

Town of Warrensburg Comprehensive Plan and Waterfront Revitalization Strategy

June 2011

APPENDICES



This document was prepared for the Town of Warrensburg with funds provided by the New York State Department of State Division of Coastal Resources under Title 11 of the Environmental Protection Fund Act.

Prepared by:

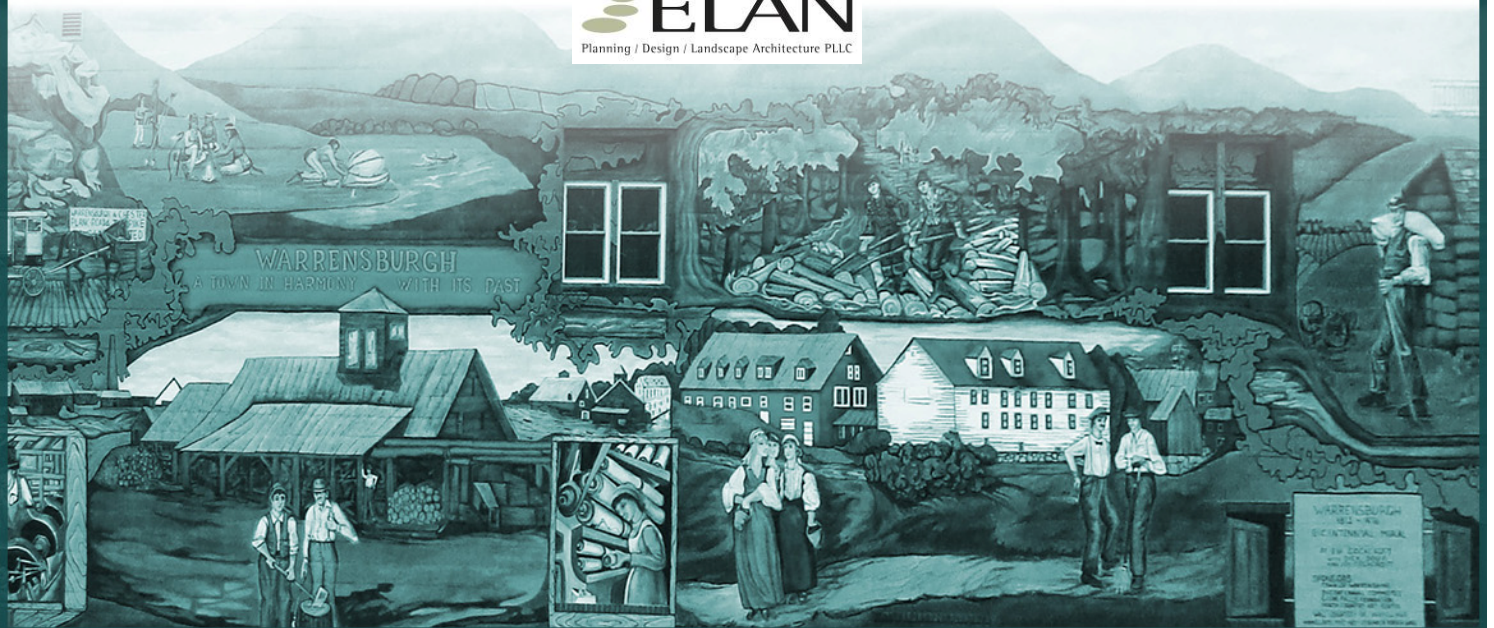


Table of Contents

APPENDIX A: INVENTORY AND ANALYSIS

APPENDIX B: PUBLIC INPUT

Appendix A: Inventory and Analysis

Appendix A - Inventory and Analysis

A. Location and Context

The Town of Warrensburg, in Warren County, New York, lies within the boundaries of the Adirondack Park. The community is located north and west of the City of Glens Falls, bounded by the Towns of Lake George, Thurman, Bolton, Chester, and Lake Luzerne. The town is situated west of the Adirondack Northway, Interstate 87, and nearly bisected north/south by New York State Route 9 which also serves as the community's Main Street and principal corridor from Route 87 to the southern Adirondack Mountains. Other major routes in the Town include NYS 418 heading west into the Town of Thurman and NYS Route 28 which intersects Route 9 at the north end of the town leading to western NY State through the Johnsbury/Gore Mountain Region.

The Town's geography includes two rivers, the Schroon and the Hudson, which form the south and west boundary of the Adirondack Park Agency defined hamlet area. The hamlet consists of commercial, residential, recreational and industrial uses within its boundaries. Warrensburg comprises 68.1 square miles. It is approximately 14.5 miles from north to south and 6.4 miles at its widest, east to west. The hamlet sits at its narrowest point, approximately 1.25 miles between the two rivers. The Schroon River bisects the Town at this point, running from east to its confluence with the Hudson River at the west.

B. Existing land use

Understanding the patterns of land use in a community lends insight about predominant development types as well as potential deficiencies. Land Use analysis can provide insight into opportunities and constraints for future growth and development based on the need to preserve open space, protect fragile environmental features, and ensure that the character of the community is maintained.

The New York State Office of Real Property Services has developed a classification system that is used by Town assessors throughout the State. The system includes nine categories, with numerous divisions and subdivisions of each category. The nine main land use categories are outlined in Table 1.

Category	Description
100 - Agricultural	Property used for the production of crops or livestock
200 - Residential	Property used for human habitation. Living accommodations such as hotels, motels, and apartments are in the Commercial category- 400.
300 - Vacant Land	Property that is not in use, is in temporary use, or lacks permanent improvement
400 - Commercial	Property used for the sale of goods and/or services
500 - Recreation & Entertainment	Property used by groups for recreation, amusement, or entertainment
600 - Community Services	Property used for the well-being of the community

700 - Industrial	Property used for the production and fabrication of durable and nondurable man-made goods
800 - Public Services	Property used to provide services to the general public
900 - Wild, Forested, Conservation Lands	Reforested lands, preserves, and private hunting and fishing clubs

To analyze the land uses within Warrensburg, the land use categories of each parcel were collated. Table 2 shows the breakdown of land uses categorized by type and measured in acres. In addition to analyzing the amount of land in each land use type, it is also helpful to understand where these land use categories are located throughout the Town. A Land Use Map (Map 1) was prepared in order to illustrate this distribution of land use types and note specific patterns that emerge in the layout of the Town.

Property Class Series	Total Parcels	Land Use as % of Parcels	Total Area (acres)	Land Use as % of Land Area
100 - Agriculture	2	0.07%	159.64	0.41%
200 - Residential	1750	62.34%	8568.70	21.97%
300 - Vacant	638	22.73%	6375.02	16.35%
400 - Commercial	124	4.42%	848.42	2.18%
500 - Recreation	24	0.86%	1347.50	3.46%
600 - Community Service	40	1.43%	831.85	2.13%
700 - Industrial	5	0.18%	97.54	0.25%
800 - Public Service	15	0.53%	322.39	0.83%
900 - Wild, Forested & Conservation	209	7.45%	20449.52	52.43%
TOTAL	2807	100.00%	39000.57	100.00%

Residential

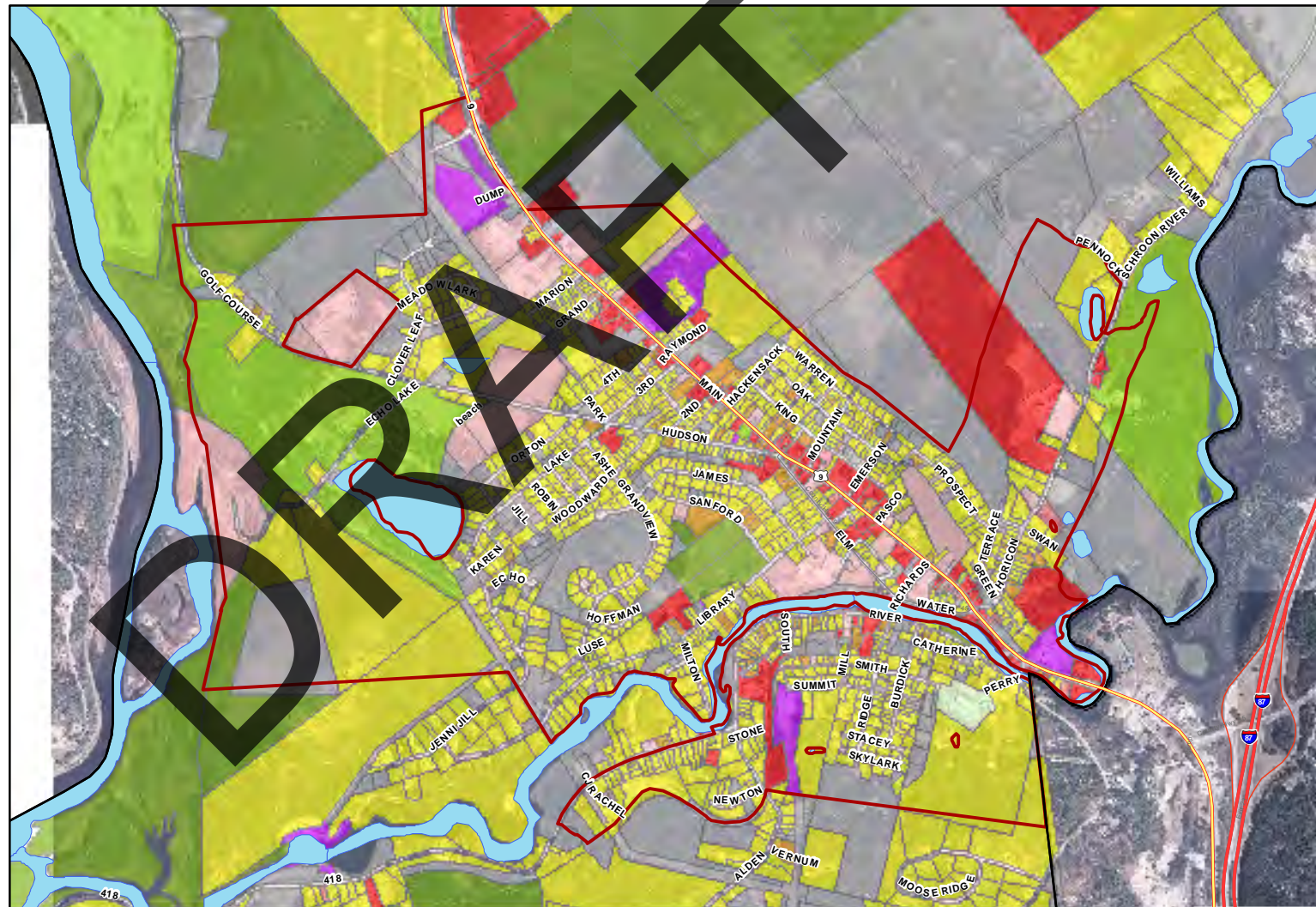
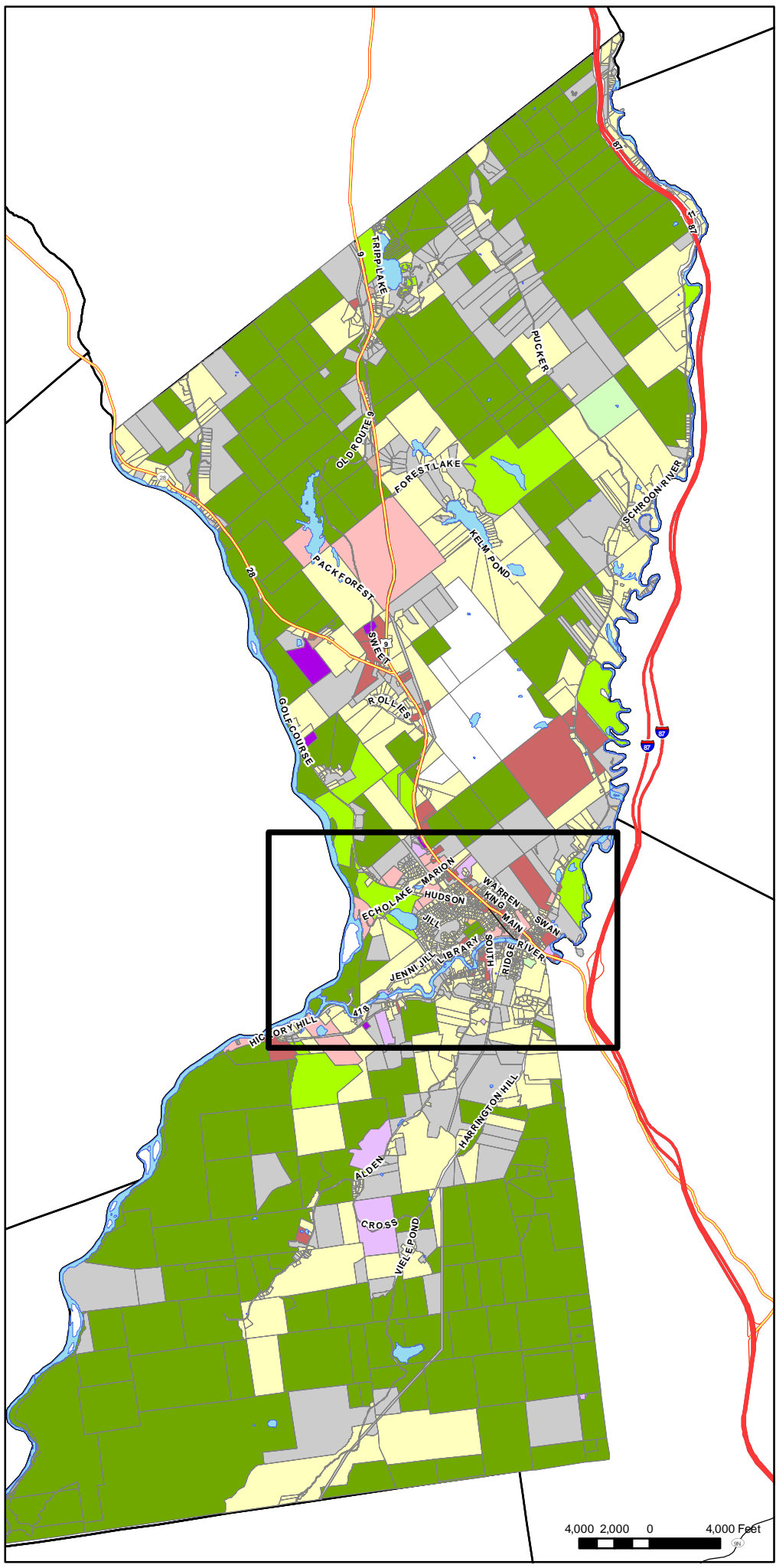
Within Warrensburg, residential uses make up the majority of the parcels. However, the land area devoted to residential uses makes up only 22% of the town. The greatest concentration of residential parcels is in and around the hamlet area, where higher-density uses are permitted. Outside the hamlet, residential uses vary from medium-size single family homes to expansive large lots.

