

**WARREN COUNTY BOARD OF SUPERVISORS**

**COMMITTEE: PLANNING & COMMUNITY DEVELOPMENT**

**DATE: DECEMBER 3, 2009**

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**COMMITTEE MEMBERS PRESENT:**

SUPERVISORS TAYLOR  
BELDEN  
CHAMPAGNE  
STEC  
SOKOL  
PITKIN

**COMMITTEE MEMBER ABSENT:**

SUPERVISOR MERLINO

**OTHERS PRESENT:**

REPRESENTING PLANNING & COMMUNITY DEVELOPMENT:  
PATRICIA TATICH, DIRECTOR  
REPRESENTING WARREN COUNTY ECONOMIC DEVELOPMENT  
CORPORATION:  
LEONARD FOSBROOK, PRESIDENT  
JOHN WHEATLEY, PROJECT MANAGER, QUEENSBURY  
INDUSTRIAL PARK  
JOAN SADY, CLERK OF THE BOARD  
KEVIN GERAGHTY, BUDGET OFFICER  
SUPERVISORS BENTLEY  
GOODSPEED  
STRAINER  
THOMAS  
THOM RANDALL, *THE ADIRONDACK JOURNAL*  
DON LEHMAN, *THE POST STAR*  
CHARLENE DiRESTA, SR. LEGISLATIVE OFFICE SPECIALIST

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Mr. Taylor called the meeting of the Planning & Community Development Committee to order at 10:16 a.m.

Motion was made by Mr. Stec, seconded by Mr. Pitkin and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Patricia Tatich, Director of the Planning & Community Development Department, who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Ms. Tatich requested to reappoint Jack Fazio to the Warren County Planning Board, effective January 1, 2010 and terminating December 31, 2013.

Motion was made by Mr. Stec, seconded by Mr. Pitkin and carried unanimously to reappoint Jack Fazio to the Warren County Planning Board, as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the December 18, 2009 Board meeting.*

Ms. Tatich requested authorization to submit a grant application to the New York State Housing Trust Fund HOME Program in an amount not to exceed \$750,000. Mr. Champagne asked if the full amount of \$750,000 was anticipated as an award. Ms. Tatich responded that the amount would be determined based on the number of units and the value per unit.

Motion was made by Mr. Pitkin, seconded by Mr. Stec and carried unanimously to authorize the submission of the grant application, as outlined above. *A copy of the resolution request form*

*is on file with the minutes and the necessary resolution was authorized for the December 18, 2009 Board meeting.*

Ms. Tatich requested authorization to submit a grant application to the New York State Housing Trust Fund Access to HOME Program for \$500,000. She explained that Access to HOME was geared toward the elderly and people with disabilities. Mr. Belden asked if the Program was County-wide and Ms. Tatich replied affirmatively.

Motion was made by Mr. Belden, seconded by Mr. Stec and carried unanimously to authorize the submission of the grant application, as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the December 18, 2009 Board meeting.*

Ms. Tatich requested authorization to submit a grant application to the New York State Housing Trust Fund RESTORE Program for \$75,000. Mr. Champagne questioned the difference in criteria between the RESTORE Program and the Access to HOME Program. Ms. Tatich explained that the RESTORE Program was only for the elderly while the Access to HOME Program was for the elderly and the disabled. Mr. Belden asked what the maximum amount per home was and Ms. Tatich responded that it was less than \$10,000.

Motion was made by Mr. Sokol, seconded by Mr. Champagne and carried unanimously to authorize the submission of the grant application, as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the December 18, 2009 Board meeting.*

Ms. Tatich requested to increase the existing Capital Project No. H292.9550 280 - First Wilderness Heritage Corridor - Making the Connection in the amount of \$25,000 with a source of funding to be from interfund transfers. She advised that they were transferring the funds for the next project year to be available for projects which were delayed in 2009.

