

90 + acres improved with 40 + buildings
737 STATE ROUTE 86
TOWN OF BRIGHTON, FRANKLIN COUNTY



GENERAL INFORMATION:

NYS Office of General Services
Bureau of Land Management
(518) 474-2195
www.ogs.state.ny.us





CAMP GABRIELS FACILITY
737 STATE ROUTE 86
TOWN OF BRIGHTON, FRANKLIN COUNTY



FACT SHEET

TAX ID NUMBER: 381.000-0001-028.6

LOT SIZE: 91.7± acres (See Survey Enclosed)

HISTORY: Named after the Right Reverend Bishop Henry Gabriels, the Camp Gabriels facility original opened on July 16, 1897, as a sanitarium for tuberculosis patients. After World War II amid the decline of tuberculosis, the facility was used for the treatment of geriatric patients. In 1965 it was purchased by Paul Smith College for use in their forestry program. In 1982 the State of New York purchased the facility for use as a minimum security correctional facility.

**MECHANICALS/
UTILITIES:** The site is supplied with electricity from National Grid and is also equipped with an emergency generator. Water is provided via a 125,000 gallon storage tank, supplied by onsite wells. Waste water is processed by an onsite treatment system. Heat is provided to the majority of buildings by central boilers (#2 fuel oil). The foregoing mechanicals were operational as of 2009 before the Facility was decommissioned. Prospective bidders should determine if the mechanics and utilities meet the bidder's requirements for the intended use. Please see the enclosed "Description of Site and Existing Services".

ZONING: The Town of Brighton has no existing zoning, comprehensive plan, or land use planning documents. Development planning is governed by the Adirondack Park Agency (APA). The subject site currently has an APA classification of "State Administrative". Once the property is returned to private ownership, the intention of the APA is to reclassify the property as "Moderate Intensity Use". For further information concerning development opportunities allowed under the "Moderate Intensity Use" classification, we strongly urge all prospective buyers to contact Jim Connolly, Deputy Director of Planning (APA) at (518) 891-4050.

SITE DATA: The subject site is an irregular shaped lot consisting of 91.7± acres as delineated on the enclosed survey map (dated 1/13/1982). [Copy available upon request]

BUILDINGS:

There are approximately 48 structures on the property, varying in size from storage buildings to an outdoor workout facility and a newer gymnasium. A Building List and corresponding Key Plot Plan are enclosed for review.

LOCATION:

The Town of Brighton is located in south-central Franklin County within the high peaks region of the beautiful Adirondack Mountains. The subject site is situated just a few miles from the resort Village of Saranac Lake and the historic Olympic Village of Lake Placid. The Town of Brighton is approximately 78 square miles in size and mostly forested. There are other developed areas within the Town including Rainbow Lake, Paul Smiths, Gabriels and McColloms. Within the Town of Brighton, the subject site could be considered the "town center" as it is situated near a community park with a field house, two small stores, two restaurants, a variety of businesses, and a small concentration of houses. The site is contiguous to forever wild areas, hiking trails and fishing at nearby Jones Pond.

OWNERSHIP:

The property is owned by the State of New York and is a portion of a larger property acquired from Paul Smith's College. A copy of the deed was filed in the Franklin County Clerk's Office on June 1, 1982 in Book 506 of Deeds at Page 674.

ACCESS:

The primary access to the subject property is from State Route 86, largely a two-lane road and the only east-west highway in the High Peaks area of the Adirondack Park, providing the major link between hamlets and tourist destinations. The Adirondack Regional Airport at Saranac Lake is conveniently located in close proximity to the subject site.

TAXES:

For information regarding assessment rates, please call the Town of Brighton Assessor Doug Tichenor at (518) 327-3086 or write to Mr. Tichenor at 252 Bloomer Road, North Bangor, NY, 12966.

ENVIRONMENTAL:

Due to the age of the buildings, the potential for asbestos in interior and exterior structural components and the presence of lead in underlying paint cannot be discounted. Prospective bidders should investigate the environmental condition of the premises as it relates to conceptual re-use or re-development designs. Reasonable accommodations can be made for access and minimally intrusive testing.

TANKS:

Tanks exist, but they have been taken out of service.

**HISTORIC STRUCTURE
INFORMATION:**

The subject property is not currently on the state or national historic register of historic places. However the three dormitory building and the chapel may be eligible to be placed on the registers and receive tax credits. Please contact Nancy Todd at the NYS Office of Parks, Recreation and Historic Preservation at (518) 237-8643 ext. 3262

FLOOD PLAIN:

The subject is not believed to be in a flood plain.

WETLANDS:

None.

EASEMENTS:

Along the easterly boundary of the property is a 150 foot wide easement to accommodate a Union Falls-Lake Clear 46 kV electrical transmission line.

**POTENTIAL USE
AND/OR
DEVELOPMENT:**

Prior to the auction, bidders can seek advice and receive assistance from the Adirondack Park Agency (APA) based on either a specific proposal or conceptual ideas for reuse and/or subdivision of the property (please refer to the memorandum from the APA included on the next page of this brochure). We encourage bidders to please contact Jim Connolly of the Adirondack Park Agency at (518) 891-4050 to discuss potential redevelopment of the site.



MEMORANDUM

TO: Richard Bennett, Office of General Services,
Division of Real Estate Development

FROM: Terry Martino, Executive Director *(TM)*

DATE: December 17, 2010

RE: Sale of Former Camp Gabriels Correctional Facility
Property (Town of Brighton, Franklin County) -
Adirondack Park Agency Land Use and Development Review

I am writing to provide you with advice concerning the Adirondack Park Agency's review of any proposed reuse of the Camp Gabriels property, including specific information on the Agency's land classification process once the property is no longer owned by the State of New York and becomes privately owned. More specific preliminary jurisdictional advice can be provided based on specific proposals for reuse and/or subdivision and development of the property.

First, of the three State laws that the Agency administers in the Park, only the Adirondack Park Agency Act would apply to the reuse of the Camp Gabriels property under private ownership. From that law, the following regulatory advice is relevant to the Camp Gabriels property:

1. Once the land is returned to private ownership, the Agency would classify it "Moderate Intensity Use" (the former classification of the developed facilities prior to ownership by New York State) for purposes of the Adirondack Park Land Use and Development Plan. This revision of the Official "zoning" Map is an uncomplicated technical correction which can be acted on by the Agency soon after sale of the property. Moderate Intensity Use provides for "development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources."

