



WARRENSBURG COMPREHENSIVE PLAN

Meeting 3 Summary

Project Number: 2221521

Location: Warrensburg Town Hall

Date: January 31, 2023

Time: 10:00AM

	Name	Organization/Role	Email
Attendees:	Patti Corlew	Warrensburg Planning & Zoning Administrator	patti.corlew@townofwarrensburg.net
	Jim Hull	Warrensburg Code Enforcement Officer	jim.hull@townofwarrensburg.net
	Joyce Reed	Warrensburg Collection Clerk	joyce.reed@townofwarrensburg.net
	John Alexander	Warrensburg Deputy Supervisor	fundirectors@yahoo.com
	Laura Moore	Warrensburg Museum of Local History	Moorela2012@yahoo.com
	Sharon Sutphin	Warrensburg Planning Board Chairperson	nysutphin1@aol.com
	Teresa Whalen	Warrensburg Beautification Chair	taawhalen@yahoo.com
	Norabelle Greenberger	LaBella Associates	ngreenberger@labellapc.com
	Chris Round	LaBella Associates	cround@labellapc.com

Meeting Summary:

- LaBella provided an overview of work undertaken since the last Committee meeting, including the public event and surveys, development and sharing of the draft vision statement, stakeholder outreach, conducting a future hamlet development focus group, and submitting two grant applications (Restore, A/GFTC) to support plan recommendations identified in the early planning process.
- Committee reviewed the draft goals. The goals are the organizing ideas under which the plan recommendations will be developed. Committee asked that Goal 1 be modified to "Support and grow local businesses and *new* entrepreneurship."
- LaBella provided an overview of the insight gained on Town recreation resources through one-on-one calls conducted with representatives from NYSDEC, SUNY ESF (Pack Forest), Camp Echo Lake, Hickory Ski Center, and Sinai Retreats. Committee provided the following comments:
 - Discussed previous plans for improving bike connections. Committee was unclear on the current status of prior plans (A/GFTC Lake George Warrensburg Bikeway)
 - LaBella noted the importance of staying informed about progress on the NYSDEC's Unit Management Plan (UMP) update for the State Forests in Saratoga and Warren Counties, as it will address future amenities and uses; there will be an opportunity for public feedback on the draft UMP.



- Pack Demonstration Forest is not routinely open, and not all areas are accessible. Most areas are closed to the public with locked gate; the only area open to the public is the area at/around the pond. Communication on what is open to the public (and when) is not provided. Interest in improving communication with SUNY ESF to better understand.
- Discussed prior history of forestry and training at Pack Forest.
- Former interpretive center at Pack Forest is in significant disrepair and would be costly to repair.
- Committee understands that the Lodge at Camp Echo Lake is closed in the winter.
- Committee indicated that – at a minimum – the main building at Sinai Retreats is winterized. It was open in the winter when under previous ownership.
- Committee provided the following feedback on the draft recreation recommendations (feedback in bold):

Previous Plan Recommendation	Reference Plan	Completed (Y/N/Ongoing)	Does the recommendation still have value/Comments
Clearly identify trail head to Hackensack Mountain	First Wilderness Heritage Corridor Plan	Ongoing	Need to make the recommendation clearer; how should the trail head be improved? Ensure that including all entrances.
Create linkage programs with Pack Forest	First Wilderness Heritage Corridor Plan	No	Continued interest. There used to be dog sledding races at Pack Forest. Need to establish regular communication with SUNY ESF to understand what could take place at this facility.
Develop canoe and kayak access points along Schroon River	First Wilderness Heritage Corridor Plan	No	Papermill Park has access, but ideally would be further from dam. Need to review all portages and promote different portage points/segments based on skill level. Many of the existing access points are not accessible or well-marked or are on private property. County Fairgrounds previously had a tubing business; parking at this location would make good candidate for water access. Work effort should be coordinated with Lake George and County; County may have this information mapped already. Discussed issues with kayaking on the rivers because of APA regulations: if a tree falls across the river, the NYSDEC cannot remove it.
Work with Hickory Hill to develop year-round destination recreational opportunities	First Wilderness Heritage Corridor Plan	Ongoing	Still a priority. Hickory undertaking many initiatives.



