Neighboring properties
4. Future Possible Uses (Refer to 6/8/23 Kick-Off Mtg. Notes)
5. Opportunities for “Partnering” and Grants
6. Next Steps/Action Items

MEETING NOTES

1. Attendees & Introductions:

Sandy Magiera	Mayor	smagiera@salmun.com
Jack Hill	Alderman Ward 1	HJudy5@aol.com
Mike Reed	Alderman Ward 4	Reedmn@icloud.com
Kylee Johnson	Alderman Ward 2	kjohnson@salmun.com
Tracy Chamberlain	City Clerk	Tchamberlain@salmun.com
Sandi Brundage	Grant Administrator	Sbrundage@salmun.com
David Szuba	NYS Parks	David.szuba@parks.ny.gov
Jay Bailey	NYS Parks	Jay.bailey@parks.ny.gov
Al George	Nation	Al.E.George@sni.org
Tim Waterman	Nation	Tim.waterman@sni.org
Rickey L. Armstrong, SP.	Nation	Rick.armstrong@sni.org
Ken Knutsen	B&L	kknutsen@bartonandloguidice.com
Jeremy Hughes	B&L	jhughes@bartonandloguidice.com
Nicole Cleary	B&L	ncleary@bartonandloguidice.com





2. Project Overview and Goals

Mayor Magiera opened the meeting with an overview of past efforts by the City to develop the City-owned properties south of NY Rte. 86 along State Park Ave. which date back to a water park complex when a 3rd exit ramp had been considered for this area. Since then, there has been no further interest or progress for locating a revenue-generating business or similar on these parcels. Design contract drawings had been prepared in 2015 for a “complete streets” rehabilitation project for ~4,000 linear feet of State Park Ave. between Broad Street and the City-Town boundary line (in front of #396 State Park Ave., or ~1,200 LF south of the Rte. 86 overpass); the project was not constructed as it met with some opposition from the 5 property owners on State Park Ave.

The project Kick-Off meeting, held on June 8th with B&L and City representatives, identified current utility restrictions and possible uses for the property that could involve “partnerships” with OPRHP and the Seneca Nation of Indians. The purpose of this meeting was to discuss the City’s goals and potential opportunities for the City, OPRHP, and the Nation to work together to identify potential revenue generating uses that could benefit all parties.

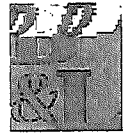
3. Existing Conditions & Status of Site

- a. Utilities – B&L reviewed existing utility easements within/along the City properties for overhead power, gas transmission, water/sewer; each of these impose certain restrictions to developing these parcels
- b. Access – site access from the west from the Nation’s casino property was discussed relative to the “pinch point” between the NYS Parks property and the National Grid easement; potential further restrictions from the buried gas transmission main ROW, details of which have yet to be determined
- c. Neighboring properties – in general, City and Town residents fronting State park Ave. have been opposed to, or very concerned about development of the City’s parcels. May want to have a resident stakeholder meeting (*possible stakeholder meeting*) as this study takes shape.

4. Future Possible Uses

Seneca Nation mentioned some of the previously discussed options for the site:

- School use for multi-purpose fieldhouse
- Ski resort – currently having a study prepared for this
- Site access restrictions have held up some of the ideas – State Park owns top of the mountain for ski resort, State Park Ave. current conditions, power line ROW, etc.



Parks provided an overview of their preliminary thoughts:

- Most of the Park is designated as Park Preservation Area → cannot be developed
- Land Acquisition: Parks is always interested in acquiring more land for recreational use. Typically use EPF funds so tax revenue for the City (and Town) would be removed.
- Land Purchase Process: Parks would hire an independent appraiser; if the value came in over \$300,000, then a 2nd appraiser would be retained for a second appraisal.
- Would be happy to see amenities for campers and State Park users that cater to State Park patrons.
- Have collaborated with the Chamber of Commerce (*possible stakeholder meeting*) and local businesses to get park visitors into the City using promotional coupons, movie nights, etc.
- Snowmobile trail links to the casino ("Casino Trail") from the Park and it is important to retain or enhance that. "Snowbounders" maintains trails within the Park only; local Club(s) are thought to maintain the trail section between the Park and Casino across City property.
- City mentioned ATV use in the past; NYS Parks does not permit those uses within/on Park trails
- Parks elaborated on their cabins/cottages/campsites:
 - o Cabins (~400) and cottages (~50) around the Lakes within the park
 - o Occupancy for cabins during peak season is 90-100% on weekends, 40% on weekdays. Cabins are rented for 1-week duration (pay for 4 nights...stay for 7).
 - o Campsites (~400) are a 2-night minimum.
 - o 30 cottages are owned by Parks but run by ASP Partners (20-year contract).

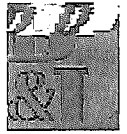
Seneca Nation mentioned they are open and favorable to allowing an access road from the Casino to State Park Ave – this is the catalyst needed for siting ancillary commercial businesses in support of the Casino operations. They would also like an access to the west of their property.

Seneca Nation has received a \$6 million estimate from National Grid to relocate the overhead power lines along the southern portion of their site; \$11 M was estimated for burying the power lines south of and behind the Casino complex.

Discussed the possibility of access through Parks land – would be considered Alienation of Parkland and would need to go through that process. Uses for complimentary or "niche" recreation would be more favorable to Parks.

Seneca Nation has not done any type of Market Study due to the power line restrictions, but indicated they would be interested.

Discussed if there are grants for the power line work. There may be if the project could be directly linked to economic development (i.e., Empire State Development grant).



Site Surveys:

- Seneca Nation has a survey of their property and can provide to the City.
- Parks indicated they also have site survey mapping
- B&L requested these in order to develop an accurate layout of a potential site access road running between the Casino parking lot and State Park Ave.

NYS Parks suggested focusing on uses and “niche” amenities that the Park doesn’t currently offer.

- City mentioned an Outdoor Adventure Park: zip lines, ropes course, coaster, snow tubing, glamping/camping, etc. as Phase 1. Food and lodging as phase 2.
- City also mentioned an outfitters location: immersing guests into nature, guided tours, wildlife outings, local fishing, etc.
- City mentioned a multi-sport facility, inclusive of athletic fields for hosting tournaments – soccer, lacrosse, baseball/softball
- Discussed event venues, such as for wedding receptions – not much currently available in Salamanca other than the Casino. The Nation mentioned weddings can be expensive at the Casino.

City inquired about the Lacrosse Hall of Fame. Seneca Nation mentioned it is being proposed for either Salamanca or Irving.

Next Steps/Action Items:

1. Seneca Nation & NYS Parks to provide site (and topo?) survey mapping of their respective properties to City & B&L → need these for accurate base mapping of potential access road.
2. Review grant application options – comprehensive plan update, safe streets?
3. B&L to prepare a cost estimate for the “State Park Avenue Reconstruction Project” using contract drawings and specifications provided by the City, dated August 2014, Revised May 2015. This “complete streets” project is one of the first critical steps for promoting safe access and sustainable public water and sewer to the sites.
4. B&L to review feasibility and estimated cost for a new access road between the Casino lot and State Park Ave. If determined feasible/affordable, then the suggested next step is to move forward with a Market Study of possible site uses.
5. Next Stakeholder Progress Mtg. – City and Nation (Parks optional; others?):
 - a. Review roadway concept plan and cost estimates → identify potential grants/strategy/timeline
 - b. Identify and short-list possible commercial and recreational development for the new roadway – City and Nation focus → revise Market Study scope/fee previously submitted by B&L → discuss possible cost share between City and Nation
6. City Council authorization of Market Study