Memorandum to Richard Bennett

December 17, 2010

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2. Under the Moderate Intensity Use land use classification, the Camp Gabriels property has enough acreage for 71 principal buildings under the Adirondack Park Land Use and Development Plan. A "principal building" is, for example, a single-family dwelling or mobile home, a commercial use building, or a non-accessory building over 1,250 square feet in size. The actual number of new principal buildings that could be constructed on the property will depend on the specific reuse of existing buildings and structures. Accessory buildings are not "principal buildings". Buildings built before 1973 would not count as "principal buildings"; however, buildings built after 1973 may use some of the 71 potential building rights if they are proposed to be non-accessory buildings. Adirondack Park Agency staff can provide oral or written advice on specific fact situations to any prospective purchaser, and the written advice, called a "jurisdictional determination", is binding on the Agency. Additional information on consultation with the Agency is provided below.
3. On Moderate Intensity Use lands, subdivisions of less than 14 lots, or that do not create substandard-sized lots, do not require an Agency permit. Permits are required for new commercial or industrial uses.
4. For any subdivision or new land use and development that requires an Agency permit, the Adirondack Park Agency Act requires review to determine whether the project: (1) is consistent with the statutory plan; (2) is compatible with the description in the statute for the applicable land use classification; (3) is consistent with the allowable principal buildings under the statutory "overall intensity guidelines"; (4) is consistent with the statutory shoreline restrictions, if applicable; and (5) would have an undue adverse impact, taking into account the benefits of the project.

It is important to stress that there are no prohibited uses in any private land use area classifications within the Adirondack Park based on the Adirondack Park Agency Act. If a permit is required, the two review criteria that may be relevant to a project proposed for the Camp Gabriels property are: (1) consistency with the "overall intensity guidelines", i.e., the number of proposed "principal buildings" (either new or reused) on the property; and (2) whether the project would pose an "undue adverse impact" on the resources of the Park.

Overall, Agency permit review is similar to environmental review under the State Environmental Quality Review Act (SEQRA), which would occur for proposed development in other locations in New York State. The review process is meant to provide an environmental safety net for projects of regional significance. In recognition of this process, new land use and development which is subject to an Adirondack Park Agency Act permit is exempt from any separate procedures or requirements that might otherwise apply due to SEQRA.

The following services are provided by Agency staff to landowners, contract purchasers and others contemplating development in the Adirondack Park:

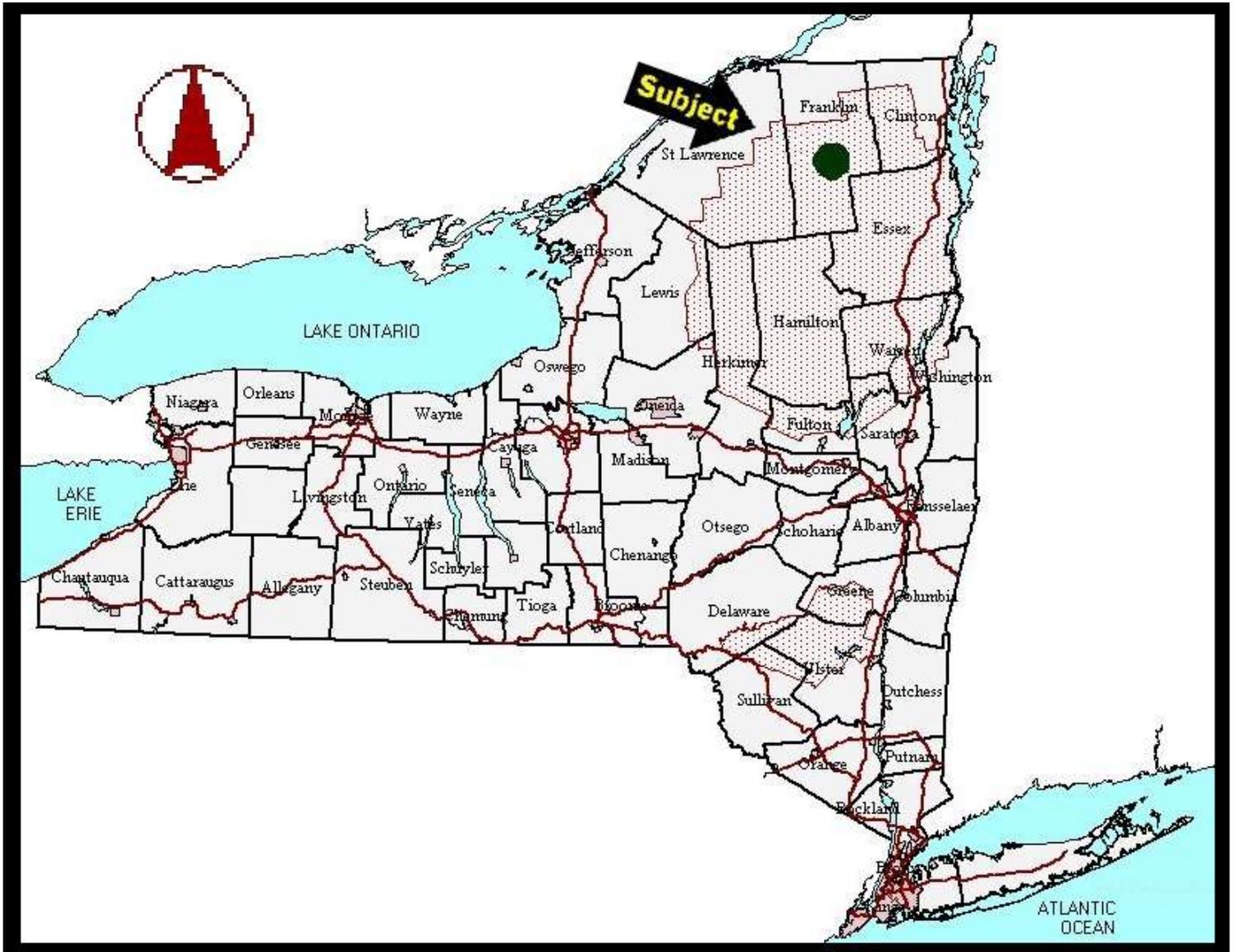
- Telephone advice. Non-binding advice for any tax parcel within the Adirondack Park may be obtained by calling (518) 891-4050 and an Adirondack Park Environmental Program Specialist will answer questions.
- Jurisdictional determination. A legally binding determination of the principal buildings allowed on a parcel and required for a proposed new land use may be obtained by submitting the "Jurisdictional Inquiry Form" available at www.apa.state.ny.us or by calling as described above.
- Pre-application consultation. Any individual with an interest in a parcel of property in the Park may request a pre-application consultation with Agency staff to review the applicable permit requirements for the proposed new land use and development by calling as described above.
- Map amendment. As noted above, upon sale to a private buyer, the Camp Gabriels property will revert to a Moderate Intensity Use land use classification with approximately 1.3 acre zoning. The Agency also provides preliminary advice to landowners and towns interested in a change in land use classification. At a future date, the landowner or the Town of Brighton could propose reclassification to Hamlet if sewer and water services were required and available for potential new development.
- Coordinated review. The Agency participates in a coordinated review process with the Departments of Environmental Conservation and Health for subdivision and new land use and development, and has representatives of Empire State Development, the Department of State and the Department of Environmental Conservation sitting on its Board. Agency