Expand and connect the eastern Warren County Bike System	First Wilderness Heritage Corridor Plan	No	Difficulty of making the connections given roadway limitations. State was not supportive of adding a bike lane to River Road because of road width. Bikers typically go to Exit 24 and ride loop or connect from Chestertown.
Create vehicle pull offs and parking.	First Wilderness Heritage Corridor Plan	Ongoing	Need to look further at this recommendation/what was meant. Town has several pull-off and parking areas along the river. Could be improved with programming or beautification.
Pursue further improvements to the Farmer's Market, such as increasing available parking and improving pedestrian safety	Town of Warrensburg Comprehensive Plan (2012)	Yes – Crosswalks and upgrades (sideway into market & rest area)	Town owns land next to the park, which they have been using for festivals. Discussed potential to look at relocating Farmers Market to an alternate location with more space and/or covered. Concerns related to traffic and safety at current location raised by some Committee members, particularly at a school bus stop near the farmers market.
Evaluate opportunities to increase the type and variety of features at the Town's parks and recreation facilities	Town of Warrensburg Comprehensive Plan (2012)	Ongoing	Still a priority
Expand connections to regional trail and recreation networks, including bicycle trails, snowmobile trails, the First Wilderness Heritage Corridor, and scenic byways	Town of Warrensburg Comprehensive Plan (2012)	Ongoing	Property ownership issues make this difficult
Consider the establishment of recreation fees for large-scale residential development	Town of Warrensburg Comprehensive Plan (2012)	No	Open to considering, but limited development potential. Didn't feel that would be an impediment to developing because of how low existing permit fees are in the Town. Opportunities to combine with STR permit fees.
Construct buffered bike lanes for most of the length of Route 9	Lake George-Warrensburg Bikeway (2019)	No	Not a priority. Don't want anything added to Route 9/don't think can accommodate.



The installation of a crosswalk signal actuation button that can be accessed by bicyclists without needing to dismount is recommended at Route 9	Lake George-Warrensburg Bikeway (2019)		
Improve physical and visual access to existing and new recreation and waterfront facilities.	River Street Streetscape Revitalization Plan (2015)	Ongoing	Need to delineate where and what facilities are. Lack of property owned by Town. Review NYSDEC UMP, as noted.
Hackensack Mountain: link paths, provide parking, mark and clear trails	Main Street Plan (1993)	Ongoing	School updated markers. These need to be updated again.
Cal Engle Park: establish strong pedestrian safe relationship between Main Street and historic riverfront through walkway.	Main Street Plan (1993)		Opportunities to close off Warren Street for events. Interest in looking into this, but need more events (and event organizers)
Additional Recommendations		Comments	
Collaborate to support Hickory Ski Center improvements			
Promote and formalize snowmobile trail map		Connecting the full corridor is wishful thinking. Routes are inconsistent and some poorly groomed. There is no big organizing entity that is clearing the trails or promoting them. Share County Recreation Map(s).	
Explore potential for facilities at Town-owned Harrington Hill Road property		ATV maybe?	
Work with the NYSDEC to market, improve, and expand access to Hudson River and Schroon River			
Establish more regular communication and collaboration with SUNY ESF			
Explore funding opportunities for Pack Forest interpretive trail and visitor center		Noted success at Stony Creek, First Wilderness Plan funded?	
Support increased collaboration between the Warrensburg CSD and recreational facilities			



Indoor recreation offerings needed for young people and seniors	
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- LaBella summarized the housing demand and capacity analyses. Committee noted that the buildout analysis doesn't account for the need to expand water/sewer to accommodate that demand.
- Committee provided the following feedback on the draft housing recommendations (feedback in bold):

Previous Plan Recommendation	Reference Plan	Completed (Y/N/Ongoing)	Does the recommendation still have value/Comments
Encourage the creation of apartments over businesses in the commercial districts to bring additional activity and customers to businesses while providing affordable housing options	2012 Comprehensive Plan	No	Committee doesn't feel that this is going to happen in the short-term (most buildings bought and sitting vacant), but it should be encouraged. Today sometimes the opposite is occurring, with ground floor storefronts being converted to apartments or remaining vacant. Need to bring in people with disposable income to support businesses. Discussed ongoing code enforcement issues. Apartments are an opportunity to generate income.
Revise zoning to allow/promote options in senior housing, including assisted housing, independent housing, accessory apartments, and similar uses within or near the hamlet area	2012 Comprehensive Plan	Yes – permitted, but not being utilized	Not much use of ADUs, but potentially will see increase as population ages.
Promote programs which can provide assistance to eligible homeowners to make repairs and improvements to their homes	2012 Comprehensive Plan	Ongoing	Support this recommendation.
Additional Recommendations		Comments	
Be proactive in redeveloping King Street property for senior housing			
Explore opportunities to fund upgrading of existing manufactured/mobile homes		Disagree with this recommendation. Prefer establishment of a Sunset Law for mobile homes.	
Monitor the expansion of short-term rentals so they do not eliminate available housing stock		Explore opportunities to limit number or areas where permitted once reach a certain threshold (TBD what that threshold is).	