Vacant

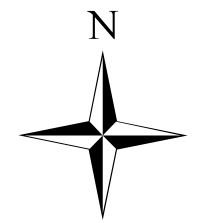
Warrensburg contains almost 640 parcels which are classified as vacant, making up just over 16% of the land area in the town. Of the vacant parcels, about 90% are classified as vacant residential land, with the balance made up of vacant commercial and other vacant lands. The vacant residential parcels are the most likely to be developed for new homes in the Town. Many of the vacant parcels within the hamlet have already been subdivided to be suitable for single-family homes. Vacant residential parcels

LAND USE

Town of Warrensburg Comprehensive Plan



- Legend**
- Major Roads**
- Road Classification**
- Interstate
 - State Highway
 - Highway Ramp
 - Local Road
 - Waterbodies
 - Parcels
 - Town Boundary
- Land Use Classifications**
- Agriculture
 - Single-Family Residential
 - Multi-Family Residential;
 - Mixed-Use Residential
 - Vacant
 - Commercial
 - Recreation
 - Community Service
 - Industrial
 - Public Service
 - Wild, Forested, and Conservation



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outside the hamlet may be quite large, and therefore may be subdivided in the future, depending on development constraints and the relevant APA land use classification.

Commercial and Industrial

Commercial land uses make up only about 2% of the land area, and just 4% of the parcels in the Town of Warrensburg. Industrial lands are scarce, comprising less than 1% of the town's parcels or area. The majority of these parcels are located in the commercial districts within the hamlet, although there are pockets of commercial and industrial activity along the major transportation routes.

Wild, Forested, and Conservation Lands

While only about 7% of the parcels of land in Warrensburg are classified in this land use category, they over 60% of the land area of, making this land use the most common the Town. The large amount of these forest lands contributes to the beauty and wildlife habitat of the Town and provides some of the recreational activities that residents and visitors enjoy. This abundance of protected and wild forest can be attributed to the location of the Town within the Adirondack Park, as well as to the historical prevalence of forestry and timber related businesses in the area. While the development of much of this land is restricted by State ownership and APA development regulations, protection these parcels from dense development is an effective method to maintain the rural and Adirondack character of Warrensburg.

Other

The remainder of land area in the Town is devoted to agricultural (less than 1%), community service (2%), and public service uses (1%). The community and public service parcels provide crucial uses to the community, and are mainly located within the Hamlet. However, many of these parcels are located within prime commercial areas, which might otherwise displace businesses seeking to locate in the hamlet.

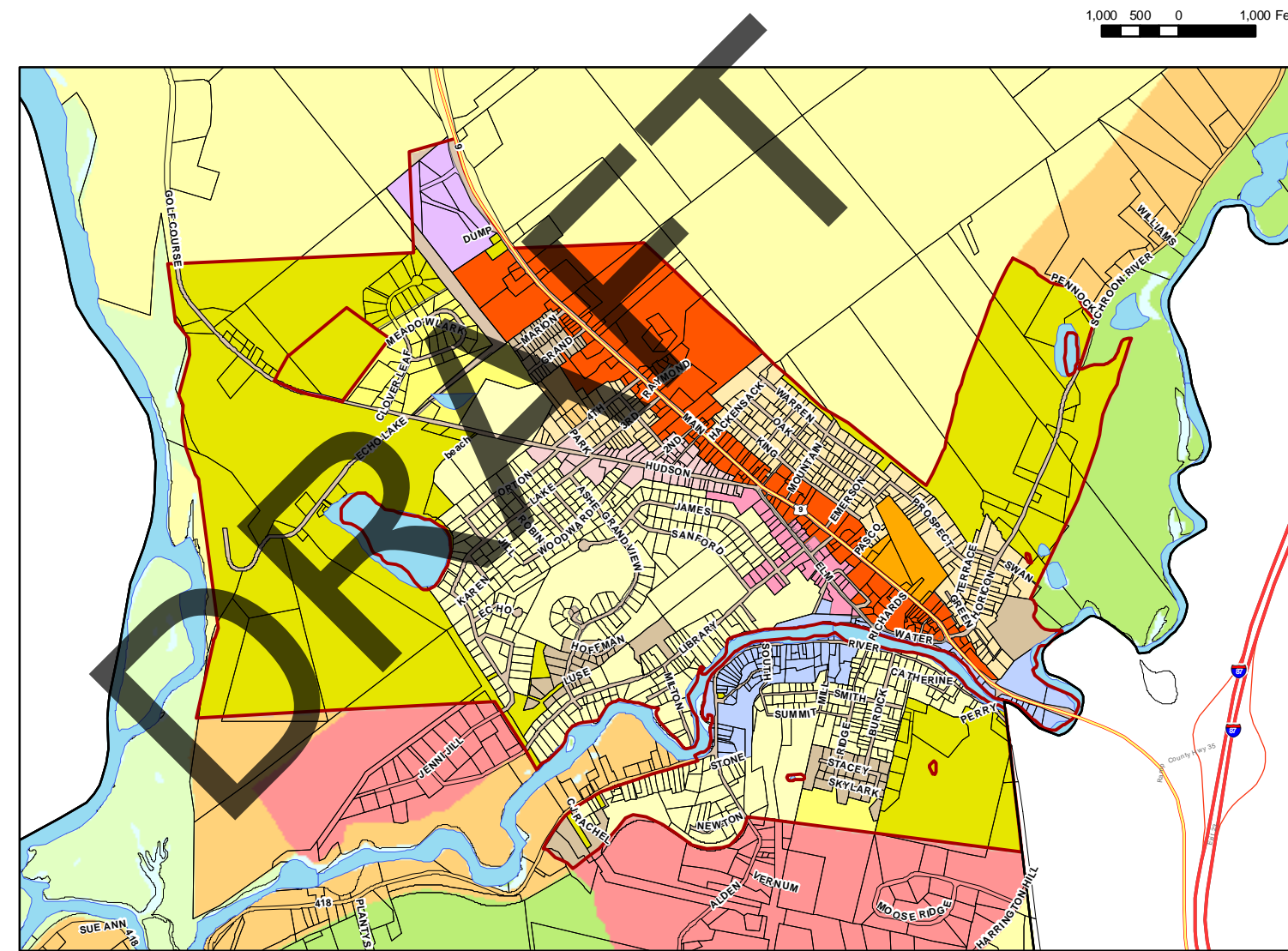
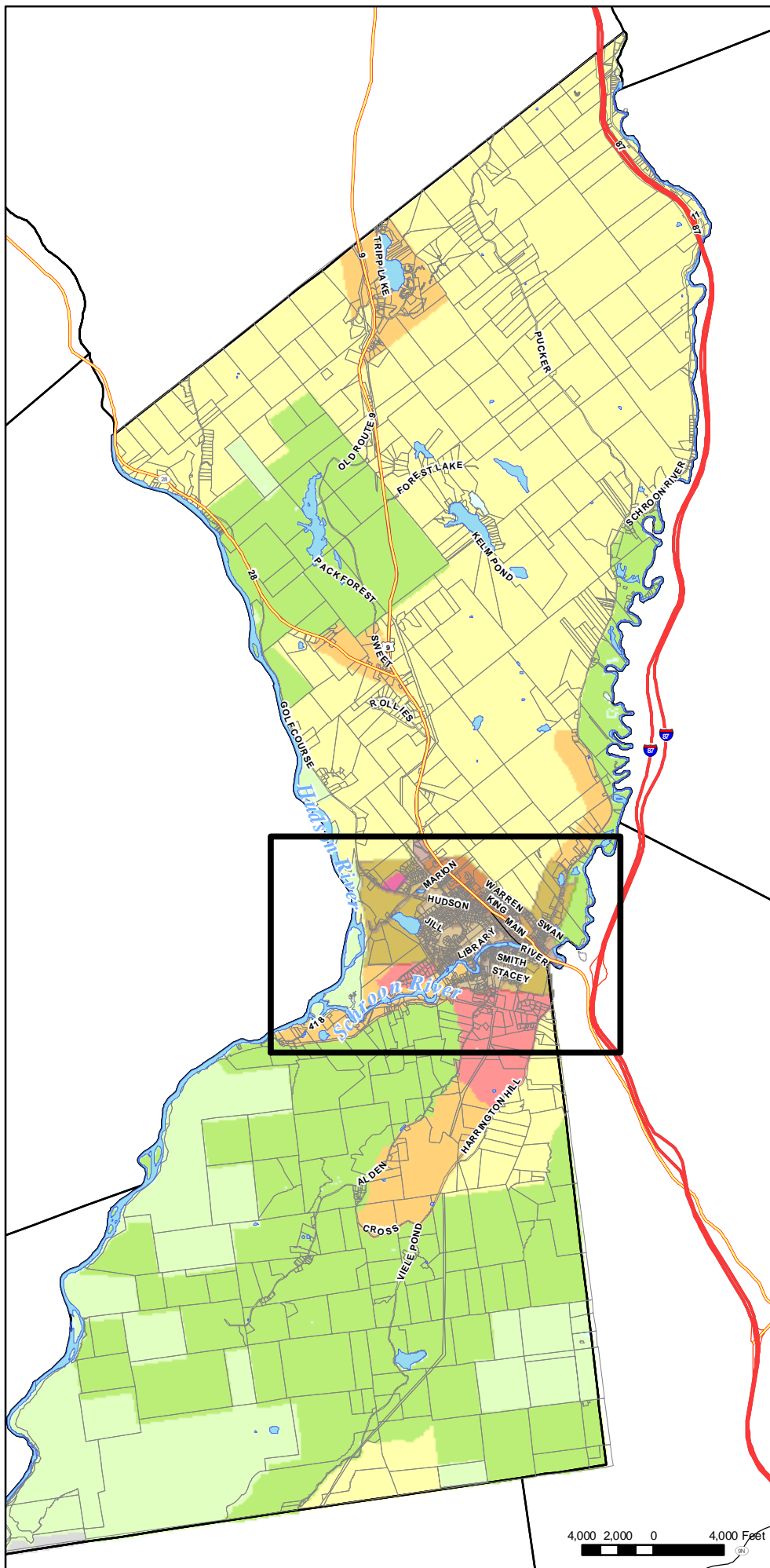
C. Adirondack Park Land Use Classifications

The Town of Warrensburg is situated within the boundary of the Adirondack Park. Created in 1892 by the State of New York to preserve water and timber resources, The Park is now the largest publicly protected area in the contiguous United States. Approximately half of the land area in the Park is publicly owned and designated "forever wild," while the other half is privately held. The Adirondack Park Agency (APA) was created in 1971 to develop long-range land use plans for both the public and private lands within the boundary of the Park.