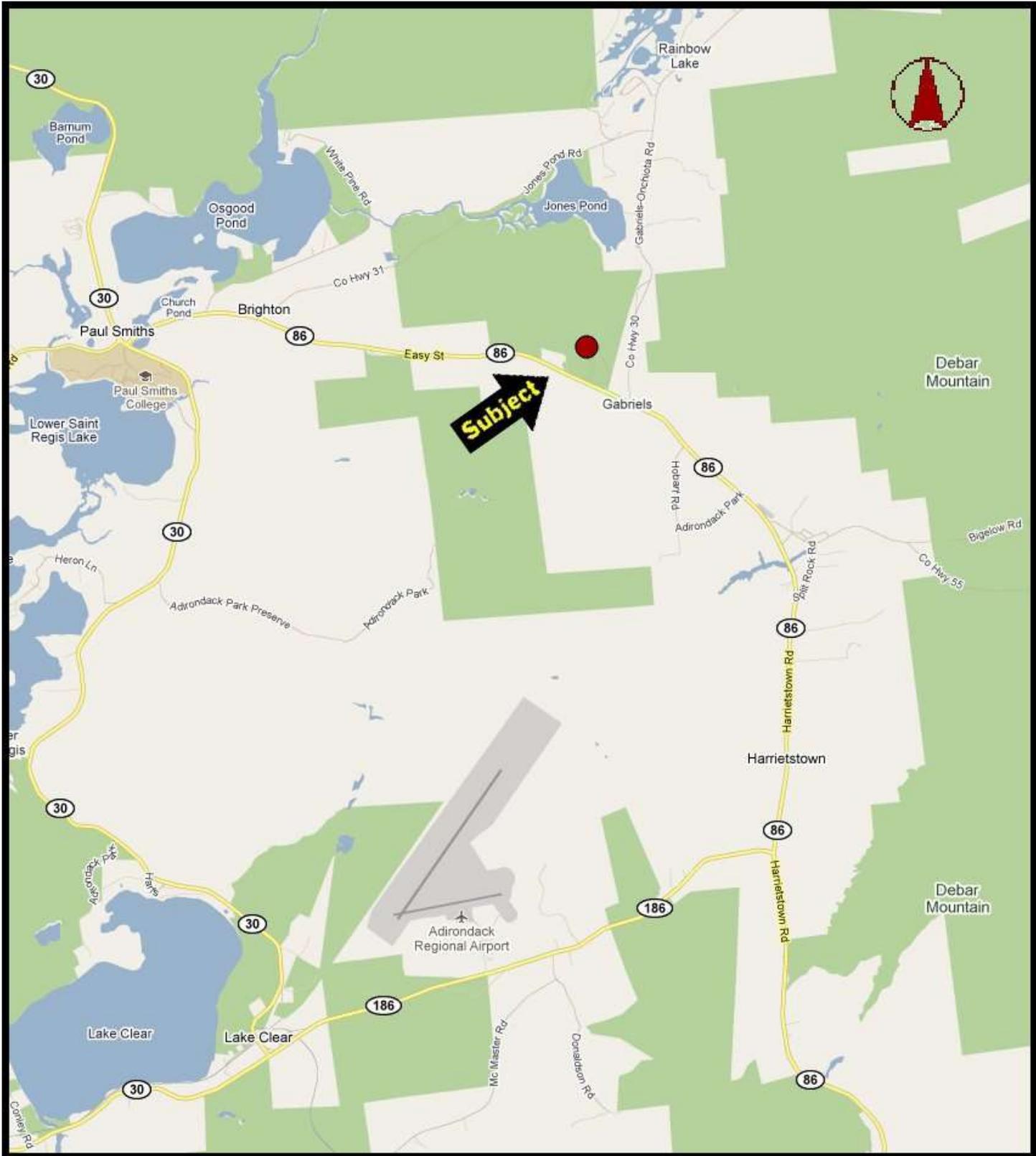
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staff are always available to coordinate or participate in planning and advice to facilitate a specific reuse or redevelopment proposal with all involved State agencies and local government representatives.