Ensure that rental housing stock is well-maintained and in compliance with building codes	
Support the conversion of large single-family homes to multi-family units.	
Create minimum parking requirements for residential.	
Create requirements to fix up buildings within a certain amount of time after a property is purchased.	
Update zoning to allow apartment buildings in additional areas	

- LaBella provided background on the “Celebrate Warrensburg” goal and recommendations. Committee provided the following feedback on the draft Celebrate Warrensburg recommendations (feedback in bold):

Previous Plan Recommendations	Reference Plan	Completed (Y/N/Ongoing)	Does the recommendation still have value/Comments
Work with the real estate community to promote the assets of the Town to potential residents and businesses	2012 Comprehensive Plan	No	Make sure to include who is the responsible party for this (and all other recommendations)
Expand the features of the website for the Town, including allowing visitors and residents to search for services, map locations of businesses, and find dates for local festivals and events	2012 Comprehensive Plan	Ongoing	Still needs improvement/a priority.
Promote the many existing recreation amenities in the Town, to let residents & visitors know about the recreation opportunities available in the area	2012 Comprehensive Plan	No	Potential to connect County mapping to Town website
Coordination with Warren Chambers of Commerce and County Tourism Bureaus and other stakeholders can capitalize on collaboration to fully expand the identification of the First Wilderness Heritage Corridor in the region.	First Wilderness Heritage Corridor Plan	Yes	Committee feels less connected to “First Wilderness Heritage Corridor” / public doesn’t associate with this area. More connection to Dude Ranch Trails – a State scenic byway
Implementation of First Wilderness Heritage Corridor orientation visitors' kiosks that provide corridor location,	First Wilderness Heritage Corridor Plan	Ongoing	One just added at Papermill Park



community destinations, and community history should be coordinated with all interested stakeholders.			
Make placement of route identification signs a priority in order to direct visitors along the new route's many segments located in Warren and Saratoga counties.	First Wilderness Heritage Corridor Plan		Have a lot of signage in Warrensburg already
Enhance gateway into community through cooperative effort with the Town of Lake George.	First Wilderness Heritage Corridor Plan	Yes	DOT created guidelines for new gateway signage area in T of Lake George. Warrensburg Beautification partnered to make improvements, including signage and plantings.
Improve interpretation of the River Street corridor's historic resources and industrial legacy.	River Street Streetscape Revitalization Plan (2015)	Ongoing	Historical society with the museum have heritage trail information. Also have a handout, but could be improved upon. Working on website improvements.
Route 9 bridge over Schroon River: Relate town to river and industrial/economic heritage with implication of local work ethic and pride	Main Street Plan (1993)		
Additional Recommendations		Comments	
Explore the Warrensburg "brand" and develop a program for marketing/branding overhaul			
Develop a comprehensive wayfinding system to Town recreation and historic assets			
Celebrate the rivers through events and encouraging river supporting/fronting businesses			
Improve and develop gateway signage		Clarify to include other points of entry into the Town. Beautification has already completed improvements at the I-87/Route 9 entry.	
Celebrate the uniqueness of the Fish Hatchery			
Increase information available on recreational offerings on the Town website			
Develop a 5K race between Town parks			
Share information on available community spaces			
Promote Warrensburg CSD's unique programming assets			

- Committee discussed civic engagement. Fire department has decreased – partially due to increased State training requirements, but also general decrease in interest. Don't do as much outreach to schools because of reduced interest. Need to involve young people in the conversations, better understand and embrace their interests. Need to meet halfway if want to create and build excitement and involvement/volunteerism.



- Committee discussed idea of offering discounts to local businesses at STRs.
- Committee discussed idea of holding movie nights at the school or in a park downtown.
- Committee discussed need for a wifi café.
- Committee discussed opportunities to consolidate the school and repurpose elementary school for senior housing.
- Committee discussed interest in more festivals and events to support local businesses.
- Next Committee meeting will be held on March 21st at 10 AM.

ITEM	ACTION ITEM	OWNER
1	Small business stakeholder calls	LaBella
2	Develop preliminary small business support & future hamlet development recommendations	LaBella
3	Update and expand upon housing, recreation, and celebrate Warrensburg recommendations	LaBella

The preceding minutes represent the author's understanding of the matters discussed and decisions reached. If there are any corrections, clarifications, or additions to be made to these minutes, please contact the sender at ngreenberger@labellapc.com within five business days of issuance.

Respectfully submitted,
LABELLA ASSOCIATES, D.P.C.

Norabelle Greenberger, AICP

Cc: All Attendees