

SPECIAL MEETING, WARRENSBURG TOWN BOARD, APRIL 23, 2012

A Special Town Board joint meeting of the Warrensburg Town Board and the Lake George Town Board was held on Monday, April 23, 2012 at 3:00 p.m. at the Albert Emerson Town Hall with the following members present:

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

LAKE GEORGE	Supervisor	Dennis Dickinson
	Councilman	Vincent Crocitto
	Councilman	Dan Hurley
	Councilwoman	Fran Heinrich
	Councilwoman	Marisa Muratori

OTHERS PRESENT: Kathy Rounds, Deputy Town Clerk; Dan Stec, Queensbury Supervisor; Robert Hafner, Attorney for the Town; Jim Suozzo, Cedarwood Engineering; Tom Suozzo, Cedarwood; Tom Belden; Dexter Duell; Patty McKinney and several town residents.

DISCUSSION – PROPOSED PRICE CHOPPER PROJECT

Supervisor Geraghty welcomed everyone to the joint town board meeting between Warrensburg and Lake George explaining the meeting was to discuss the common tenant that is potentially coming into the Town.

Supervisor Geraghty turned the meeting over to the Attorney for the Town, Robert Hafner. Attorney Hafner explained he had put together a memo for the Boards to consider regarding the big issues of Water and Sewer from Warrensburg but for the property located in Lake George.

Jim Suozzo, Engineer – said there is a certain capacity left in the sewer treatment plant. Warrensburg has paid off debt, there will be a reserve capacity charge, it would take about 1 year to get an addition on the treatment plant.

Attorney Hafner said the first thing that needed to happen was a map, plan and report when you are forming a district, these are prepared by the engineer.

Discussion ensued on whose engineer would be responsible for the district formation, who would be allowed to be in the district, charges, developers responsibilities.

A second joint workshop meeting was scheduled for Tuesday, May 8, 2012 at 3:00 p.m. here at the Warrensburg Town Hall.

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The Warrensburg Town Board called for a recess at 4:40 p.m.

A special meeting of the Warrensburg Town Board was reconvened at 4:57 p.m.

DISCUSSION – ZONING TOPICS

Supervisor Geraghty opened discussion explaining the Town Board needed to have further discussion on the Zoning topics; a letter had been received on April 9th from the towns' Zoning Administrator, for town board discussion. Supervisor Geraghty told the Town Board the first topic had been recreational vehicle storage, the second had been the sign amortization and the third was tent garages. Supervisor Geraghty said it was his belief the consensus of the Town Board is that they leave those things out of the Zoning Ordinance as it is written and forward it on to adoption in May. Supervisor Geraghty asked if there was any further discussion. Councilman Alexander said he wished to remind everyone that things can change in the future with the Zoning, as things come up. Supervisor Geraghty said it was his belief that was the way things were left with Elan, as well.

Chris Belden, Zoning Administrator – told the Town Board he was just looking for clarification from the Town Board on how to proceed with those things, then Elan will take the recommendations and do the revisions.

Councilwoman Marcella told Mr. Belden that was the direction, to eliminate all of them.

Mr. Belden asked if the Town Board wished to not regulate the tent garages at all right now or if they wished to treat the tent garages as a shed.

Supervisor Geraghty said they did not wish to regulate them at all right now, perhaps in the future that would change.

Supervisor Geraghty asked Mr. Belden to take care of that, to make sure the ad gets in the paper for the hearing and to make sure the draft gets written correctly.

DISCUSSION – ECONOMIC DEVELOPMENT

Councilwoman Marcella opened discussion telling the Town Board she was looking for input on what they wish this committee to be, what it should be comprised of, that would obviously be something that will move forward in a positive way.

Discussion ensued regarding the Town Board's perspective on what they want the Economic Development Committee to be including current vacant real estate such as Sit n Bull Ranch and Graces White House Lodge.

Councilman Rounds told the Town Board they do not want someone to come in and tear up all of the towns' old buildings, they need to find people who will come in and develop

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those without losing the character of them, that is what has been mandated, but maybe not every business can comply.

Councilwoman Marcella said she felt that was the good part and that she did have that on the list, although it was her thought that they needed to explain what the town's assets are here, to market, to accentuate that so people will want to stop here. Councilwoman Marcella asked if that was the Economic Development Committee's responsibility.

Supervisor Geraghty said he felt that was a start, as Town leaders they need to take an active part to try and help promote our community a little bit better, maybe they will take a little bit of a role with the Chamber to try and get some of these businesses to come in. Supervisor Geraghty said he would try and open up a spot to anybody on the Chamber but it has to be positive, they cannot have any negatives, he does not want to hear about any negatives, they focus on the Bed and Breakfasts here, now they need to focus on the service groups. Supervisor Geraghty said there is a golf course here that is one of the bests around, it has been here since the 30s or the 40s.

Sandi Parisi told the Town Board that they are six B&B's, two motels and all of those guests come to them because they do not want to be in Lake George, they have the advantage of being close to Lake George but not being in Lake George, people do come here as a destination. Mrs. Parisi told the Town Board that when Sit n Bull went up for auction it was sold for \$100,000.00, a million dollar resort, all the County did was advertize it for tax sale, there was no promotion and now we have two major pieces of property, both are potential really good business positions. Mrs. Parisi said she thought that was what the Economic Development Committee should be doing is promoting those sorts of things; they may have to spend a little money to do it.

Councilman Alexander said Chris has done a good job of keeping up a list of vacant properties, properties that need to be purchased.

Mrs. Parisi asked who receives that list and told the Town Board she was talking about advertising those properties in the New York Times and to prospective buyers.

Supervisor Geraghty said they need to help the real estate agent who is peddling these places to try and do a little bit more, from the Town's point of view, it is just like the Grist Mill where Chris is going to open, that is a destination.

Councilwoman Reed told the Town Board it was the same as with Hickory Hill trying to do permits, the Economic Development Committee could help a new business with trying to figure out where more funding could come from to allow them to do more.

Supervisor Geraghty said they needed to express that retail for our community is important, retail for Dan's community is not important; he has all of the retail he wants.

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Supervisor Geraghty said the problem we run into with retail is that unless they are going to create a lot of permanent jobs there is no funding available.

Discussion ensued on the light industry the Town of Warrensburg could attract, the perfect conditions that we have here for light industry.

Councilwoman Marcella said one thing the Town needs to have available is all of the different programs on our website that are available in our Town.

Councilman Marcella said they would have a committee of about nine people, and asked if they should have it put in the paper for people who are interested to express an interest. Supervisor Geraghty said he has already had people state an interest so they could reach out to them.

Discussion ensued on the Committee formation, how the APA should be dealt with for Economic Development, the goal to find green business and bring jobs to the community.

Dan Stec, Supervisor, Town of Queensbury told the Town Board he was in agreement with Councilman Alexander that the Town of Warrensburg was perfect for light industry that would bring in jobs.

On motion of Councilwoman Marcella, seconded by Councilwoman Reed, the meeting was adjourned at 5:24 p.m.

Respectfully submitted,

Donna A. Combs, RMC/CMC