TM:dal

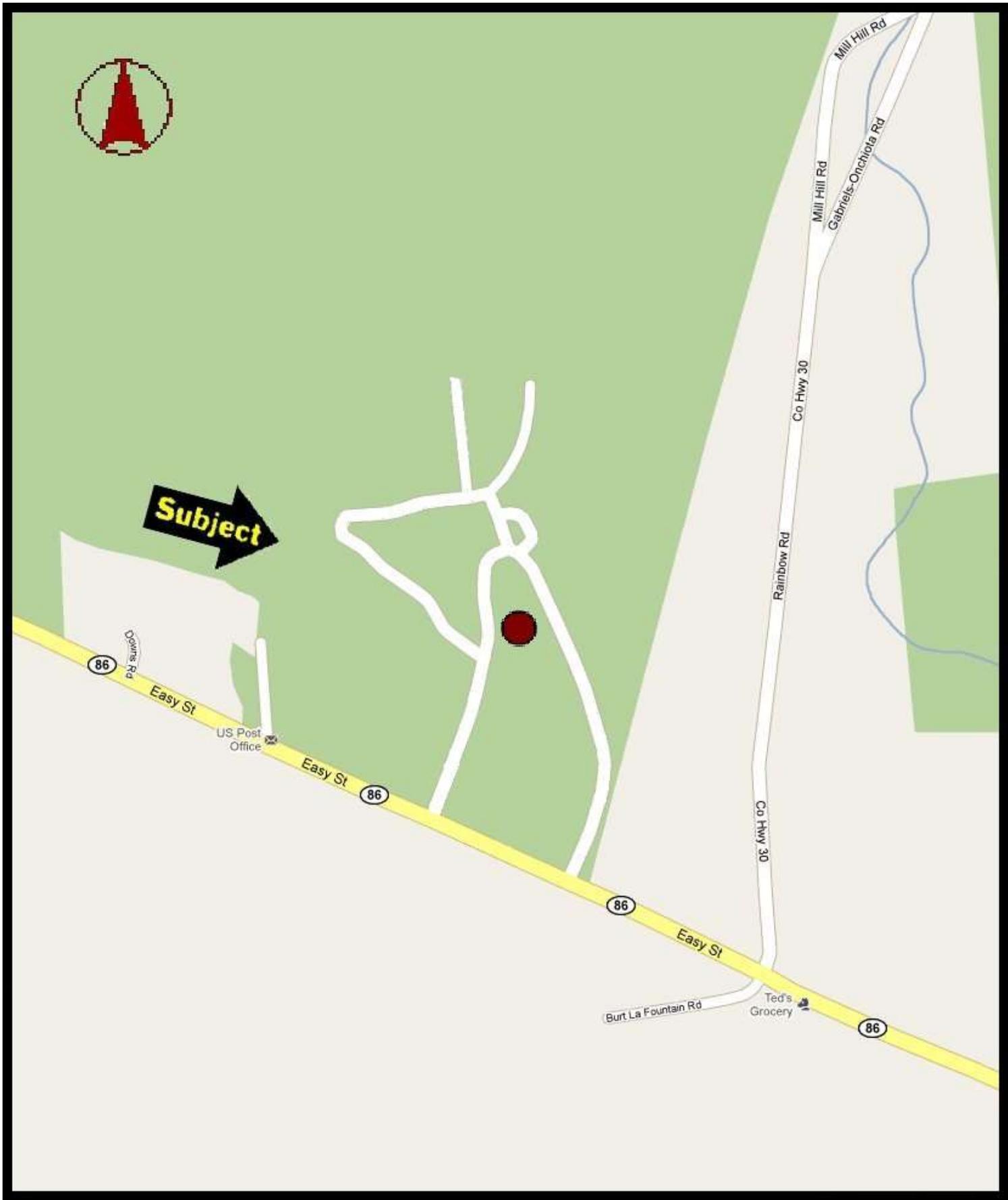
LOCATION MAPS







Subject

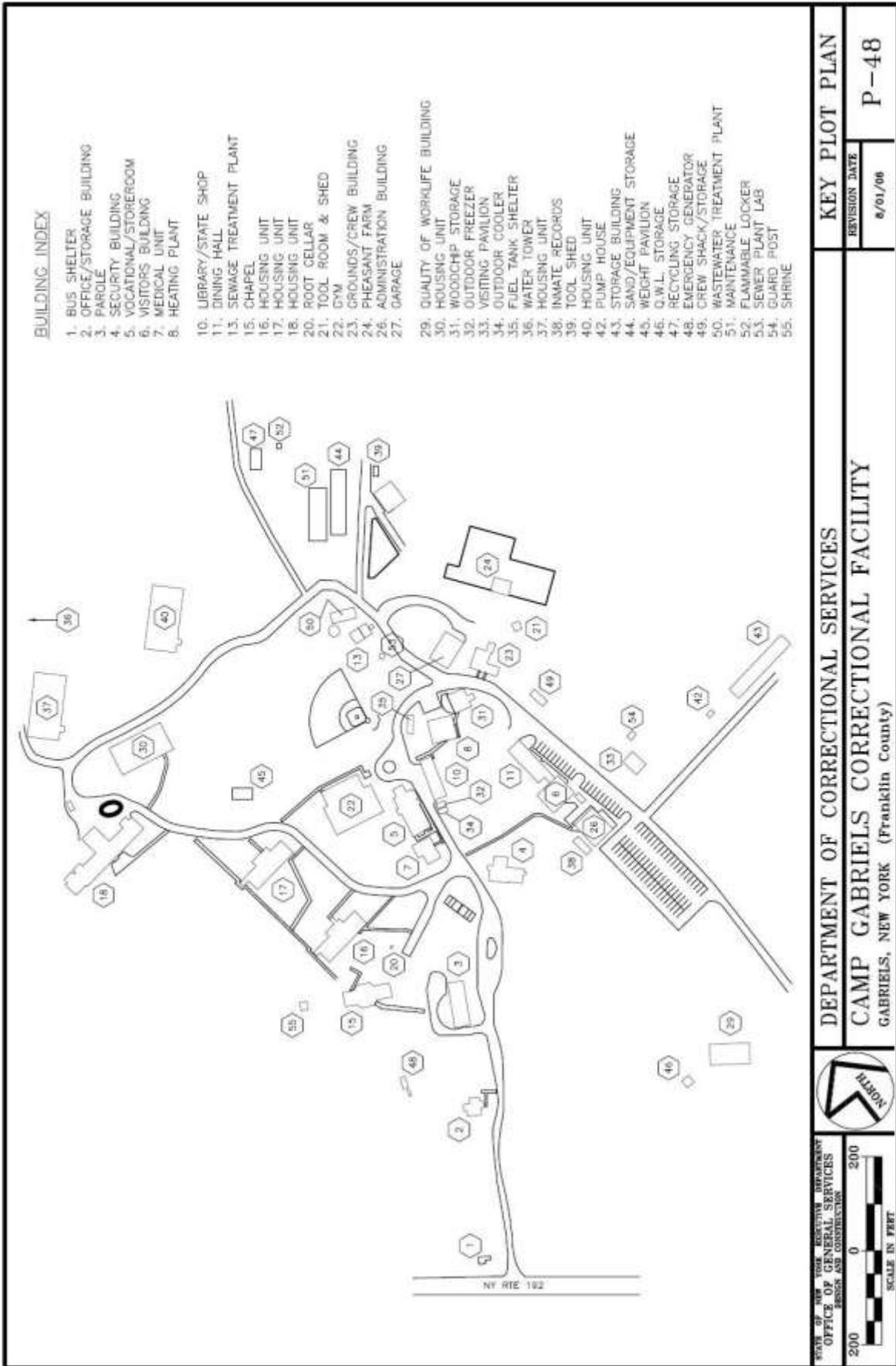


AERIAL PHOTOGRAPHS





KEY PLOT PLAN



BUILDING(S) LIST

<u>BUILDING #</u>	<u>BUILDING NAME</u>	<u>SQUARE FOOTAGE</u>	<u>FLOORS</u>
001	Bus Shelter	104	1
002	Office/Storage Building	4,027	B, 1, A
003	Parole	5,404	B, 1
004	Security Building	4,311	B, 1
005	Vocational/Store Room	7,198	1, 2
006	Visitor's Building	4,780	1
007	Medical Unit	1,416	1
008	Heating Plant	3,172	1, 2
010	Library/State Shop	2,353	B, 1
011	Dining Hall	7,484	B, 1
013	Sewage Treatment Plant	483	1
015	Chapel	5,444	B, 1
016	Housing Unit	12,384	B, 1, 2
017	Housing Unit	8,776	1, 2
018	Housing Unit	24,020	B, 1, 2
020	Root Cellar	307	1
021	Tool Room & Shed	121	1
022	Gym	8,775	1
023	Grounds/Crew Building	1,956	1
024	Pheasant Farm	1,113	1
026	Administration Building	2,904	1
027	Garage	2,726	1, 2
029	Quality of Work Life Building	3,200	1
030	Housing Unit	12,600	B, 1
031	Wood Chip Storage	2,268	1
032	Outdoor Freezer	169	1
033	Visiting Pavilion	971	1
034	Outdoor Cooler	169	1
035	Fuel Tank Shelter	1,176	1, 2
036	Water Tower	414	1
037	Housing Unit	7,784	1
038	Inmate Records	360	1
039	Tool Shed	144	1
040	Housing Unit	7,784	1
042	EAP Office/Pump House	828	B, 1
043	Storage Building	681	1
044	Sand/Equipment Storage	4,494	1, 2
045	Weight Pavilion	960	1
046	QWL Storage	149	1
047	Recycling Storage	1,065	1
048	Emergency Generator	630	1
049	Crew Shack/Storage	203	1
050	Wastewater Treatment Plant	N/A	1
051	Maintenance	5,160	1
052	Flammable Storage	32	1
053	Sewage Treatment	36	1
054	Guard Post	473	1
055	Shrine	213	1
FSU-1	Pump Station	678	1
TOTAL		161,899	