Part of the long range planning process for the Adirondack Park was the creation of a system of land use classifications for the lands located in the park known as the Adirondack Park Land Use and Development Plan (LUDP). These six land use classifications include Hamlet, Intensive Use, Low Intensity, Moderate Intensity, Resource Management, and Rural Use, each with its own permitted uses and density guidelines. Map 2 provides a visual representation of the APA land classification zones for the Town of Warrensburg.

APA and LOCAL ZONING

Town of Warrensburg Comprehensive Plan



Legend

- Waterbodies
- Parcels
- Town Boundary

APA Land Use Code

- Hamlet
- Moderate Intensity
- Low Intensity
- Rural Use
- Resource Management
- Industrial Use
- State Administrative
- Pending Classification
- Other
- Water

Warrensburg Zoning ZONE

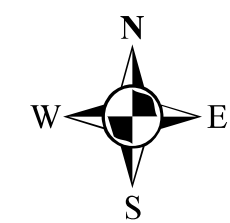
- HC
- HC & OH
- LI
- MH-10
- NC
- NO ZONE
- RC
- SF/MFR-10
- SF/MFR-20
- SF/MFR-60
- SFR-10
- SFR-20
- SFR-40
- SFR-40 & OH

Private Land Classification

- Wilderness
- Canoe Area
- Primitive
- Wild Forest
- Intensive Use
- Historic

Major Roads Road Classification

- Interstate
- State Highway
- Highway Ramp
- Local Road



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Any new development that occurs on lands within the park must comply with the requirements set forth by the land use classification assigned to that parcel of land being developed. In addition to any permits required by the Town of Warrensburg, properties located within the Park may also be subject to permitting or approval by the APA to ensure compliance with regulations set forth in the LUDP. It is possible for communities within the Park to work with the APA in creating a zoning code that complies with all requirements of the APA, allowing for the majority of permitting and approval jurisdiction to remain at the municipal level. While Warrensburg has not created this type of zoning regulations as of this time, it is an option that may warrant consideration and further study.

D. Zoning

The Town of Warrensburg’s zoning ordinance was adopted in 1988. Since then, the ordinance has been updated sporadically, mainly to deal with individual issues and situations which have arisen since the original document was adopted.

Within the Town, all of the districts except the Other Than Hamlet district are located within the boundaries of the APA-designated hamlet area. Outside of the hamlet, local zoning jurisdiction is limited to minor regulations for lot and bulk requirements, as well as supplemental requirements for certain uses. In addition to setting forth allowable uses and dimensional requirements, the zoning ordinance also contains administration, processes for project review, and standards for signs and other uses.

Within the hamlet area, local zoning designations, and their associated purposes, include (listed from least intensive to most intensive):

District	District Purpose
Single Family Residential (10,000 square feet)	Established neighborhoods where the character is strictly single-family detached residences on standardized lots. The character will be preserved through the single-family residential zones.
Single Family Residential (20,000 square feet)	
Single Family Residential (40,000 square feet)	Established neighborhoods where the character is strictly single-family detached residences on standardized lots. The character will be preserved through the single-family residential zones. These zones shall provide for predominantly low-density residential development, protect natural resources, and protect the open space character of the Town of Warrensburg.
Single Family/Multifamily Residential (10,000 square	Established neighborhoods that are

Table 3: Zoning	
District	District Purpose
feet)	predominantly older single-family residences that are large and easily adapted by conversion to multifamily dwellings. These residences will be considered for conversion where adequate area is available.
Single Family/Multifamily Residential (60,000 square feet)	Develop the area consistent with the natural character of the land. This zone is located on a very steep slope.
Mobile Home	Maintain the areas within the Town that have developed primarily with mobile homes on single lots. It is the intent to encourage future location of mobile homes in those sections of the town.
Professional/Multifamily	Allow large old homes in the Town to maintain their character once they can no longer be maintained as single-family residences and to encourage the orderly growth of the professional area by allowing for expansion in those areas specifically designated.
Neighborhood Commercial	Allow for the growth of small businesses within the community. The concept of an incubator will be preserved through limiting square footage and types of uses allowed.
Riverfront Commercial	Encourage the orderly development of the riverfront area and to enhance and preserve the quality, beauty, and picturesque nature of this unique natural resource.
Hamlet Commercial	Those areas of Warrensburg which have already developed fairly intense commercial patterns. The purpose of these zones is to encourage development of this type in these areas while providing for expansion, primarily through infill.
Industrial	Provide properly planned land for the establishment of light industry.

E. Parks and Recreation

The Town contains several active and passive municipal recreation parks, which feature a wide variety of amenities for local residents. These are listed in Table 4 below.

Name	Location	Size	Amenities/Condition
Frederick H. Flynn Memorial Park	River Street	1.8 ac	Gazebo and picnic tables, Farmer’s Market
Morry Stein Park and Beach at Echo Lake	Echo Lake	3.25 ac	Swimming beach staffed by lifeguards during the summer, a pavilion, picnic tables, play ground equipment, and basketball net. Boat Launch also available nearby.
Warrensburg Recreation Field	Library Street	18.84 ac	Athletic fields, tennis courts, basketball courts, playground, and a pavilion.
Lake George Wild Forest, Hudson River Recreation Area	various	1,033 ac*	Car top boat launches, hiking trails, snowmobiling, cross-country skiing
Warren County Fish Hatchery	Fish Hatchery Road	38.09 ac	Picnicking, self-guided tours, playground
Warren County Hydroelectric Dam	River Road	--	Car-top boat launch

In addition to these features, Warrensburg is home to a variety of recreation amenities not associated with a specific park or playground. These include boating, hiking, fishing, snowmobile and multi-use trails, scenic byways, and more. These amenities are illustrated in Map 3.

F. Housing

There are a variety of housing types located within the Town of Warrensburg. These are listed below in Table 5.

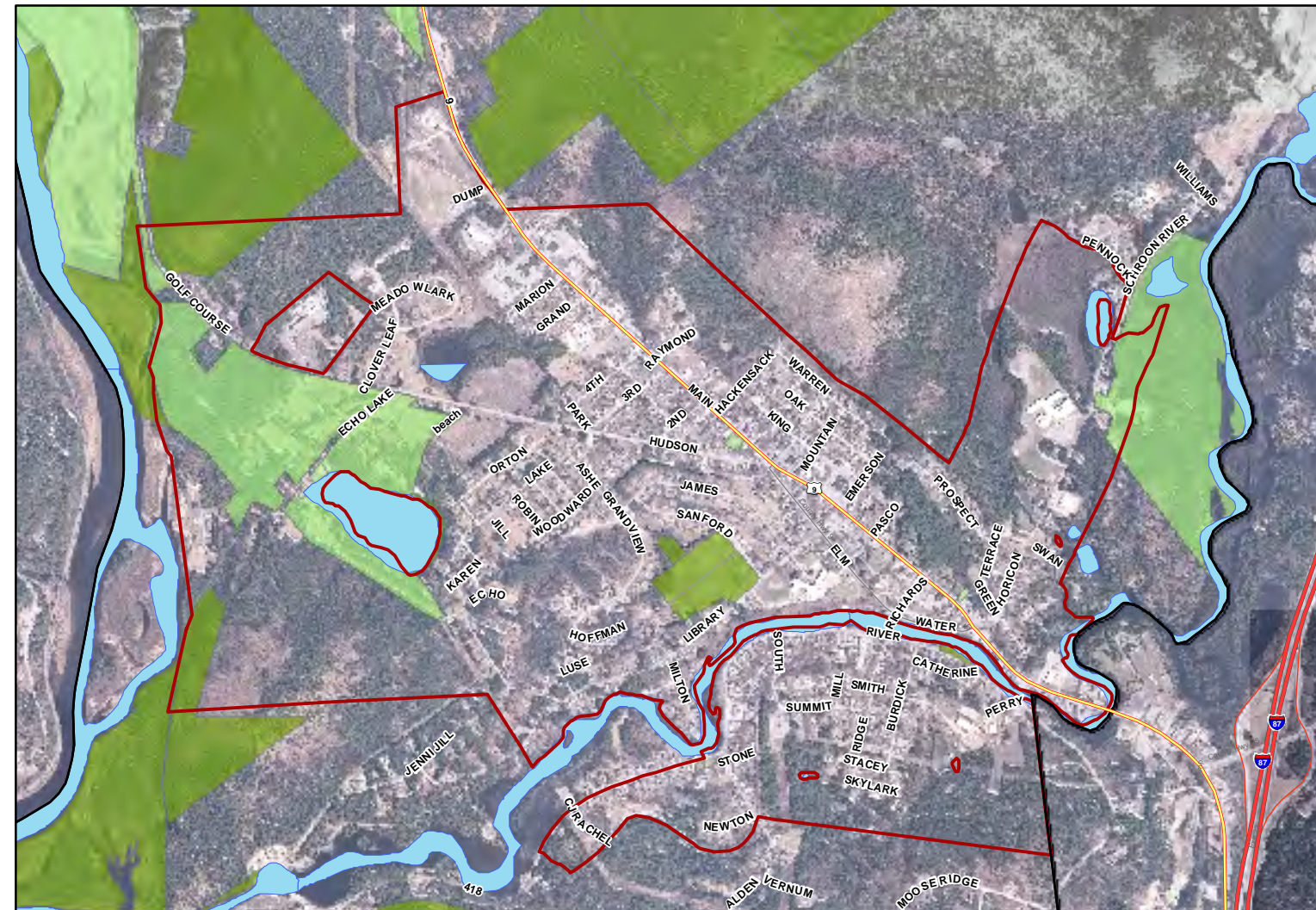
Housing Type	# of Parcels	Acreage	% of Total Residential Parcels	% of Total Residential Acreage
1-Family	789	537.41	78%	61%
2 or 3-family	69	23.34	7%	3%
Multi-family	15	9.89	1%	1%
Mobile Homes	124	40.46	12%	4%
Other	19	271.46	2%	31%
Total	1016	882.56	100%	100%
Occupied Residential	1016	882.56	82%	60%
Vacant Residential	233	584.27	18%	40%
Total Occupied and	1249	1466.83	100%	100%

OPEN SPACE AND RECREATION

Town of Warrensburg
Comprehensive Plan

1,000 500 0 1,000 Feet

4,000 2,000 0 4,000 Feet

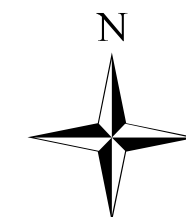


Legend

Major Roads

Road Classification

- Interstate
- State Highway
- Highway Ramp
- Local Road
- Waterbodies
- Parcels
- Recreation Parcels
- Wild, Forested, and Conservation
- Town Boundary



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Vacant			
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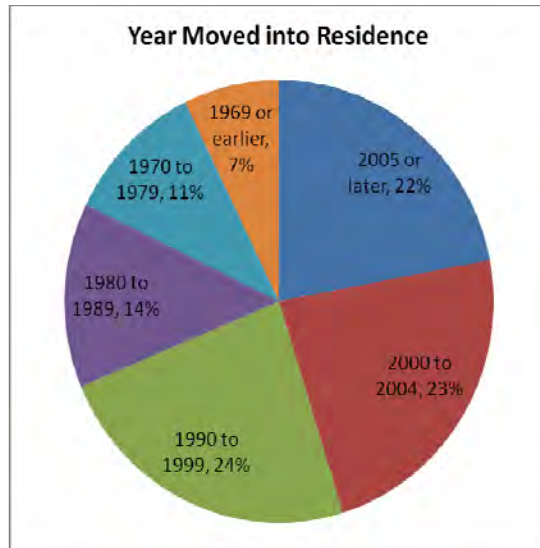


Figure 1. Source: U.S. Census Bureau, 2005-2009 American Community Survey

Single-family homes are by far the most numerous type of housing within the hamlet as well as the town (78% of all residential parcels), while housing for 2 or more families makes up about 8%. Mobile homes comprise about 12% of the housing within the Town.

