

**VILLAGE OF CAMBRIDGE
56 NORTH PARK STREET
CAMBRIDGE, NEW YORK 12816**

MINUTES – SPECIAL BOARD MEETING 11/20/2014

Mayor Valerie Reagan
John Patterson
Trustee Sara Kelly
Trustee Carman Bogle
Richard Sweeney
Brandon Myers
Lance Allen Wang
Lester Losaw
Mr. Gideon Raviv
Ed Esposito, LA
Ian Creitz
Chris Cavalierre
Mary Cavalierre
Larry Sconso
Kathleen Ward

1. Meeting began at 1:02p with pledge
2. Mayors Intro
 - a. Apologized for noise in roof repair.
 - b. No limit to public input, but must finish first item by 2:00p.
3. Mr. Raviv: Cambridge Club Inn (Proposed) on Mary McLellan Property
 - a. 68 Burns development is Mr. Raviv's development company.
 - b. Mr. Raviv comments:
 - i. Wants to help "put the Village on the map" – hence the name "Cambridge Club Inn."
 - ii. Wants to build a place that's not a hotel – something similar, but more like a "Club," like "Club Med."
 - iii. Wants to add one more building as a facility to give people more reason to stay – club, dining room, kitchen, pool. A gym, sauna, spa, so people can stay in the place and not think about going home!
 - iv. The current buildings need a great deal of investment to get them to the state that we want them to be.
 - v. What I want from you is allow us to "change the use of the property to an Inn." What we want to subdivide part of the property for small homes.

- vi. “We will work with the Planning Board to get their approval, but I’d like an in-principle approval from the Board of Trustees go to the next step.”
- c. Trustee Kelly: Memberships for the public? Mr. Raviv: Not sure, want to ensure security.
- d. Mayor Reagan: Where do you picture your people coming from? Mr. Raviv: I want to open a line of communications for tourists, NYC, Europe, Israel. Tours leaving by bus to Niagara, Saratoga, etc.
- e. Trustee Lederer-Barnes: If this were approved, it would be under PDD because of scale. There has to be some public benefit. Mr. Raviv: People play on the tennis courts now. People take care and watch what’s going on. Definitely I’d like to work with the Mayor and find ways that the Village will benefit. Trustee Lederer-Barnes: The lots that you have proposed – what are you picturing? Mr. Raviv: Single Family homes.
- f. Trustee Bogle: What sort of entertainment? Musicians? Slots? Mr. Raviv: Not gambling.
- g. Jobs – Mr. Raviv pictures 100 permanent job and addl’ seasonal.
- h. Mayor Reagan: How long do you see guests saying? I’d like them to stay long – 1 week or longer.
- i. Trustee Lederer-Barnes: Have you done these before? Mr. Raviv: Not in this country. First time in my life I went to Club Med, and I said that’s the focus we want to have. Trustee Lederer-Barnes: Have you done market analysis? Mr. Raviv: I did not, it takes my knowledge of this field. If you open the door, they will stay. They buy the ticket in another country and Europe, they will stay. I want to make them like it, they will stay.
- j. Mayor Reagan: Ownership of the resort? Mr. Raviv: I will own it all the way.
- k. Chris Cavalierre: You will market it in Europe? Are you looking to do a heliport from NYC? Mr. Raviv: Have not thought it through yet. We will definitely have busses. Access to the site. I’m not that familiar with the site. Now with busses, will there be additional access? At this time, no. Same access. There is access off 372 and Academy,
- l. Mister Esposito reviews the sketches.
- m. Mayor Reagan: Phasing. How long will first phase of construction take? Mr. Raviv: The moment we get Village approval, we can get underway. IF we can finish by Oct-Nov 2015, that could be phase I. We can continue renovations on the interior of old buildings, no problem. First Support Building, then West Wing, then East wing with nursery.
- n. Larry: Housing that you were building. 70 – where is that on the property? Mr. Raviv: Less dense than the current village – talking ¾ to 1 acre each. Will be a homeowners association in order to keep things in compliance.
- o. Mayor gives Board until 12/3 for feedback. Once Board approves development plan, then it goes to Planning Board.
- p. Dec 10. Ed Esposito is back for f/u meeting.

4. Ackley Bldg. Demo

- a. Engineer has been developing wall design
- b. We still do not have a contract
- c. We are working to get the tenants out of the building of the Imhof building – we still need to address. Pharmacy has moved to the side entrance of their building.
- d. Start with money: (see handout from Jesse) Cost updates as engineering situation/exploration develops.
- e. Expand authorization to 400K? Hold off, we meet twice more in the next 3 weeks.
- f. Jesse reviewed tentative timeline as it looks now. Tenants may be back in by 12/20.
- g. John Patterson: We need to ensure that we insure mortgage holder (Glens Falls Bank) on Imhof’s building. Need by early next week.
- h. Discuss agreements drafted by JP for tenants.
- i. Motion:

MOTION:	Allow John Patterson to finalize tenant agreements with Mr. Imhof, Mr. Zerbe, Mr. Allard, Mr. Boucher, and Law Offices of John Patterson as discussed on this date and prepare for Mayor’s signature.				
Made by:	Trustee Kelly				
Second by:	Trustee Bogle				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Absent	Y

- j. Motions:

MOTION:	Allow JP to negotiate with O’Hearns Pharmacy for an agreement allowing the contractors and engineers hired by the Village to perform the demolition work to include scaffolding and bracing, and provide access as necessary for associated tasks; and to ascertain what claim or claims may be anticipated.				
Made by:	Trustee Kelly				
Second by:	Trustee Bogle				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Absent	Y

- k. Motion:

MOTION:	Authorization to pay the rent and security for the two new apartments.				
Made by:	Trustee Bogle				
Second by:	Trustee Kelly				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Absent	Y

5. ZEO Interviews:

- a. Three meetings
- b. Met Brandon yesterday, but he is declining to remain in consideration.
- c. Of two remaining, recommend Chris Cavalierre.
- d. Motion:

MOTION:	Appoint Chris Cavalierre to ZEO position effective immediately through 3/31/2015 at a rate of 12.24/hour with hours as needed; must attend 4 hours of training per calendar year.				
Made by:	Trustee Kelly				
Second by:	Trustee Bogle				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Absent	Y

6. Adjourn at 3:20p.

MOTION:	Motion to Adjourn				
Made by:	Trustee Bogle				
Second by:	Trustee Kelly				
Vote:	VR	SR	SK	RLB	CB
	Y	Absent	Y	Absent	Y