DESCRIPTION OF SITE AND EXISTING SERVICES

SITE

CAMP GABRIELS CORRECTIONAL FACILITY
 P.O. Box 100, 737 STATE ROUTE 86
 GABRIELS, New York 12939-0100
 TOTAL NO. OF BUILDINGS: 50
 TOTAL SQUARE FOOTAGE: 159,784

TOTAL BED: 336
 SECURITY LEVEL: MINIMUM
 GENDER MAKE UP: MALE
 FARM: NO
 S-BLOCK: NO

ELECTRICAL

SUPPLIER: NATIONAL GRID
 KW DEMAND: 450 KW
 ACCOUNT NO.:
 PRIMARY VOLTAGE: 2,400

GENERATORS

EMERGENCY GENERATORS: BLDG. 4B
 COVERS BLDGS. ALL EXCEPT 1,33,39,20,21,46,49
 3 PHASE 600 KVA

HEATING

BOILERS - LOCATED IN BLDG. XXX			
BOILER ID.	MAKE	MODEL	FUEL
8-1	CLEAVER BROOKS	CB101-250	#2 OIL
8-2	CLEAVER BROOKS	CB101-250	#2 OIL
2-1	H.B. SMITH	W-4	#2 OIL
51-1	BURNHAM	V-76	#2 OIL

WATER

WATER TANKS
 DRILLED WELLS
 NO. 1 125,000 GAL.
 FILTRATION: NONE
 USAGE: 60,000 G.P.D.

WASTE WATER

WASTE WATER DAILY FLOW: 60,000 G.P.D.
 MAX ALLOW.: 194,000 G.P.D.
 PLANT TYPE: ACTIVATED SLUDGE
 PROVIDER: MORRISONVILLE SEPTIC

FIRE PROTECTION

SPRINKLERS		
BLDGS.	TYPE	HEADS
	FIRE PUMP	

GPS ADMINISTRATION FACILITY 0171

LAT: 44-25-55.2
 LONG: 074-10-49.6

BOOK RELEASE DATE

LAST UPDATED: 08/2006
 NEXT UPDATE:



CAMP GABRIELS CF
 FACILITY SURVEY DATE: 07/06

SITE AND SERVICES

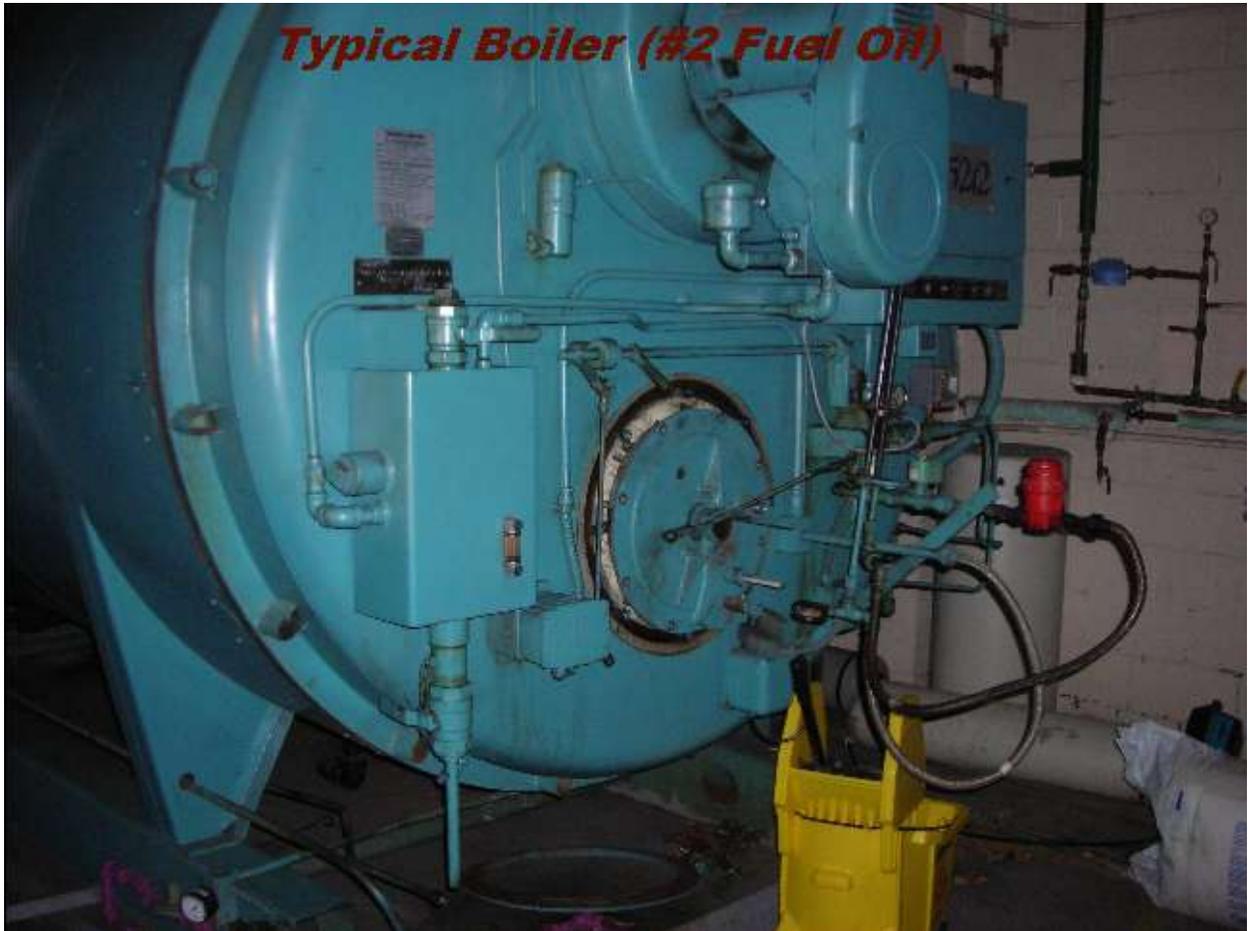
SUBJECT PHOTOGRAPHS

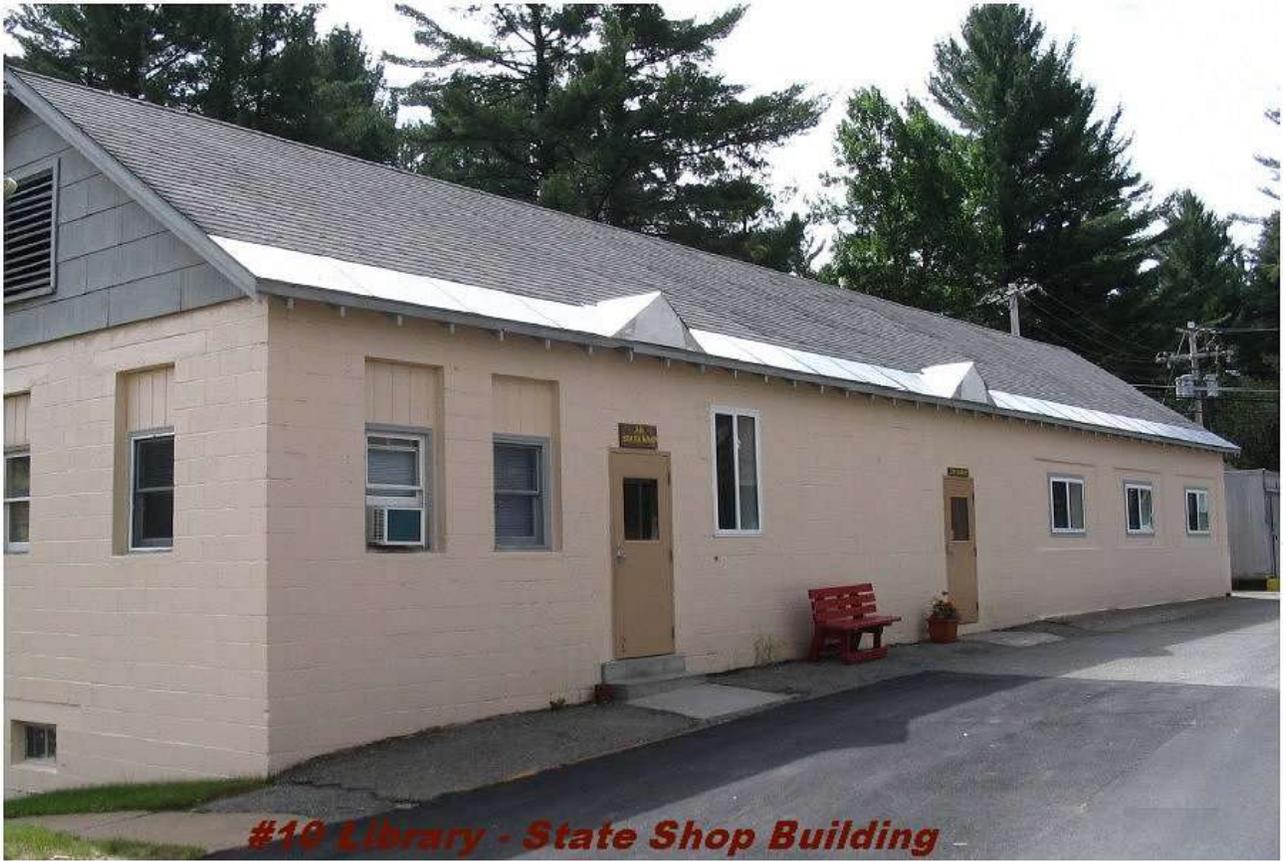


#8 Heating Plant Building



Typical Boiler (#2 Fuel Oil)

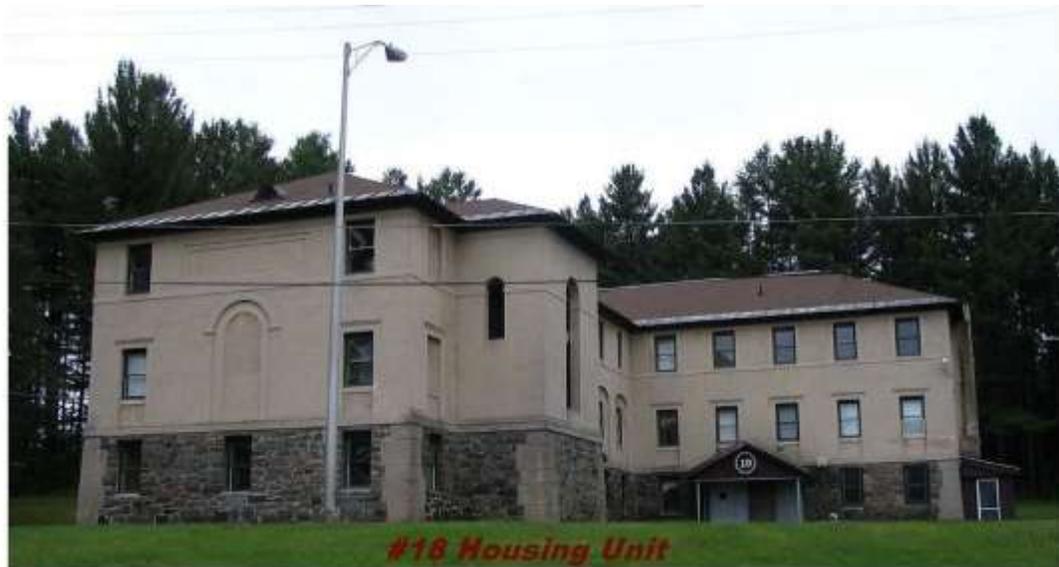
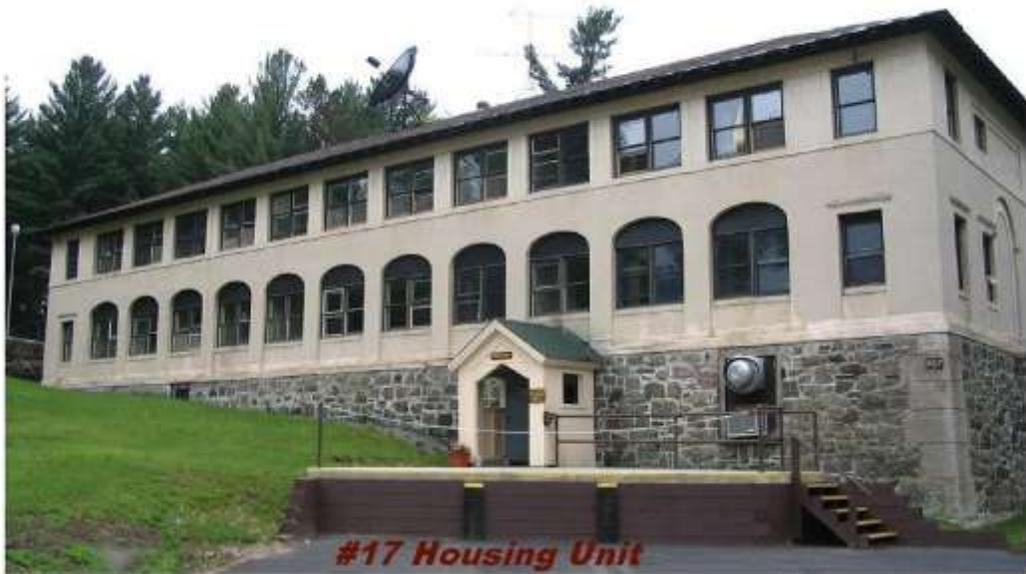