Notably, almost 20% of the existing residential parcels are classified as vacant, making up about 40% of the available residential land. This indicates that these parcels are intended to be used for residential development, but do not yet contain a home. The vacancy rate does not include existing housing units which may be currently unoccupied. This significant vacancy rate may indicate that additional residential development is possible, but is not yet feasible from a market perspective.

The turnover rate of housing in Warrensburg is also moderate, indicating that many of the residents have lived in their homes in Warrensburg for a significant period of time. Figure 1 indicates that, 55% of residents had lived in the same housing unit for at least ten years.

G. Natural Resources

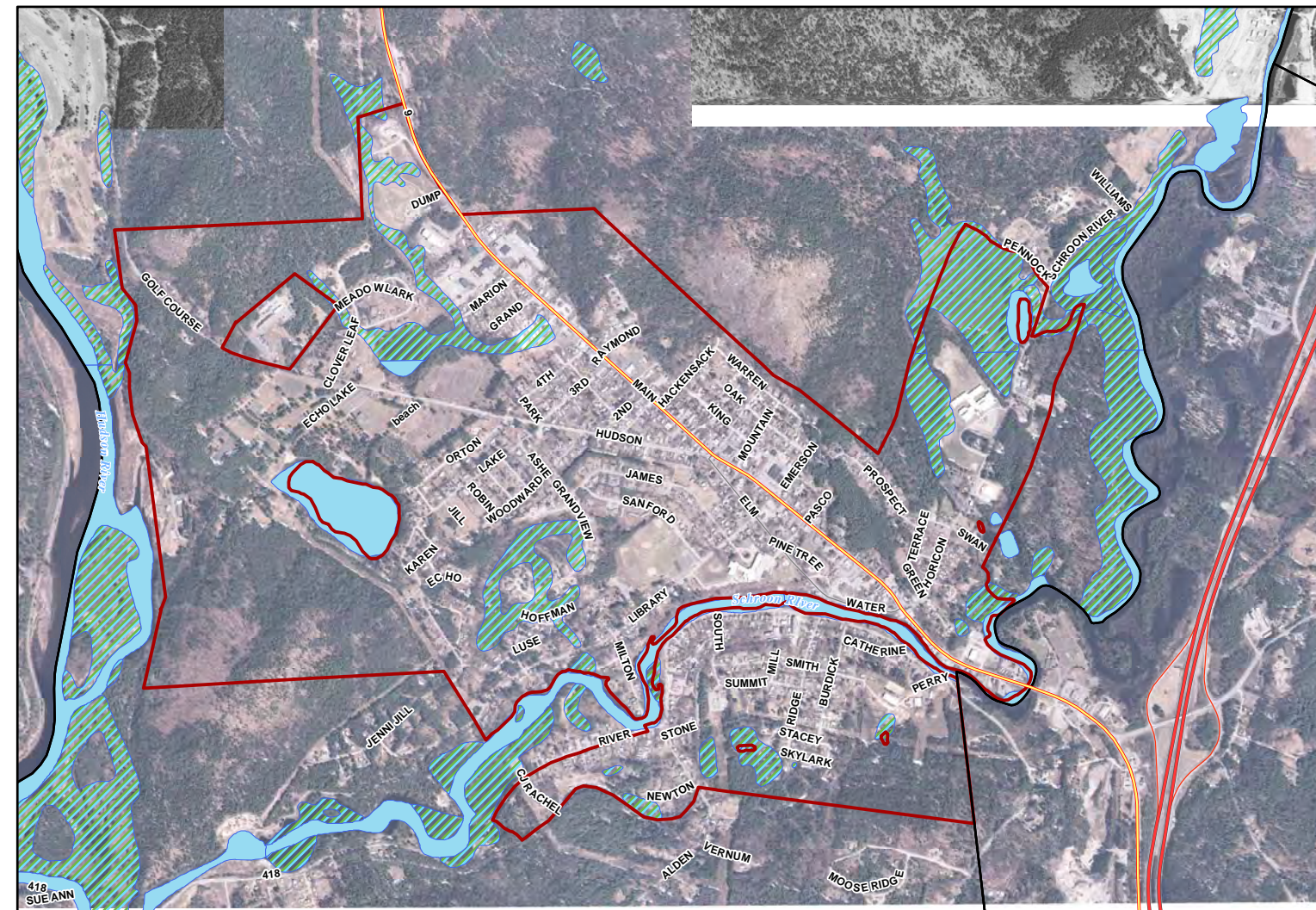
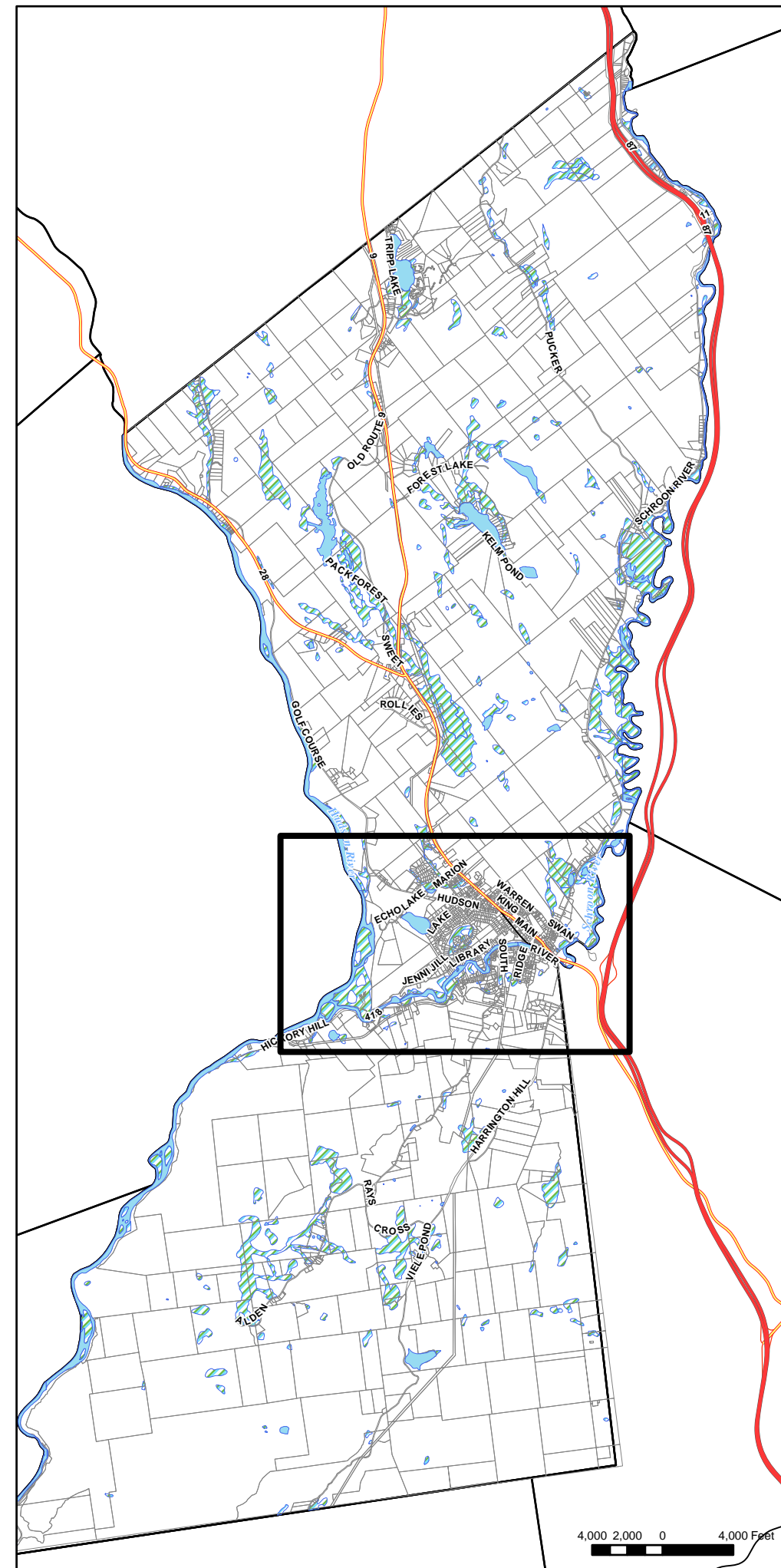
The Town of Warrensburg contains many important natural features which contribute to the local and regional ecosystem. In addition, the natural resources are integral to recreation and tourism in the Town. Although the mountains, lakes, and rivers are the most prominent features in the Town, other resources such as wetlands and floodplains are also present. Map 4 shows the location of important natural resources in the Town.

There are eleven lakes and ponds in the Town, including Pack Forest Lake, Kellum Pond, Tripp Pond, Forest Lake, Echo Lake and Viele Pond. Except for the river valleys, very little land supports viable agriculture. The soil is primarily glacial sand and gravel deposits with bedrock exposures and requires extended and continuous fertilization. Very limited maple sugaring exists in Warrensburg, although larger sugar bushes and syrup operations exist in both the adjacent towns of Thurman and Lake George. The same applies to timber harvesting, with much of the forested land having been timbered within the past half-century, with relatively young woods. The terrain is primarily mountainous, with all but three summits under 2,000 feet. Notable summits are the famed Three Sisters Mountains, seen when looking southwest from the hamlet.

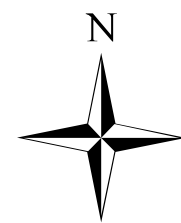
These resources form important natural habitats for many rare, threatened, and endangered plant and animal species. Table 6 lists some of the species which have been identified in and around Warrensburg.

WETLANDS

Town of Warrensburg Comprehensive Plan



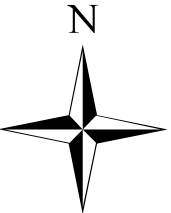
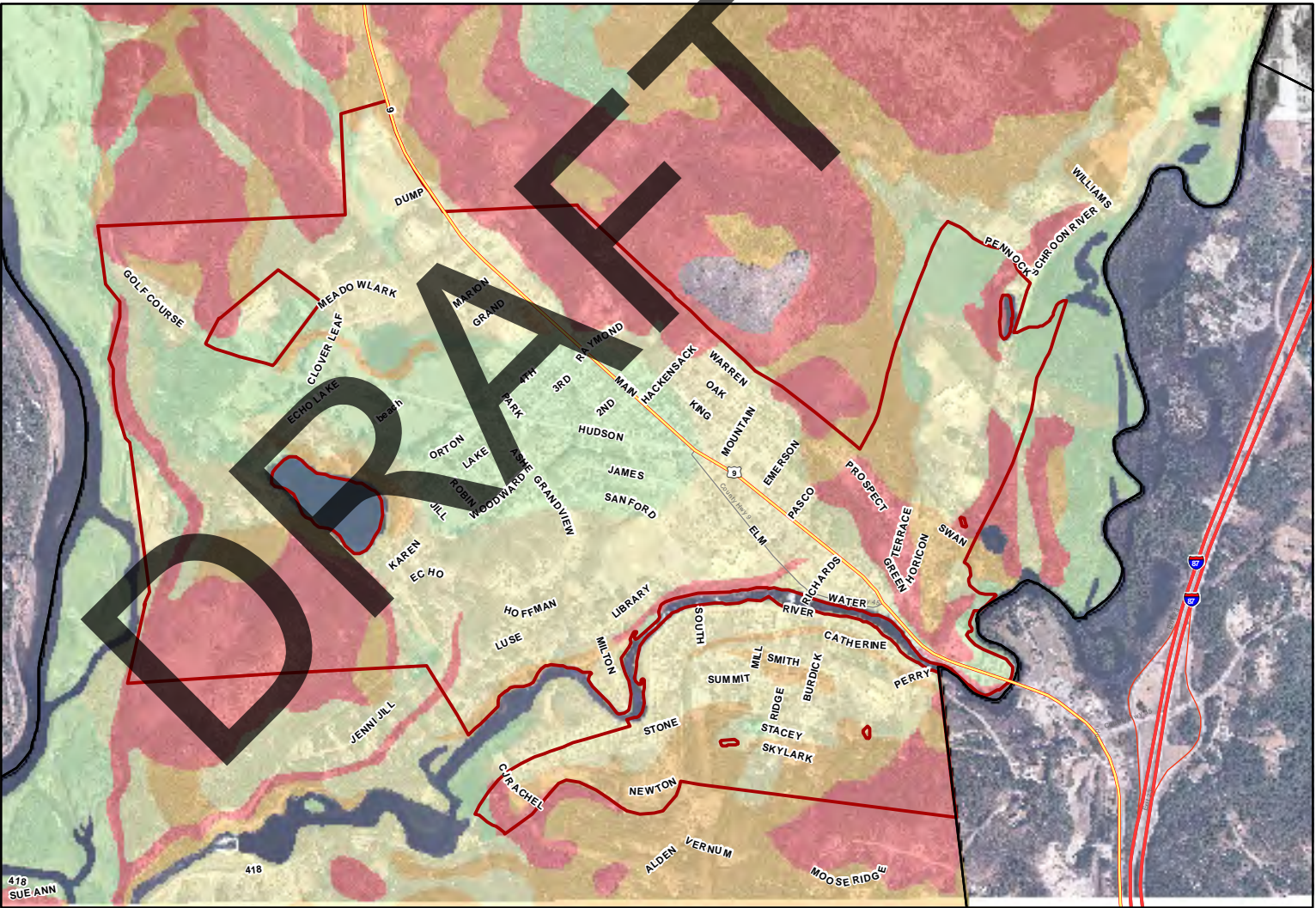
- Legend**
- Waterbodies
 - Parcels
 - APA Wetlands
 - Town Boundary
- Major Roads**
- Road Classification**
- Interstate
 - State Highway
 - Highway Ramp
 - Local Road



