

**SPECIAL MEETING, WARRENSBURG TOWN BOARD, MARCH 7, 2012**

A Workshop meeting of the Warrensburg Town Board was held on Wednesday, March 7, 2012 at the Albert Emerson Town Hall at 7:00 p.m. with the following members present:

<b>PRESENT:</b>	Supervisor	Kevin B. Geraghty
	Councilman	John Alexander
	Councilman	Bryan Rounds
	Councilwoman	Joyce Reed
	Councilwoman	Linda Marcella

**OTHERS PRESENT:** Donna A. Combs, Town Clerk; Sandi Parisi, Town Historian and Steve Parisi, Museum Director; Jackie Hakes, Elan Planning; Chris Belden, Zoning Officer; Greg Klingler, Assessor; Jim Cooper, ZBA Chair; and numerous town residents.

**DISCUSSION – TOWN WEBSITE**

Greg Klingler told the Town Board he has reviewed all of the quotes he received for the Web Site, Councilwoman Marcella submitted a quote tonight so no action will be taken on deciding on a website host until the committee has had further time to review the quote.

Supervisor Geraghty and Councilwoman Reed thanked Mr. Klingler for all of his hard work he has done with the Website Committee.

**RESOLUTION #58-12**

**MOVE TO SCHEDULED PUBLIC HEARINGS**

On motion of Councilman Alexander, seconded by Councilman Rounds, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

**IT IS RESOLVED,** that this meeting be interrupted to hold Public Hearings advertised and scheduled for this evening at 7:00 P.M.

**PUBLIC HEARING – PROPOSED ZONING ORDINANCE**

Public Hearing was called to order at 7:00 p.m.

A legal notice was printed on February 24, 2012 in the Glens Falls Post Star with a copy of said notice posted on the Town Clerk’s bulletin board on February 23, 2012. The contents of that legal notice were read into the record.

Sandi Parisi-told the Town Board she had been a member of the comprehensive plan committee, her biggest disappointment is the Main Street Core going over to Elm Street. Mrs. Parisi said the committee had discussions about that section of town on this side of Main Street remaining not major commercial.

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Steve Parisi-spoke to the Board at length regarding Core Commercial and urged reconsideration of the proposed zoning classification of Core Commercial of Elm Street.

Jim Cooper- told the town board he has been the Chairman of the Zoning Board for a long time, and, he is kind of ambivalent, the Town Board can approve with no harm to the Town, his perception, unsupported by any knowledge or facts is that this grant was issued and the money had to be spent and the professional planners were given a job and they did it, and, some of the premises were valid and some of them were not.

Alan Hall, Sr.-said he is a member of the Zoning Board of Appeals, and, feels that the proposed ordinance has problems he wishes to have addressed. Mr. Hall spoke to the Town Board about those problems in detail, saying he did not see how people could park their recreational vehicles ten feet from their property line, and named specific areas where this would apply. Mr. Hall said he did not see how these things could be plowed around in the winter when they have been screened with evergreens or fences.

Chris Belden told the Town Board and Mr. Hall that there are parts of this draft that are going to be edited out, off street parking screening, that it was in the draft that was submitted but they are going to be edited out, there is another part in there that is going to be taken out, too.

Kathy Varney-said she had the opportunity to sit and listen to the Comprehensive Plan so she was feeling very near and dear to that, she has worked on helping to solve zoning and is also familiar with Chestertown zoning so she kind of took a different approach on looking at this product. Ms. Varney she had compared the composed comp plan to the zoning, and she found a lot of missing spots, that is where she is worried. Ms. Varney said that there are critical things missing in the Towns' draft, which addresses the Main Street issue. Ms. Varney spoke at length regarding the comparisons of the two drafts, the comprehensive plan and the zoning.

Sandi Parisi- addressed the Town Board with further questions regarding the Zoning Ordinance. Mrs. Parisi asked Chris Belden about the APA protected waterfronts that are in effect in Lake George but not in this proposal. Mr. Belden said that they did not put APA in the Town's Zoning, there is a section in Article III that is about different agency guidelines. Mrs. Parisi told Mr. Belden she felt they should put the APA regulations in the Town of Warrensburg Zoning. Mr. Belden said the APA regulations were controversial and for him to try to enforce the APA regulations did not make sense.

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Supervisor Geraghty said he wondered if the other jurisdictional agencies should be referenced, and, said we do try to do that on our application forms.

Mrs. Parisi said she understood Mr. Belden to say there were going to be some additional changes and asked if they knew what the changes are going to be. Mr. Belden said the changes are things that his committee has been sending to Jackie. Mr. Belden said they have been waiting for public comment to happen and then to make those changes.

Jackie Hake, Elan- said that they will compile a list of all of the comments that have been received by the town board, a master list.

Councilman Rounds discussed Elm Street Zoning with Mr. and Mrs. Parisi.

**RESOLUTION #59-12**

**SCHEDULE PUBLIC HEARING ON COMPREHENSIVE PLAN AND ZONING ORDINANCE**

On motion of Councilman Alexander, seconded by Councilwoman Reed, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

**IT IS RESOLVED,** to schedule a public hearing for Wednesday, March 28, 2012 at 7:00 p.m. to be held at the Town Hall and further resolved to authorize the Town Clerk to advertize the hearing in the legal section of the Post Star.

On motion of Councilman Alexander, seconded by Councilwoman Reed, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Donna A. Combs, Town Clerk