#10 Library - State Shop Building



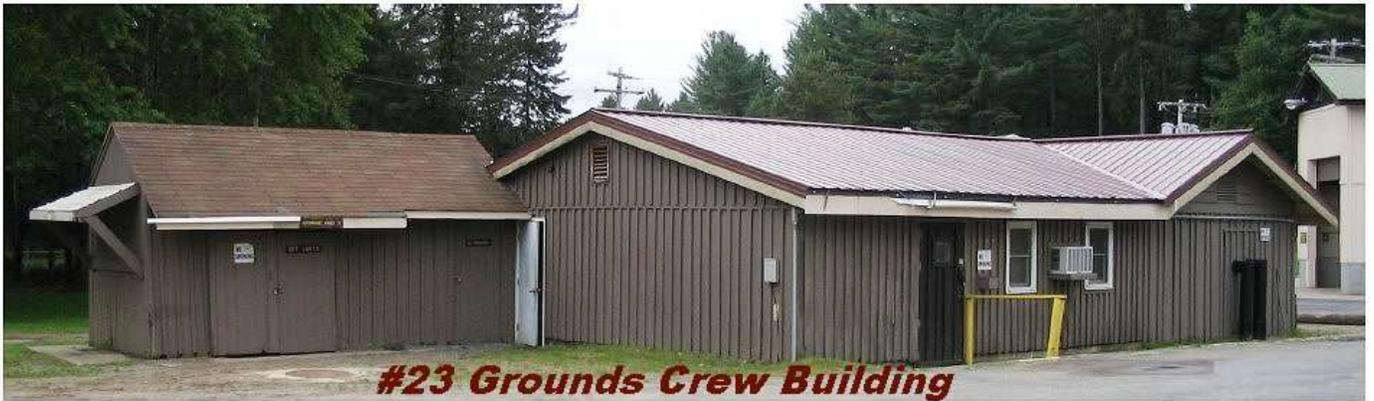
#15 Chapel



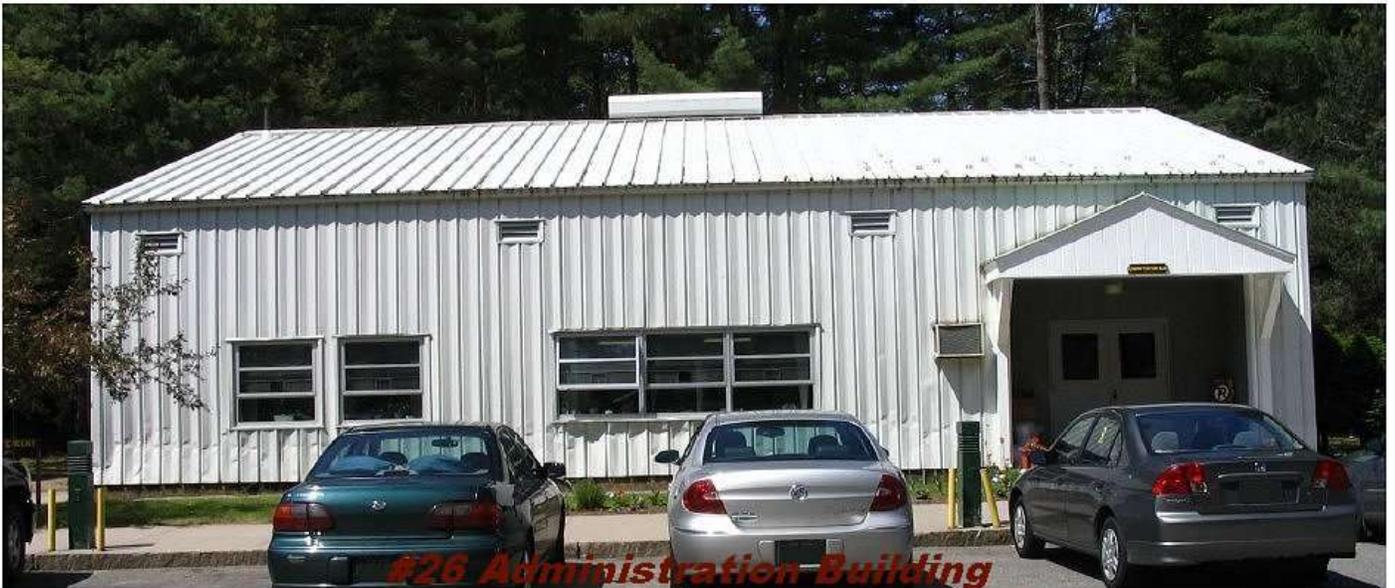
#22 Gymnasium

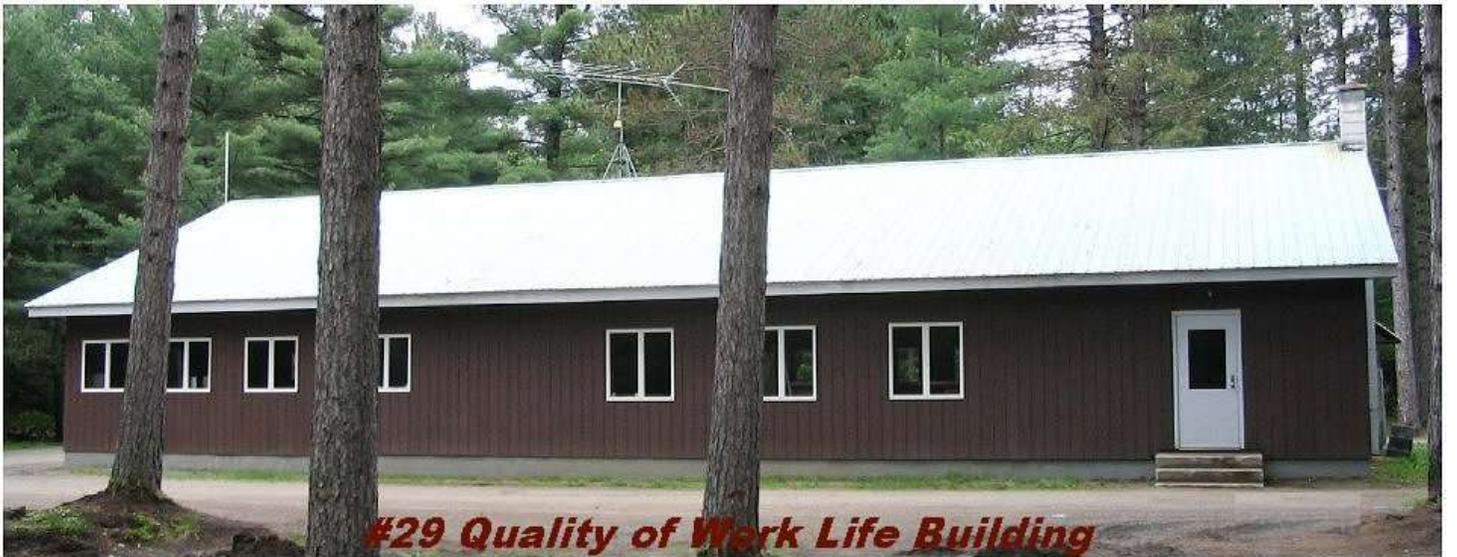


#23 Grounds Crew Building



#26 Administration Building







#30 Housing Unit



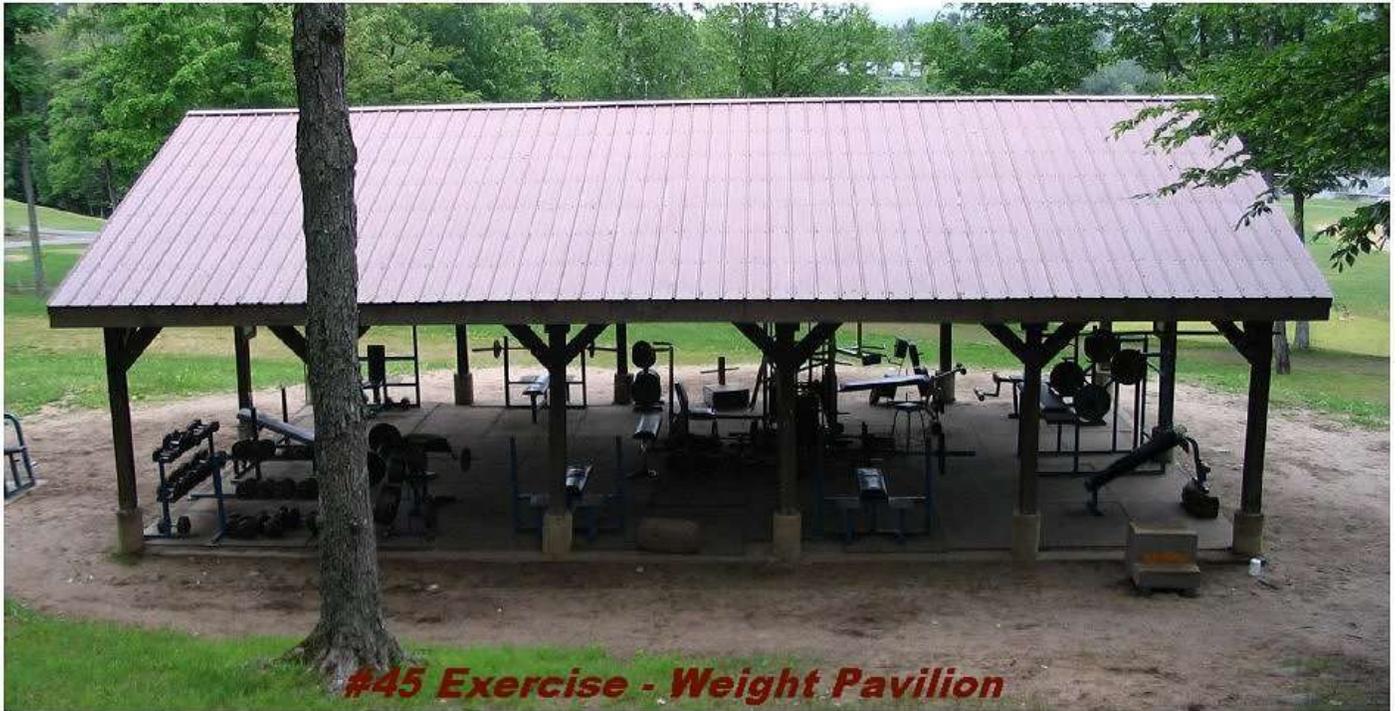
#35 Fuel Tanks Shelter



#37 Housing Unit



#40 Housing Unit



#45 Exercise - Weight Pavilion



#48 Emergency Generator Building





#2 Office - Storage Building



#3 Parole Building

UPL01222
DRAFT PROPOSED DESCRIPTION
Camp Gabriel's

All that piece or parcel of land situate in the Town of Brighton, County of Franklin and State of New York, being part of Lot 78, Township 18 of Great Tract No. 1, Macomb's Purchase, being bounded and described as follows:

Beginning at a point in the center of NYS Route (formerly known as Route 192) on the division line between lands of the People of the State of New York (hereinafter "Camp Gabriel's") on the northwest and lands now or formerly of Niagara Mohawk Power Corporation (Malone-Lake Colby 115 K.V. Transmission Line) on the southeast, thence along said division line N. 25° 19' E, a distance of 2,320 feet to a 1 - 1/4" iron pipe; thence along lands of Camp Gabriel's and other lands of the People of the State of New York "Forest Preserve" the following three courses and distances:

1. N. 54° 48' W., a distance of 750.00 feet to a 1 1/2" iron pipe;
2. N. 84° 56' W., a distance of 1,478.70 feet to a 1 1/4" iron pipe in stones; and