SLOPE ANALYSIS

Town of Warrensburg
Comprehensive Plan

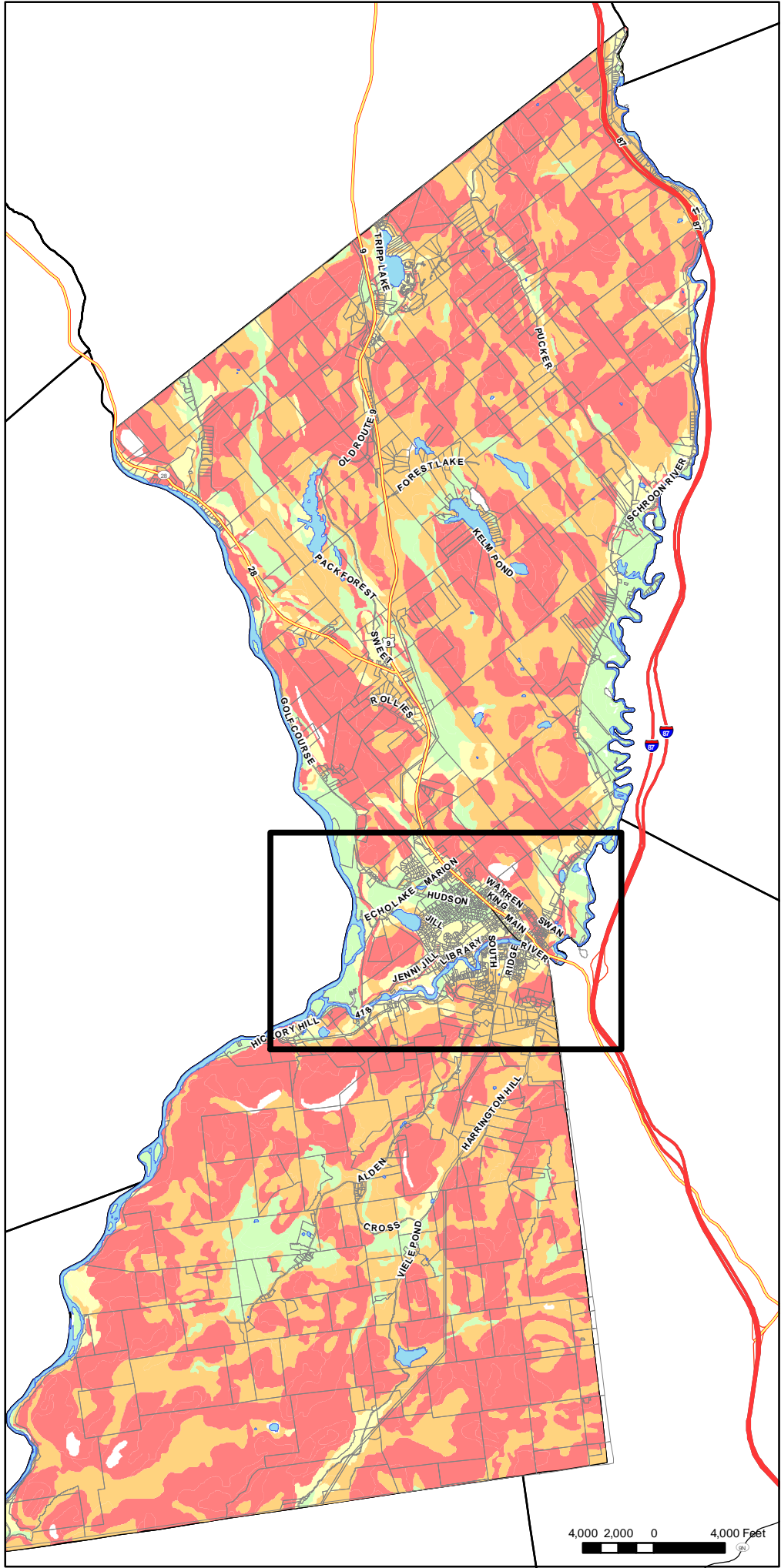
1,000 500 0 1,000 Feet



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4,000 2,000 0 4,000 Feet

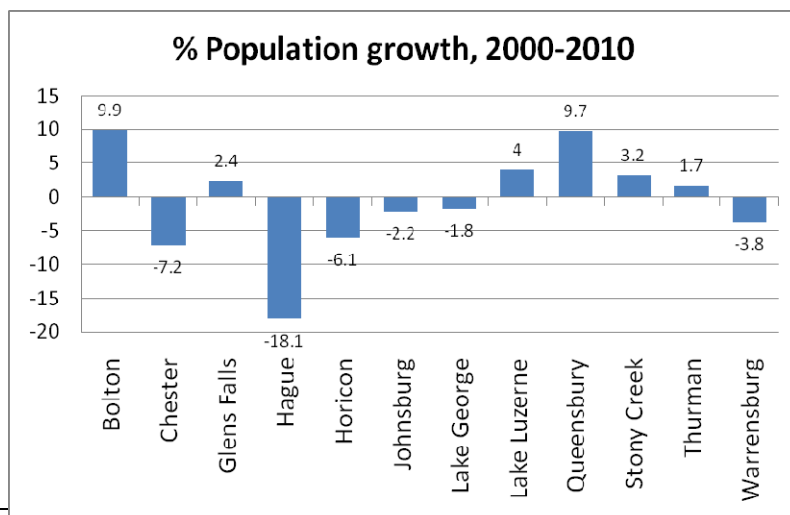


This list, provided by the NYSDEC website, is not complete, and is intended only to illustrate the importance of the ecosystems in the Town.

Common Name	Type	Group
Brook Snaketail	Animal	Dragonflies and Damselflies
Extra-striped Snaketail		
Pygmy Snaketail		
Rapids Clubtail		
Black Sedge	Plant	Flowering Plants
Clinton's Clubrush		
Clustered Sedge		
Crawe's Sedge		
Dwarf Bulrush	Plant	Flowering Plants
Dwarf Sand-cherry		
New England Violet		
Purple Rock-cress		
Sticky False Asphodel	Natural Community	Uplands
Whip Nutrush		
Cobble Shore		
Hemlock-Northern Hardwood Forest		
Riverside Ice Meadow	Natural Community	Freshwater Nontidal Wetlands
Shoreline Outcrop		
Black Spruce-Tamarack Bog		
Inland Poor Fen		

H. Demographics

Demographics are the statistics that describe the residents of a community – how many people live in a Town, the makeup of families, age, race, and where and how they work. This information can provide crucial insight into the current and future needs of these residents. As such, an inventory of demographics has been included in this Plan, based on the most current data available. In addition, the

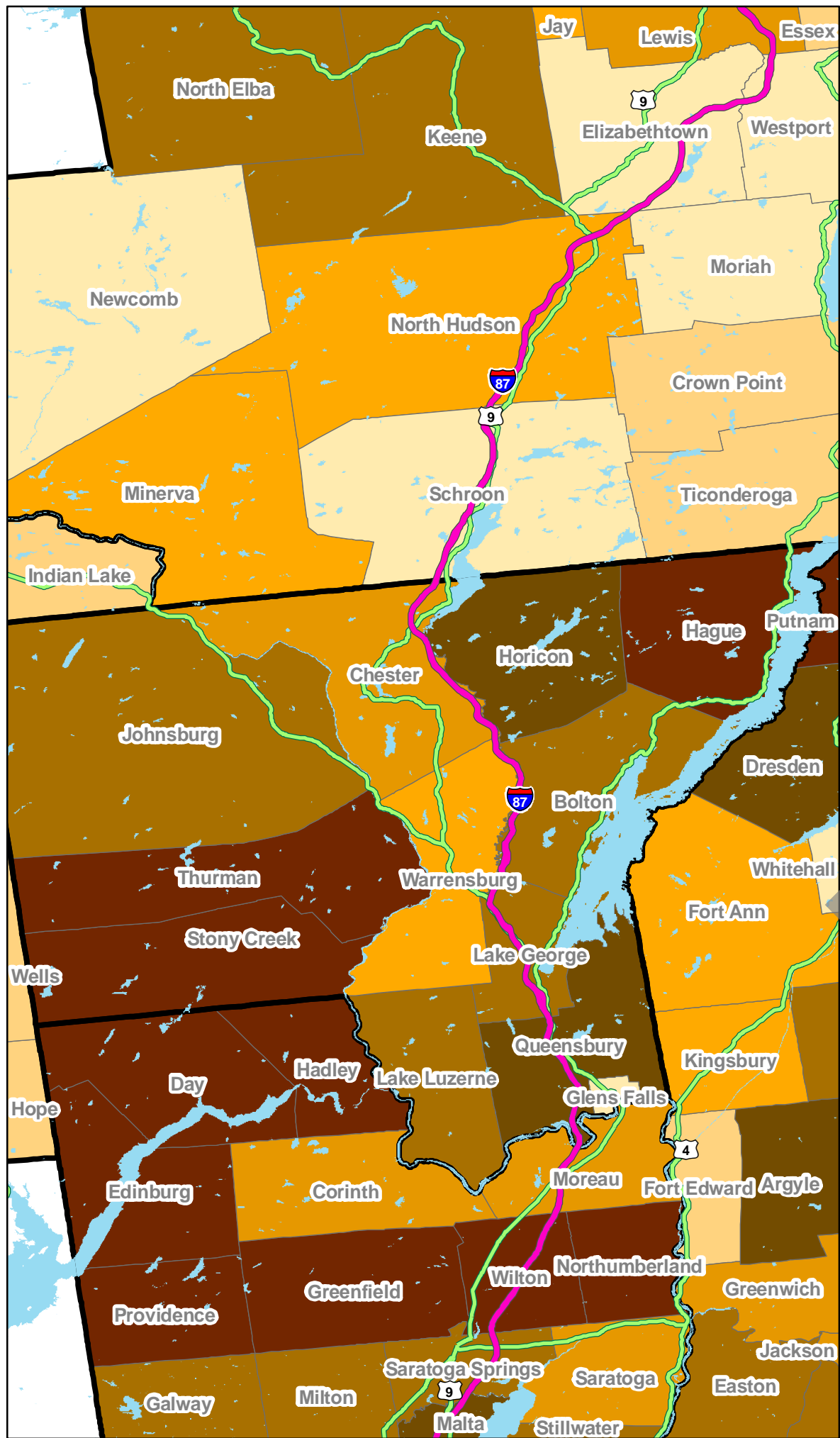


statistics for Warrensburg have been compared to the other towns in the county when appropriate.