Motion was made by Mr. Pitkin, seconded by Mr. Stec and carried unanimously to increase Capital Project No. H292.9550 280, in the amount of \$25,000, and to forward same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Ms. Tatich apprised that Warren County had received a \$120,000 fund award from the Affordable Housing Corporation. She said that they wanted to use the funds on three homes, two of which had been destroyed by fire and the third was dilapidated. She explained that the funding had been awarded late and the home owners had received some assistance from Rural Development. She advised that the funds were not released until November and the projects needed to start within thirty days. She added that the Planning & Community Development Department was not prepared to utilize the funding and had declined the award. She apprised that Patricia Nenner, Second Assistant County Attorney, had contacted the Housing Finance Agency, which funded the program and had been informed that they would hold the award for the time being without returning it to the fund.

Ms. Tatich reported that the Warren County Planning Department was working with CBN Connect and Stratum Broadband on the broadband needs analysis. She advised that the businesses were being very cooperative. She added that the broadband needs analysis should

be completed by early January. She said that the Warren County Economic Development Corporation (EDC) would provide additional resources to help meet the \$40,000 commitment. Len Fosbrook, President of the Warren County EDC, commented that the funds had been in the 2009 budget; however, he added, with the 2010 budget constraints he was unsure if the EDC would be able to help fund the broadband needs analysis. Mr. Champagne questioned the timeline to complete the broadband needs analysis and qualify for Economic Stimulus Funding. Ms. Tatich stated that CBN Connect had applied to Upstate Blueprint for additional funding to complete the broadband design.

Brief discussion ensued.

Joan Sady, Clerk of the Board, entered the meeting at 10:33 a.m.

Ms. Tatich apprised that the Adirondack North County Association (ANCA) had requested that she become one of their board members. She said that it was an opportunity to fill some information gaps, as well as an opportunity to receive additional funding for services related to the byway. She stated that there had been discussions to alter the dude ranch trail and incorporate it into the First Wilderness Heritage Corridor as part of the National Byway Program.

Ms. Tatich advised the the Planning & Community Development Department would be redistributing duties as a result of the elimination of the Associate Planner position. She added that the Department was focused on generating revenue. She stated that the Department was sorry to lose the position but they would do what they could to continue services to the County.

Ms. Tatich reported that the Planning & Community Development Department would be relocated to the west end of the third floor of the Human Services Building on December 17-18, 2009. She stated that they would be able to occupy the space allocated without altering the space, with the exception of the addition of a door.

The Planning & Community Development portion of the meeting concluded at 10:36 a.m.

Privilege of the floor was extended to Len Fosbrook, President of the Warren County Economic Development Corporation (EDC), who distributed the agenda to the Committee members; *a copy of the agenda in on file with the minutes.*

Mr. Fosbrook stated that the only item on the agenda was to present and review the Warren County EDC 2010 Project Priorities, which included the following:

1. Exit 18 Development Zone;
2. Inside the "Blue Line";
3. South Queensbury/Airport Corridor;
4. Marketing & Business Attraction;
5. Tourism; and
6. Glens Falls Revitalization.

Mr. Fosbrook and John Wheatley, Project Manager for the Queensbury Industrial Park, reviewed the Warren County EDC 2010 Project Priorities in detail. Mr. Fosbrook advised that he would return to the Committee in January 2010 with the final version for the Committee's

acceptance.

Pertaining to the Exit 18 Development Zone, Mr. Fosbrook stated that it was currently the most important project. He added that major developers were now interested in the development opportunities in the Exit 18 area. He said that they would bring further infrastructure to the Industrial Park to be able to apply for an Economic Development Administration (EDA) grant which would require a 50/50 match. Mr. Champagne asked if there was enough assessed value to the land to qualify for other grants and Mr. Fosbrook replied in the negative and added that there were a couple of houses outside of the park and two or three businesses in the park. Mr. Fosbrook explained that the amount of vacant land was what made the park a good opportunity for developers. He stated that Global Foundries would be operational by 2011, which would cause other companies to consider the area. Mr. Pitkin asked about mass transportation and Mr. Fosbrook responded that Saratoga County was researching mass transportation due to the opening of Global Foundries.

In reference to the Inside the "Blue Line" project, Mr. Fosbrook noted that it was a very broad category. He said that what was effective in the southern part of the County was not always effective in the northern part, due to the restrictions within the Blue Line. He advised that one of the highlights inside the Blue Line was Chester Industrial Park, which the EDC continued to market. He apprised that broadband and cell phone coverage in northern Warren County was a key essential piece of infrastructure to the expansion of businesses.

