

Marina Committee Meeting August 19, 2013

The Marina Committee meeting was called to order at 7:00 PM in the meeting room at the town hall. Present Robert Bultman, Dan Barnowsky, Mark Warecki, Mike LeClair, Jane Pluff, John Hammarstrom, Donald Sitte and Daniel Roarty from Dimension IV.

Clerk verified posting, Motion made/second Jane/Dan to accept the agenda. Carried.

Accept minutes- Motion made/second Dan/Mike to accept the minutes. Carried.

Citizen Input - None

Review report from Architect regarding the leaking problems at the Marina building and possible make recommendation to Town Board-

Daniel Roarty from Dimension IV gave his report. A complete copy will be included in the minute book.

An issue with the building is moisture damaging the building from above through the roof system and below grade sides. The blocks on the side were "Damp proof" instead of "Water Proof". There are issues how the roof was installed and what the plans stated.

The railing and steps may have to be pulled out and the ground removed around the foundation on the west side to make sure the walls are water proof. The railing would be put back when completed.

Option#1- Install an integrated fluid waterproofing coating around all of the stone piers and metal support posts and a traffic coating to the observation deck that is waterproof. This would require occasional maintenance and replacement about every 8 to 12 years. This might be in the area of \$6000 to \$8000 range at this time.

Option#2- Flash around all of the stone piers with a two-part metal flashing system. Redo the edge flashing around the entire deck. Break out an area around the intermediate railing supports to determine if there is any water penetration in these locations and determine the best flashing. This could be done if the water is not leaking in through the concrete joints.

Option#3 Redo the entire deck system. Keep the stone piers and railings but remove all of the concrete, insulation and membrane. Replace the system with a hot applied water proofing product, drainage board, insulation and the finished deck surface (either concrete or roof pavers). Replace all edge conditions to work with the new roof deck. This option is the most comprehensive and is recommended. This would be around \$40000.

If we went with Option 1 for repair, the cost would go up each time. To fix the west walls of the bathrooms, and mechanical room, dig down alongside the walls and install a

waterproofing system with drain board and proper drainage fill. This would include removing the upper portion of the ramp and the stairs and replacing each. As an intermediary step, a bentonite product may be available to apply from the inside surface that will seal the porous concrete.

There was also discussion on a different type of roof but still have some of the opening so people could still use the top for viewing the water frontage. Mr. Roarty will be sending some information to Doug and he will forward it on to the committee before our next meeting.

We can figure 10 to 12 weeks to do the job. John would still be able to have the Marina open.

The company who built the building is not in business at this time.

Motion made/second Dan/Mike to wait for more information from Mr. Roarty and more discussion at the next meeting. Carried.

Discuss/decide possible design for Marina Office building roof. This was all discussed at one time above.

Report from Bob Bultman on Low Lake Levels Workshop- Bob stated the people who were also present at the meeting being several Government officials. Bob received a hand out from the meeting. He stated the issues with the low water level. There may be some grants in the future for government launching issues. He will keep checking and see if in some way we could receive some help in dredging because we are considered a "Safe Harbor".

Motion made/second Dan/Mike to adjourn 8:50 PM. Carried.

These minutes are subject to correction at the next monthly Marina meeting.

Jane Pluff, Deputy Clerk