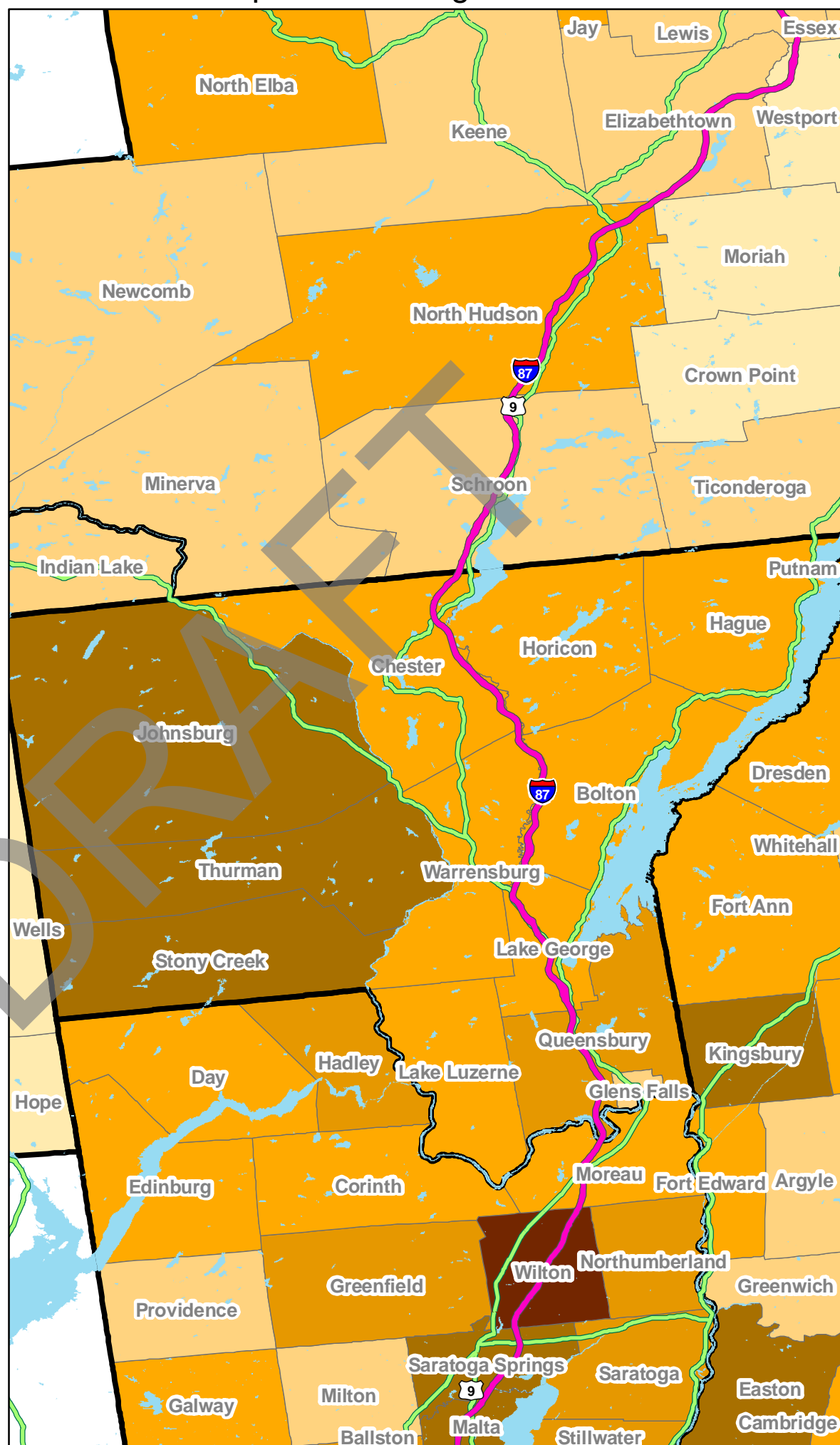
Population

The 2010 population of Warrensburg was 4,094, making the Town second only to Queensbury among towns in

Population change - 1990-2008



Population change - 2000-2008



POPULATION CHANGE

Town of Warrensburg
Comprehensive Plan

Legend

Major Roads

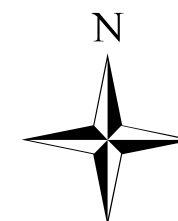
Road Classification

- Limited Access
- Highways
- Waterbodies
- County Boundaries

% Population Change

- 15 - -5
- 5 - 0
- 0 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- 20+

Note: Population data provided by NYS Data Center, based on 2000 US Census.



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Warren County in terms of population.

Warrensburg experienced a growth rate of -3.8% from 2000 to 2010. However, as Figure 2 indicates, many of the other communities in Warren County experienced a significant slowdown in growth over the past decade, bringing Warrensburg close to the median growth rate for that time period.

Employment

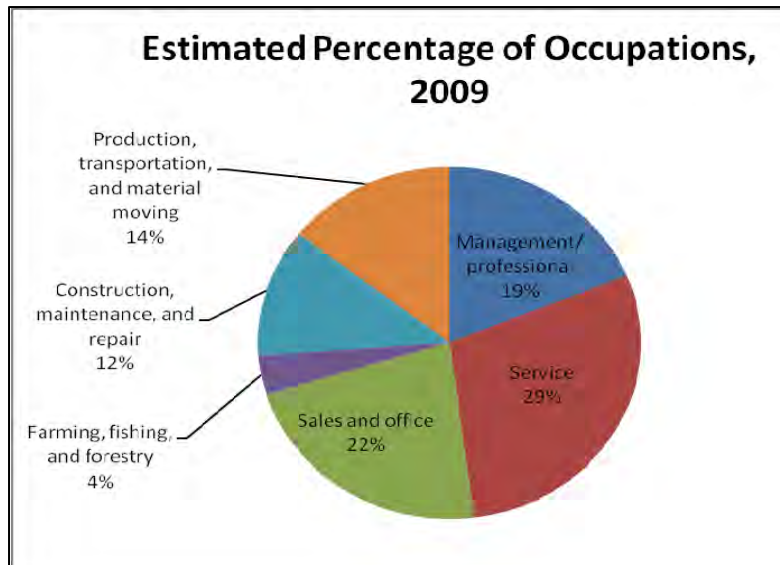


Figure 3. Source: U.S. Census Bureau, 2005–2009 American Community Survey

According to the 2009 American Community Survey, the residents of Warrensburg worked in a wide variety of occupations, with no one industry dominating the employment statistics. See figure 3 for more information. The median household income estimated for 2009 was \$39,549.

Residents in Warrensburg worked mainly outside of the Town, with almost 65% of residents working outside the community according to the 2000 census. This indicates that Warrensburg may act primarily as a bedroom community for regional

employment centers such as Glens Falls, Saratoga Springs, or Albany. This pattern is consistent with travel-to-work statistics in Warren County, illustrated in Map 5.

I. Historic Resources

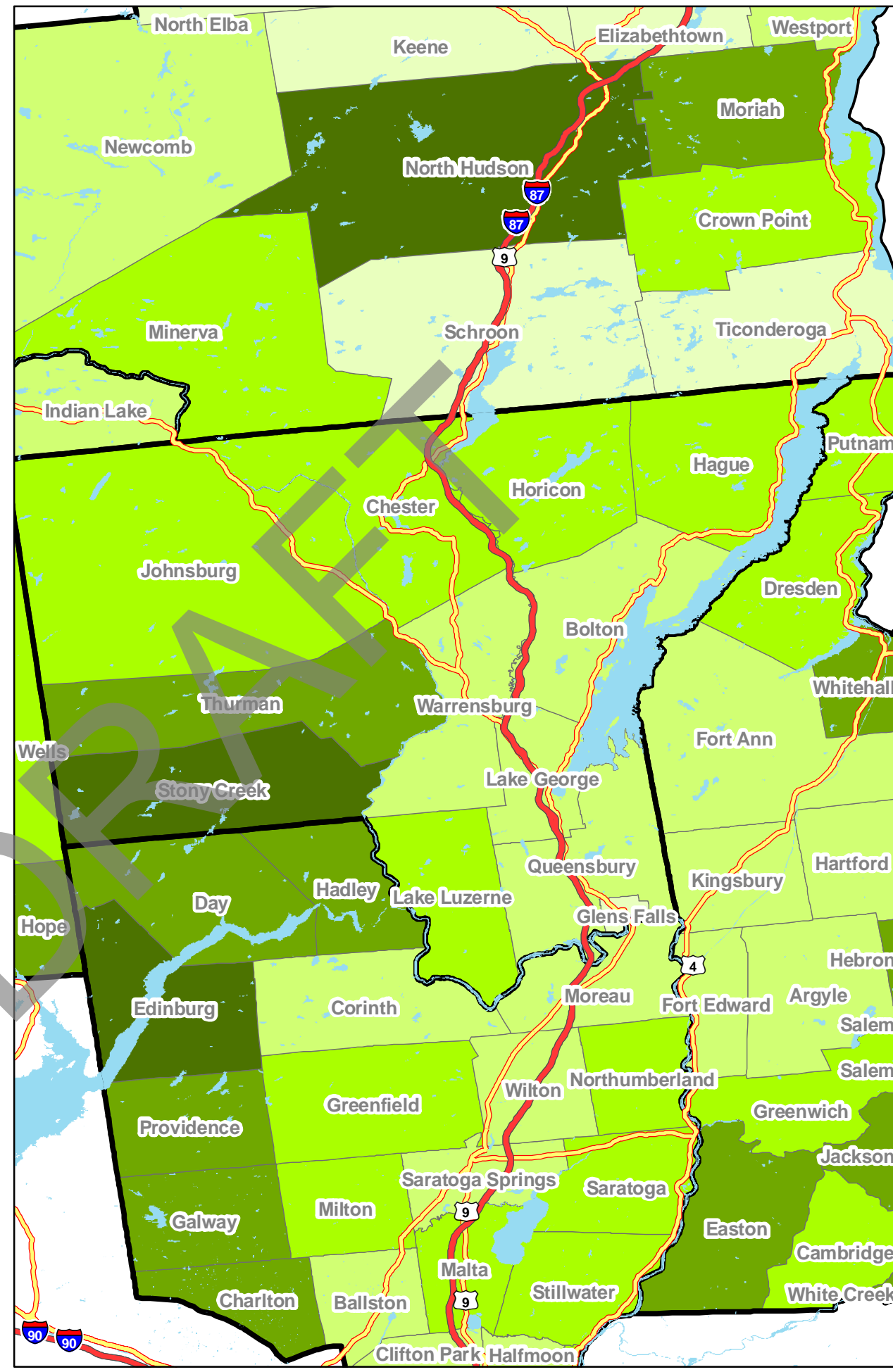
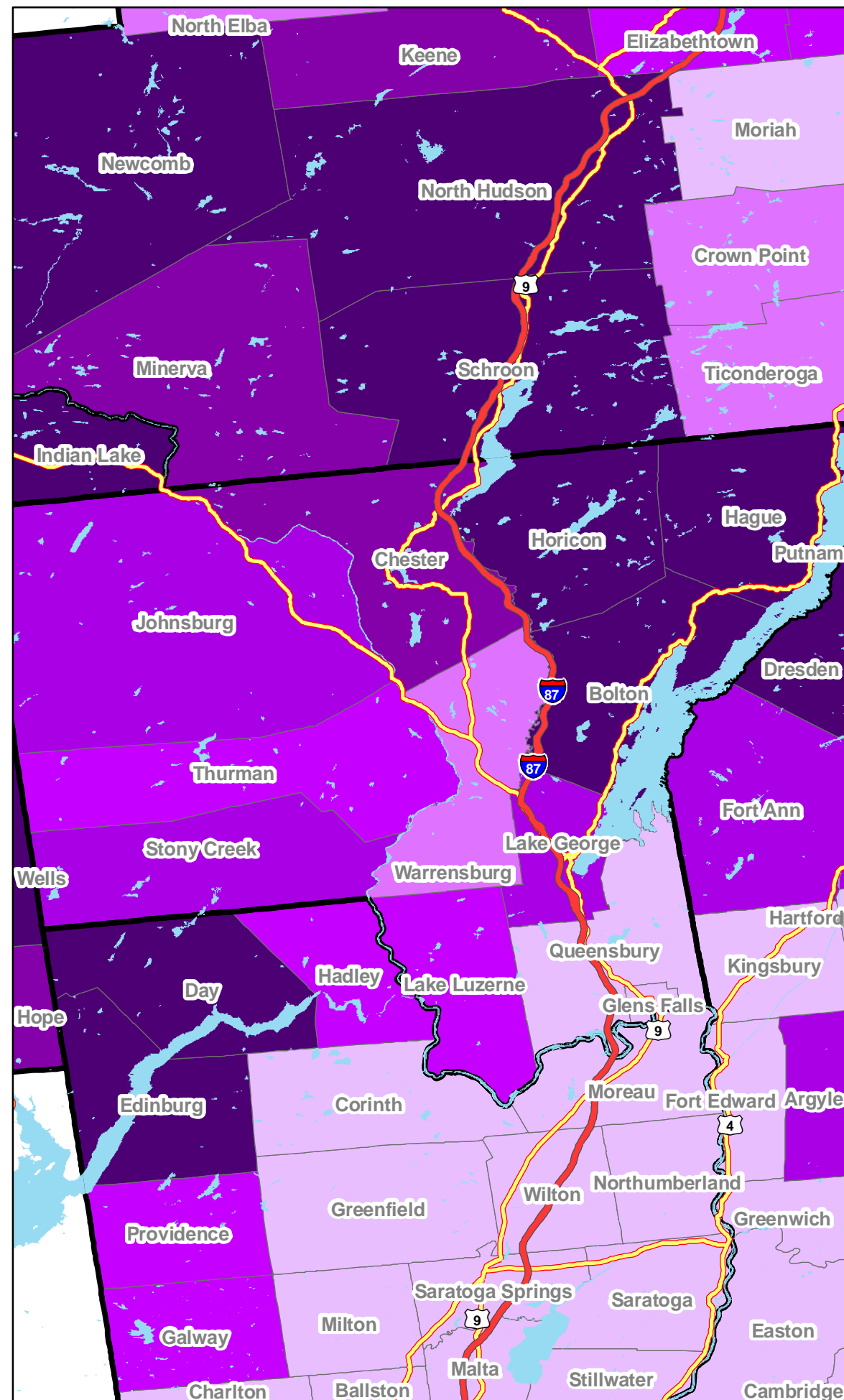
Historic and cultural resources help to define our communities, link us to our past and provide attractive, authentic settings that support local businesses and tourism as well as enhance our quality of life. Warrensburg's history continues to be one of its greatest assets. From its early settlement at the end of the Revolutionary War up to the present, the activities of Warrensburg's citizens mirror the growth of a new nation and the changing patterns of human endeavor.