Mr. Goodspeed entered the meeting at 10:50 a.m.

Concerning the South Queensbury/Airport Corridor project, Mr. Wheatley explained that for 2010 they had combined Queensbury Industrial Park and the Airport Corridor into the same project heading. He reported that the EDC had submitted a Federal Appropriations Request and had been awarded \$850,000 from Congressman Murphy's Office to assist in the expansion of the runway and the funding of the Aviation Park feasibility study. Mr. Champagne noted that one of the planned activities listed was to construct a road connecting Quaker Road and Queensbury Avenue and he asked if that was planned for 2010. Mr. Fosbrook responded that the road would be essential and the project could get staged in 2010 depending on the required funding. He commented that he was aware that some of the Supervisors were opposed to the County owning an airport; however, he added, the EDC felt that the Airport was critical to the County and its future.

Regarding the Marketing & Business Attraction project, Mr. Wheatley apprised that the EDC had embarked on a systematic outreach program and had received a lot of good feedback. He noted that some of the marketing materials that the EDC had created in 2009 had received awards. He advised that they had represented Warren County at four major industry trade shows to highlight its two industrial parks, Queensbury Industrial Park and Tech Meadows. He explained that they had worked with the Capital District Regional Planning Commission to revise and resubmit the application of the Foreign Trade Zone expansion to include Warren County into the General Purpose Zone and not be limited to specific identified properties. Mr. Fosbrook stated that the EDC would be completing focus marketing in order to get the best

marketing value with the same amount of funds.

In connection with Tourism promotion, Mr. Fosbrook stated that the EDC had organized the three ski areas (West Mountain Ski Resort, Gore Mountain Ski Resort and Hickory Hill Ski Center) to work together to promote Warren County as a skiing destination. He reported that in 2003 there were 14 million skier visits in the north region and the amount had increased since then. He explained that 14 million skiers amounted to approximately \$700 million in lift ticket sales. He continued by saying that for every dollar spent on a lift ticket the average skier will spend an additional \$5, making it a \$3.5 billion industry. He said that the fact that there were three ski areas in Warren County was unique and needed to be properly promoted. He added that marketing for the ski areas needed to begin in summer or early fall.

Discussion ensued.

With regard to the Glens Falls Revitalization project, Mr. Wheatley stated that the next auction for the former Armory was scheduled for December 16, 2009 and would be a sealed bid auction. He added that the EDC had obtained the adjoining parcel in an attempt to facilitate a project as the adjoining parcel would be necessary for parking. Mr. Champagne asked if it was the intent of the EDC to sell the adjoining parcel to the buyer of the Armory parcel and Mr. Fosbrook replied affirmatively and added that parking would be critical for any project at the location. Mr. Wheatley said that the EDC continued to assist developers in obtaining grant funding and added that \$348,000 in redevelopment grants had been secured for downtown Glens Falls in 2009. He noted that the EDC also continued to promote Tech Meadows. Mr. Champagne advised that he felt that an initiative to have the schools and colleges educate more skilled workers was missing from the project priorities list. Mr. Fosbrook explained that it was not on the list due to the loss of a staff member, who would not be replaced. He said that the remaining staff members had taken on more responsibilities; however, he added, the employee who had retired was the one responsible for workforce development. He noted that he was a member of the Workforce Investment Board and he was aware of the initiatives.

Motion was made by Mr. Belden, seconded by Mr. Sokol and carried unanimously to accept the Warren County EDC 2010 Project Priorities, pending the acceptance of the EDC Board. *The necessary resolution was authorized for the December 18, 2009 Board meeting.*

It was the consensus of the Committee that the pending item listed for Municipal Shared Services be removed from the pending item list.

There being no further business to come before the Planning & Community Development Committee, on motion by Mr. Sokol and seconded by Mr. Belden, Mr. Taylor adjourned the meeting at 11:30 a.m.

Respectfully submitted,  
Charlene DiResta, Sr. Legislative Office Specialist