3. S. 8° 04' W., a distance of 1,157.40 feet to a 1" iron pipe in stones

on the division line between lands of the People of the State of New York on the north and lands now or formerly of J. Riley on the south; thence along the last-mentioned division line S. 81° 56' E. a distance of 76.00 feet to a point at the northeast corner of said lands now or formerly of J. Riley; thence along the division line between lands of the People of the State of New York on the east and lands now or formerly of J. Riley on the west the following three courses and distances:

1. S. 8° 04' W., a distance of 162.00 feet to a point;
2. N. 81° 56' W., a distance of 76.00 feet to a point; and
3. S. 8° 04' W., a distance of 414.65 feet to the center of NYS Route 86;

thence along the center of NYS Route 86 in a general southeasterly direction a distance of 1,636.3 feet to the point or place of beginning, containing 91.7 acres of land, more or less.

Excepting and reserving from the above described parcel of land all the land lying within the bounds of New York State Route 86.

Subject to any covenants, conditions, restrictions, easements and right-of-way, if any, contained in instruments of record affecting said premises so far as the same may now be in force and effect.

Subject to any state of facts an accurate survey may reveal.

Being a portion of the lands described in a deed dated June 16, 1982 from Paul Smith's College of Arts and Sciences to the People of the State of New York, recorded in the Franklin County Clerk's Office in Liber 506 of Deeds at page 674.