Prior to its settlement in the late eighteenth century the area was visited primarily by trappers, surveyors, land speculators and loggers. The entire Adirondack region was viewed primarily as a potential source of wealth with limited prospects for comfortable settlement.

The Schroon River played a most important role in the settlement and development of the hamlet of Warrensburg. In its last three miles before emptying into the Hudson it drops seventy-five feet, enabling the construction of three substantial dams within a two-mile distance. From Warrensburg's

SEASONAL UNITS & TRAVEL TIME

Town of Warrensburg
Comprehensive Plan



Legend

Major Roads

Road Classification

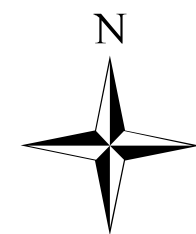
- Limited Access
- Highways
- Waterbodies
- County Boundaries

% Seasonal Units

- 0-10%
- 10-20%
- 20-30%
- 30-40%
- 40-50%
- +50%

Time to Work (Mins.)

- Less than 20
- 20-24
- 25-29
- 30-34
- More than 35



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earliest days these dams were used to power saw mills and grist mills, provide water for tanneries and later, to power machinery for the manufacture of paper, fabric and clothing, and even electricity generation.

Equally important was the use of the Schroon as a mode of delivery of the immense harvesting of timber far to the north. Logs were floated down river during the spring flood period to the sawmills at Warrensburg.

The first settler was William Bond, who established his farm and homestead about 1784 near what we now know as Echo Lake. Other families followed including those of Josiah Woodward, whose direct descendents continue to inhabit the town, and Kitchel Bishop, who became Warrensburgh's first postmaster even before 1813 when Warrensburgh was created out of part of the Town of Thurman. Peletiah Richards purchased land owned by Mr. Bishop and soon established himself as an enterprising pillar of the community. These men made considerable wealth harvesting the timber and transforming it into the building material needed by a developing new nation.

Land grants to Revolutionary War soldiers brought many people to this frontier of civilization. Those who were attracted to the region came because they saw opportunity, whether it was in the harvestable natural resources or in the availability of cheap land for homesteading. There was no illusion that either would offer an easy life. Indeed, there were few roads, mostly footpaths, and self-sufficiency was not an option, but a necessity. Sheep and goats were best suited to the rocky and hill terrain.

The tanning of leather required much water and the acid found in the bark of the hemlock tree. Both were plentiful in the Warrensburg area, and by 1850 a huge tannery had been built on the banks of the Schroon. Wagon loads of hemlock bark were hauled into town. Benjamin P. Burhans is famously known in Warrensburg for wealth derived from the tanning industry and the mansion he built for his son.

In the latter half of the nineteenth century Albert C. Emerson proved himself an enterprising industrialist. With his son Louis as head cashier he opened a bank, to become the Emerson National Bank, which is now a branch of Glens Falls National Bank. The Emersons got involved in manufacturing, including shirts, woolen pants and paper, as well as electric generation. Albert Emerson is also known for his encouragement of education, and helped establish the first free school in the town.

The tanneries closed abruptly towards the end of the nineteenth century as chemistry replaced the need for hemlock bark, as the manufacturing plants were being developed. The Water powered mills functioned well into the twentieth century but changes in supply and labor trends dictated their eventual demise.

The history of Warrensburgh, New York encapsulates many of the historic themes central to the development of New York State's Adirondack region. These themes continue to be clearly conveyed by the town's many intact architectural resources. In 1975 the Warrensburgh Historic Mills District was designated along River Street and listed on the State and National Registers of Historic Places, a result

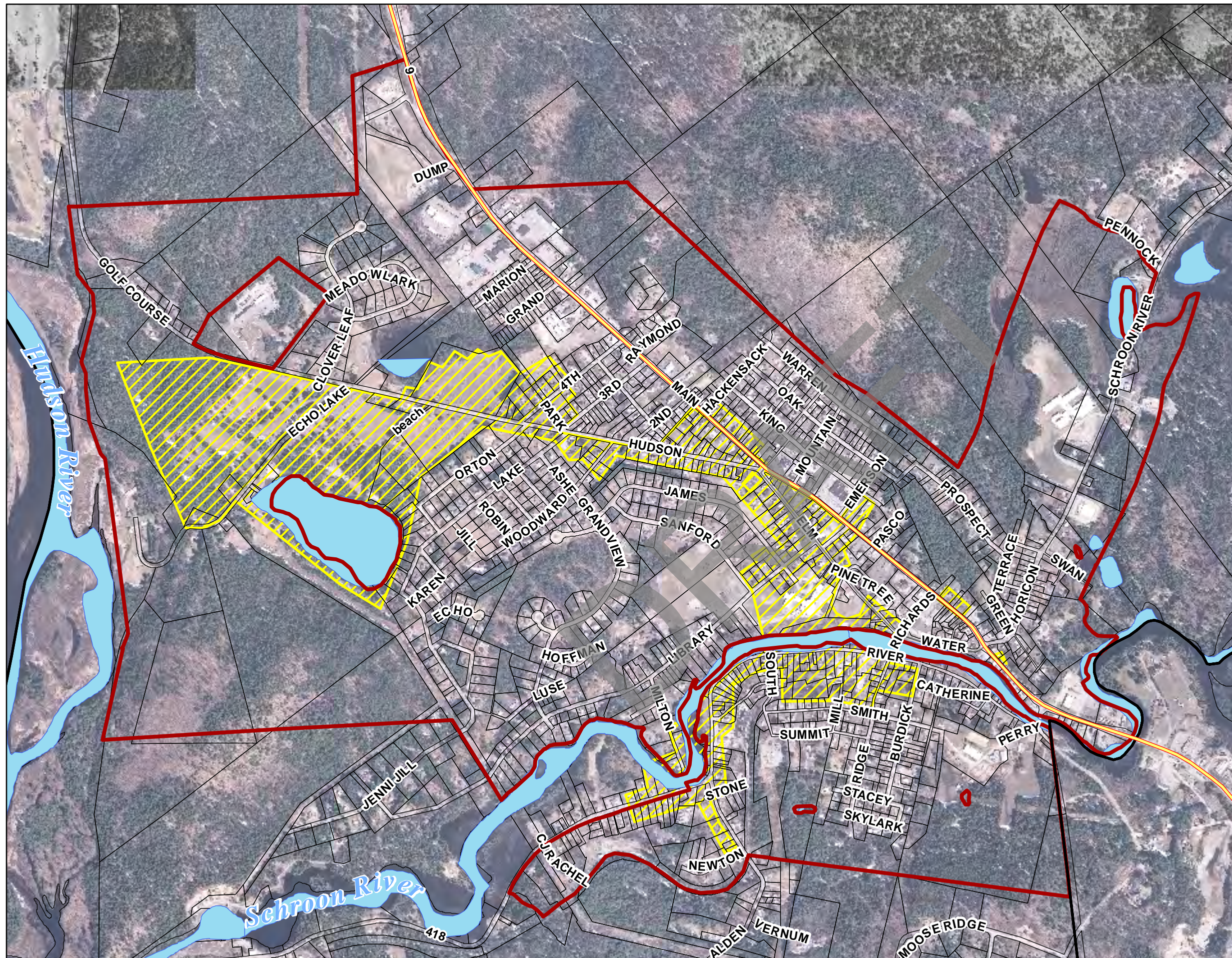
of preservation work by the Warrensburgh Historical Society. This designation recognized the historic and cultural value of a neighborhood which strongly reflected the historic themes of industrial and industry-related residential development. In 1996 the Intensive Level Survey of Historic and Architectural Resources in the Hamlet of Warrensburgh was completed, a project of Warrensburgh Beautification Inc. This survey was a necessary step toward the Multiple Resource National Register Nomination for the Hamlet of Warrensburgh, New York, completed in 1997. In 2000 and 2001 the Hamlet of Warrensburgh Historic District was listed on both the State and National Registers of Historic Places, incorporating the existing Warrensburgh Mills Historic District located on the south side of the Schroon River, with the many significant historic properties on the north side of the river that convey a sense of the prosperity and cultural life which characterized nineteenth and early twentieth century Warrensburgh. A Circa Plaque Program has been established to identify the 428 historic resources that comprise the district, the third largest in the state. See Map 6 for more information.

Historic Sites / Features

- High Rock - a huge boulder which sat on a hill near the Plank Road Bridge; a vantage point to view, protect and defend against Indian attacks.
- Floyd Bennett Homestead - on Harrington Hill, past Viele Pond; the birthplace and childhood home of world-renowned aviator Floyd Bennett, who piloted Commander Richard E. Byrd over the North Pole.
- McNutt Fountain - a cast iron fountain that was located in a community park on the corner of Main and Hudson Streets, serving the needs of all God's creatures - man, bird and beast; donated to the town by Randolph McNutt, a Warrensburgh native and entrepreneur, who settled in Buffalo, but kept a strong connection with his home town by bestowing many useful gifts for public use.

HISTORIC RESOURCES








Town of Warrensburg
Comprehensive Plan



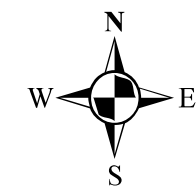
Legend

Major Roads

Road Classification

-  Limited Access
-  Highways
-  Secondary Roads
-  Highway Ramp
-  Hamlet Area (APA Designation)
-  Waterbodies
-  Parcels
-  National Historic Register District

500 250 0 500 Feet



This map was prepared for the New York State Department of State Division of Coastal Resources with funds provided under Title 11 of the Environmental Protection Fund.

