

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: **PLANNING & COMMUNITY DEVELOPMENT**

DATE: April 30, 2007

**Committee Members Present: Others Present:**

Supervisors Stec  
Belden  
Gabriels  
Monroe  
Tessier  
Champagne

Representing Planning & Community Development  
Department:  
Patricia Tatich, Director  
Wayne LaMothe, Assistant Director  
Jamie Y. White, Small Business Development  
Coordinator

**Committee Member Absent:**

Supervisor Mason

William H. Thomas, Chairman  
Hal Payne, Commissioner of Administrative &  
Fiscal Services  
Patricia C. Nenninger, 2<sup>nd</sup> Assistant County Attorney  
Joan Sady, Clerk of the Board  
Peter Wohl, Director, Adirondack Regional Business  
Incubator  
Michael DuFault, Empire Heritage  
Debra L. Schreiber, Legislative Office Specialist

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Mr. Stec called the meeting to order at 1:34 p.m.

Motion was made by Mr. Champagne, seconded by Mr. Tessier, and carried unanimously to approve the minutes of the March 26, 2007 Committee meeting, subject to correction by the Clerk.

Privilege of the floor was extended to Patricia A. Tatich, Director, Planning and Community Development, who distributed copies of her Agenda to the Committee members; a copy of same is on file with the minutes.

Ms. Tatich requested to amend the 2007 County Budget, to increase estimated revenues and appropriations, in the amount of \$2,345, to reflect the receipt of funds from a plotter rebate for the purchase of supplies.

Motion was made by Mr. Champagne, seconded by Mr. Tessier and carried unanimously approving the request as outlined above; and refer same to the Finance Committee for consideration. A copy of the resolution request form is on file with the minutes.

Commencing with the list of pending items (Abbreviated Consolidated Plan), Ms. Tatich reported that after numerous meetings, it had been suggested a County Planning policy be developed that incorporated some of the communities needs and issues. While she acknowledged this would be an ongoing project that her department was willing to accept, she did anticipate the name of the plan changing.

With respect to the second item (Outdoor Drama Theater Project), Mr. LaMothe indicated the Village of Lake George forwarded a resolution to Warren County granting the County use of the property. Patricia Nenninger, Second Assistant County Attorney, reported the alienation legislation had been submitted based upon the tax map description of the property. While Mr. LaMothe advised that a copy of the survey had recently been located and was currently being updated, Ms. Nenninger apprised they were still attempting to obtain a full deed description. Mr. Tessier recommended tabling this matter until next month pending a meeting between Lake George Village Mayor Robert Blais and the Lake George Village Board.

Relative to 2C, Mr. LaMothe commented the appointments to the Outdoor Drama Theater Board of Directors had been discussed at the March meeting of the LDC (Local Development Corporation) encouraging them to take the lead on the production side while the County take the lead with the construction of the facility. Mr. LaMothe said it was his opinion the production side of the ODT was the responsibility of the not-for-profit organization and not the Board of Supervisors.

With respect to the third item on the list of pending items, Mr. Tessier apprised he would recommend an appointment to the County Planning Board by the May 18, 2007 Board Meeting.

Continuing on with Item 4, Mr. LaMothe apprised that he had been in contact with the Warren County Bar Association and advised that Sheri Norton, GIS (Geographic Information System) Coordinator, was scheduled to make a presentation to their members that included the same information that was available to the realtors. Since the bulk subscription had been instituted, he noted, a few realtors queried whether individual realtors were entitled to receive any pro-rated reimbursement versus realtors associated with a company and Mr. Stec responded in the negative.

Mr. Monroe commented that Senator Little was seeking assistance from the counties located within the Adirondacks in compiling a list of tall structures that could host cell phone towers. He said it was recommended the structures be mapped through the GIS. Ms. Tatich acknowledged that her Department had done some research; however, she stated, she was unsure of the parameters for siting a cell transmission unit. To expedite the initial process, Mr. Stec said it was his understanding the cell companies were seeking an inventory of structures. Mr. Belden said he recently attended a meeting with Senator Little and was informed the Adirondack Park Agency (APA) would review the permit process more favorably if cell phone towers were installed on existing structures rather than constructing individual towers on private property. Mr. Monroe said he thought whip antennas would be installed on existing tall structures. Ms. Tatich commented that each township could provide a listing of suitable tall structures that could potentially house these cell phone towers. Mr. Belden suggested that Ms. Tatich contact Marv Lemery, Fire and Building Code Administrator, to assist her in complying with the request made by Senator Little. In order for this project to receive approval, he said, the applicant must be a government body;

therefore, he recommended that Warren County be the proposed applicant on behalf of all townships.

