



Department of
Environmental
Conservation



Additional Information – Questions and Answers

Below are questions submitted by members of the public regarding the [Request for Information \(RFI\)](#). As described in the RFI (pg. 10), submitted questions will be answered in a publicly available online document that will be [posted on the NYSDEC website](#).

1. Is State funding available for renovations and maintenance of the Depot or for its operation and staffing?

Answer: The State is planning on replacing the Depot roof in 2024, but does not have a specific commitment of State funds for further work at this time. At this early stage, DEC is looking for ideas from the public for the long-term use of the Depot, including ideas for how to finance additional renovations that align with both the historic nature and requirements of the site as well as the particular needs of potential site operators.

2. How many visitors per year are estimated to use the Depot as a gateway to the Adirondack Rail Trail?

Answer: DEC does not have an estimate for use of the Depot specifically, but a 2015 Camoin Associates tourism visitation impact analysis report discussed in the Unit Management Plan projected an estimated 73,215 annual users of the Adirondack Rail Trail.

3. In terms of the planning and design of any improvements or renovations, will the successful applicant be required to submit any architectural drawings/plans?

Answer: The need for architectural or engineering drawings/plans will depend on the scope of the renovations needed or contemplated but are not required for submissions to this RFI.

4. Who will be expected to oversee/manage any construction?

Answer: Part of the goal of the RFI process is to generate ideas for partnerships with public and/or private entities that may assume responsibility for renovation and maintenance of the Depot. DEC will have an oversight role in all scenarios to ensure that historic preservation and interpretation obligations in the UMP are met.

5. Who would be responsible for maintenance of the Depot/Freight buildings and the exterior areas?

Answer: This RFI is seeking ideas for partnerships to accomplish the goals set forth in Section III, "DEC's Management Objectives for the Depot", in the RFI document. DEC's goal is to partner with an entity that will be primarily responsible for day-to-day maintenance of the buildings and grounds as part of an agreement to occupy and use the Site. Responsibility for specific maintenance tasks will depend on the potential future operators, their capacity and use of the Site, DEC resources, and requirements related to managing an historical building.

6. Will DEC expect to have management control over sub-licensees (concessionaires, food service companies, bike repair or similar services)?

Answer: Yes, to the extent any sub-licensees are contemplated to execute the successful proposal. DEC has not yet determined if tenants would be permitted to enter into sub-leases, but will consider it as part of any proposal.

7. Would alcoholic beverage sales be permissible on the Depot property?

Answer: DEC has discretion under 6 NYCRR 190.8(f) to authorize the sale of alcoholic beverages on State land through a concession agreement and where otherwise consistent with the management objectives for the facility.

8. Would DEC consider selling the Depot property?

Answer: No, as per the Unit Management Plan, the State will retain title and ownership of real property in the Corridor.

9. What considerations is DEC looking for with respect to selecting a successful proposal and an eventual Request for Proposals (RFP)?

Answer: The RFI seeks to inform DEC of the range of ideas for the Depot property in expectation of soliciting specific proposals in a later RFP process. Any RFP will lay out expectations and factors used to select the best proposal.

10. Is DEC looking to partner with a not-for-profit or a for-profit entity?

Answer: DEC is open to all manner of partnership proposals and is not limiting this RFI to any one type of group organization or structure.

11. To what extent would DEC assist with support for grant requests to grant-making entities that would help underwrite any improvements, construction, maintenance, and operation of the Depot?

Answer: DEC would support a successful partner in applying for appropriate funding sources to the extent it lawfully can do so, such as providing information regarding the property and the partnership necessary to complete the funding application.