A discussion ensued.

Mr. Monroe added the agency criterion must be substantially invisible and located on existing structures with utility service. Upon the structures being identified, Ms. Tatich said she would seek legislative support to advance the project. Mr. Monroe added that the APA did not appear to have difficulty with the installation of the whip antennas on existing tall structures or high elevation buildings.

Ms. White entered the meeting at 1:48 p.m.

Mr. Monroe stated the APA ruled that State-owned radio transmitters could be located on public property but the Constitution would not allow them to lease property to a private entity; however, he said, he anticipated that changing. Mr. Stec commented the installation of the cell towers would service both public and private sectors.

Mr. LaMothe explained the first item on the Planning and Community Development Agenda was a list of tasks funded under the Canal/Greenway Program. While Warren County was the applicant and project sponsor, he said, they were currently comprising an Intermunicipal Agreement with the participating communities but had not received a formal response. Mr. Stec advised Mr. LaMothe of the contact person for the Town of Queensbury.

Continuing on with Item 2, Mr. LaMothe reported the State of New York announced the three funding priorities under the Environmental Protection Fund (EPF): Acquisition, Historic Preservation and Parks. If there were County projects to be considered, he said all applications must be submitted by June 29<sup>th</sup> and would require a 50% match, either through force account labor or direct cash contribution. Mr. Gabriels asked if the County was considering any acquisition of identified projects, that they also review the concept of transferring development rights (TDR) from that property to the township for single family homes. Mr. LaMothe responded he thought the townships were required to have TDR in their local code; however, he would research the matter. Mr. Belden advised that the Planning Department was assisting the Town of Hague with a grant application for a proposed park in their town.

Motion was made by Mr. Belden, seconded by Mr. Tessier and carried unanimously authorizing the Planning and Community Development Office to assist the Town of Hague with their grant application under the Environmental Protection Fund.

Ms. Tatich stated she had recently been advised by a representative of the Crandall Library that they were denied grant funding under the historic preservation component; therefore, she said, she offered some assistance from her Department.

Continuing on with Item 3 of the Agenda, Ms. Tatich reported their department had experienced difficulties appearing on the priority list of the Weatherization Program for the purchase of windows, furnaces, insulation, et cetera. She related it was her desire to request a meeting with the Weatherization Office to clarify the funding prerequisites of their program.

With respect to Item 4 of the Agenda, Ms. Tatich indicated she attended the American Planning Association's Conference in Philadelphia, Pennsylvania from April 14, 2007 through April 18, 2007. She reported 260 people attended the workshop she presented along with two other individuals entitled, Preparing a Downtown Revitalization Plan. Also included in the Agenda packet, she said, was a list of the various workshops she attended while at the conference.

Turning to Item 5, Ms. Tatich explained a HUD (Housing & Urban Development) monitoring visit would begin on May 1, 2007 through May 3, 2007. She stated that Lambros Touris, a representative of HUD from the Buffalo Office, would monitor the County grant awards (B-96 Micro Loan Program, B-97 Canal Corridor Initiative and B-99 Economic Development).

Mr. W. Thomas entered the meeting at 2:04 p.m.

Referring to Item 6 of the Agenda, Mr. LaMothe said the 2006 Occupancy Survey and Report was attached to the Agenda. In reviewing the report, he said, the number of day trip visitors were such an aberration from previous years that he did not include the number in the report. If the visitors increased in future years, he noted, that perhaps that would signal a trend. He said overnight guests increased approximately by 600,000-700,000, which appeared to be the average. Mr. LaMothe stated the dilemma with the report was utilizing the Warren County Travel Guide which listed approximately 300 properties, while GIS listed 400 properties, leaving almost 100 properties that were either not represented or unaccounted for. Overall, he said, this report was a yearly comparison to gauge the advantages and disadvantages, weather factors, economic factors, et cetera.

There being no further business to come before the committee, on motion by Mr. Belden and seconded by Mr. Monroe, Mr. Stec adjourned the meeting at 2:10 p.m.

Respectfully submitted,

Debra L. Schreiber, Legislative Office Specialist