Appendix B: Public Input

The community participation and communications plan identifies a variety of forums and outreach tools to ensure that the voices and views of all interested persons in Warrensburg are heard and reflected in the development and preparation of the Comprehensive and Local Waterfront Revitalization Plan (“the Plan”).

I. STEERING COMMITTEE MEETINGS

Purpose: The steering committee is the primary group guiding the preparation of the Plan.

Membership: Elan, NYSDOS, Committee as identified by the Town

Community Participation: All meetings are open to the community to attend, and to provide comments during a comment period.

Notification: E-mail/Phone call from Elan or other committee member, town website.

Schedule: Monthly, fourth Tuesday of the month, 6:30 p.m. at elementary school Conference Room

II. STAKEHOLDER INTERVIEWS

Purpose:

Solicit diverse input from affected stakeholders and build community involvement in the Plan.

Participation:

- 50+ Senior Group
- Chamber of Commerce/Business Owners
- Fire Dept./EMS
- Beautification Committee
- North Country Ministry/ Greater Warrensburg Ministry
- Historic Society
- DOT/DEC/County DPW
- Planning Board/Zoning Board/Code Enforcement

Schedule:

- Presentation at Senior Center: April 8th
- Stakeholder interviews scheduled for April 20th: Chamber/Business owners, Planning Board/Zoning Board/Code Enforcement, Historic Society, Greater Warrensburg Ministry
- Presentation at Beautification Committee meeting: May 6th.
- Interviews with remaining stakeholders to be scheduled between April 8 – May 25, 2010

Notification: Contacts from each stakeholder group to be invited to participate in process

- Phone Calls
- Mailed Notifications
- Website

III. COMMUNITY WORKSHOPS

Purpose: Consult with Warrensburg residents regarding the elements and content of the Plan. This input will be gained through community meetings and periodic update reports. This input will be shared with the Steering Committee members. At least three public meetings will be facilitated by the consultant and committee members.

Participants: Elan, All members of the community, including interest groups identified above

Notification:

- Announcements on town website
- Press releases to Warrensburg Journal and Post-Star
- Flyers at library, Town Hall, Post Office and other locations as identified by Committee
- Public hearing to be announced as required by SEQR and local law

Schedule:

- Public Visioning Session: April 27th, 2010
- Public Information Session: October 2010 (tentative)
- Public Hearing: December 2010 (tentative)

IV. CONSULTATIONS, DISCUSSIONS, AND REPORTING

Purpose: Regular communication between the project sponsor, funders, and consultant for monitoring and smooth flow of all planning tasks related to the project.

Participants: Elan, Local Municipal officials, NYSDOS

Notification: E-mail among participants

Schedule: Meeting minutes distributed monthly

Town of Warrensburg
COMPREHENSIVE AND WATERFRONT REVITALIZATION
Public Visioning Workshop Summary - DRAFT
April 27, 2010



Vision:

Summary:

- Warrensburg is a bedroom community, centrally located between the Adirondacks, Lake George, and Glens Falls. It is a Town in which the natural environment, outdoor recreation, and high-quality education are valued resources. The nearby lakes, rivers, mountains, and trails provide residents and visitors with year-round recreation opportunities, and these are supplemented by local businesses offering related goods and supplies. Residents of Warrensburg view the Town's future as one that offers opportunities to younger people, including jobs and recreation choices. In order to do this, Warrensburg will need to capitalize upon its resources, whether they are the rivers and Pack Forest through tourism, or on its central location to a number of locations. Ideally, these conditions would be developed in concordance with improvements to the streetscape (especially of Main Street) and infrastructure around Town.

Question: What are the defining features of Warrensburg?

- Rivers and lakes
- Mountains
- I-87 access
- Historic sites
- Outdoor recreation
- Trails
- Canoeing and kayaking
- Road network to North Country – central location
- Nice homes and tree-lined streets
- Good schools, high school taxes
- Forest parks – pack forest
- Echo Lake (underused by residents)
 - Needs more lifeguards
 - Used end of June to August
 - Rutgers band practice
 - Playground
- Past antique area
- Bed and breakfasts/restaurants
- Forest products
- Famous/well-known food - Oscars
- Sporting goods – Nemic's and Discoveries
- Year-round activities
- Adirondack culture – structure, entrepreneurs
- Bedroom community
- Mill District
- Lifestyle
- Health center/healthcare
- Bandstand (could be used more)
- Fish hatchery
- Old community – last stop on Wilderness Road
- Disjointed retail with distinct locations
- County facilities
- Lots of churches
- Auto dealers and gas station magnet
- Riverside/pocket parks
- Library/rec fields
- Supply station
- Cronin's Golf
- Ski area – close to Gore
- Stable population
- Four season, full service community
- Perception in region, especially in youth
- Proximity to Lake George
- People of the Town
- Natural resources
- Snowmobile trails
- Hickory Hill
- HHHN – service hub/shop/church
- Very good community services
- Hackensack Mountain
- Beautiful community
- Downtown is walkable
- "Rugged individuality"
- Caring people
- "Country, in-town"
- DEC presence – jobs, forestry
- Fairgrounds (underutilized)
- Adult Assisted Care Facility
- Tourism (RV park, etc.)
- Cornell Co-op Extension

Question: What is your vision for the community's future?

- Economically viable for residents, broadband internet access
- Maintain good things of community and jobs
- Making it a place with pedestrian access for residents and visitors
- Capitalize on resources/tapping into resources
- Maintaining and creating jobs
- Capitalize on natural resource job opportunities
- Tourism designation
- Eliminate or minimize pass-through
- Outdoor recreation center/hub – fishing/hiking trail
- More ability to meet local needs – shopping/more viable shopping district
- Community center
- Become a destination, not a pass-through
- Strong bedroom community
- More jobs
- Use rivers to create identity
- Expand Town to North Caldwell
- Health care as catalyst
- Pick a theme/marketing community
- Senior housing – can build jobs
- Streetscape – trees/benches add to character, walkable/bikeable
- Youth amenities and job opportunities
- Green tourism – Pack Forest
- Better entertainment
- More supervised recreation for kids
- More proactive
- Engles – department store
- More opportunities for manufacturing
- Antiques
- Chamber or outside assistance for economic development
- Regional transportation
- Parking
- School or community band

Housing:

Summary

- Senior housing is one of the most important housing needs in Warrensburg. It has been suggested that a shift in senior housing downtown, near the Grand Union, would be beneficial for both seniors and the Town itself. Also of concern is the lack of housing options for moderate and low income residents, and the level of upkeep on certain properties. It has been suggested that programs to encourage home maintenance would yield positive results for the Town.

Question: What types of housing are needed?

- Senior housing
 - Assisted living
 - Apartments/lower maintenance
 - Walking distance to Grand Union
 - Encourages better transportation/transit
 - Flats in existing homes
- Take advantage of “million-dollar” views in rural areas – market community as good for high end homes
- Appropriate zoning for mobile homes
- Shift senior housing downtown in order to free up homes for families
- 55+ housing – examine both subsidy and non-subsidy
- Prefer private ownership
- Local family housing
- Affordable rental
- Moderate income housing
- Better use of zoning
- Housing downtown/walkable
- Vacant housing – too expensive, market for professional services?

Question: What other issues concerning housing need to be addressed?

- Taxes high/rentals low
- Find ways to bring families in
- Maintenance/pride in your community (encourage)
- Inconsistent zoning

- Out-pricing local residents
- Property maintenance – good neighbor plan
- Improve access to remove mobile homes and replace with new modular units
- Incentives to upgrade rental units

Economic Development:

Summary:

- Warrensburg is lacking in supplying residents of the Town with a number of businesses, including retail, entertainment, and industry (among others that could provide people with goods and jobs). Some residents note the potential for certain business opportunities, such as industry supplementing Tech Valley and Global Foundries, or warehousing and volume purchasing collectives for small businesses. Some also say that Warrensburg has not done enough to market itself, and has not capitalized upon local resources, such as the Rivers or Lakes.

Question: What types of businesses should be located in the Town?

- More retail/consumer products (clothing, shoes, food, etc.)
- Manufacturing (wood products, products to benefit Tech Valley, etc.)
- Bed and Breakfasts – tourism
- Greater variety in lodging
- Guide services
- Bike shop – need bike trails
- Unique shops
- Outdoor/Fitters
- Year-round restaurants
- Bookstore
- Gallery
- Business center – copies, mailing, etc.
- Cafes and live music
- Health food store
- River-based businesses
- Hickory Hill
- Small-scale, unique manufacturing
- Niche businesses (outdoor adventure, hiking, ATV park, fishing, kayaking)
- Mini-mall near old Stewarts
- Movie theater
- Bowling alley
- Tech biz
- Business incubator

Question: What other economic development issues need to be addressed?

- Capitalize on existing businesses
- Telecommuters - need broadband
- "Buy Local" programming
- Fill in gaps
- Capitalize on Rivers and public spaces
- Need better signage
- Snowmobiling
- Be ready for Global Foundries and Front Street
- Visible stores – viewable and identifiable
- 2 mile strip of Main St. is distracting
- Parking needs better signage
- Increase Hamlet boundary (sewer, water)
- Adirondack land focus
- Pick a theme and use it to build jobs
- Zoning enforcement
- Historic preservation as development tool
- Plan for expanded infrastructure
- Hospitality/customer service
- More active in pursuing businesses
- More local incentives
- Warehousing and volume purchasing for small businesses
- "Community building"
- Build off other events and venues – Americade, Echo Lake, Jamboree, Garage sale, etc.
- Keep Hudson Headwaters billing office
- Assistance for Town
- Crossing Rt. 9 is difficult (pedestrians)
- Buildings moved to the street creating downtown feel
- Business augmenting other business

Community Services:

Summary:

- Warrensburg offers many valued community services, from cultural and historical resources to recreation to public services. Local outdoorsmen appreciate the hiking trails and water resources that are available, and the school district and fire services are highly regarded. Despite the numerous services offered, some residents stated that the Town should provide more recreation opportunities for all age groups, more transportation options, and social services for the unemployed and small businesses.

Question: What Town/Community services do you use/value the most?

- Hudson Headwaters
- Church
- Library
- Parks
- Farmer's Market
- Oscar's
- Museum (town historian), historical society
- Hiking/Outdoor recreation
- Pack forest
- Bissell Farm (Public use, DEC, County)
- Golf courses
- Senior center
- Sidewalk snow removal
- Beautification Committee (funding and parks)
- Smoke-Eaters Jamboree
- Christmas in Warrensburg
- Fish hatchery
- HHHN
- EMS and fire department
- School
- Transfer station
- Town government – unified system
- North Country Ministry
- Beautification
- Boy/Girl Scouts
- CCE/HH
- Chamber of Commerce
- Water/sewer/highway
- Recreation center
- Canoe access
- Public beach
- Zoning and code enforcement
- Landfill
- Fraternal organizations
- Cornell cooperative extension
- Sports and tennis courts

Question: What other community services should be provided?

- Recreation
- After-school activities
- Bike path extension to Lake George
- RSVP (Retired Seniors Volunteer Program) – take seniors on medical, shopping trips
- Funeral home and cemetery
- Lions/Kiwanis/Veterans – “come back!”
- Youth center – community center
- Transportation to Glens Falls, Lake George
- Commuting
- Park and Ride
- Canoe access
- Hiking trail
- Better use of pack forest
- Improve/update website
- Job counseling
- Small business counseling
- Sports for all age groups

Town of Warrensburg
COMPREHENSIVE AND WATERFRONT REVITALIZATION
Stakeholder Meetings Summary - DRAFT
April – May 2010



Warrensburg Seniors:

- Senior housing
 - Accessibility to services
 - Shopping – need to travel (Schroon Lake Store)
 - Clean, well-stocked – clothing store, appliances, etc.
 - Nice housing
- Too close to Queensbury – throws off market
- Need local people to shop locally
- Not enough transit (only once a week)
 - Needs to be convenient
 - Taxi service could work
- Need community center (not just for seniors)
 - Space for private/public use
 - Senior Center (current building needs work)
 - Underutilized building
- Loss of historic structures
- Not enough business to retain youth
- Transportation costs
- Emergency services – only way to I-87 from Towns north
- Town Hall – pickup/drop-off two times per month to Queensbury
 - Who can use it?
 - What about other communities?
 - Would be willing to pay a fee
- Thurman has a bus system
- A/GFTC bus system – can it be expanded?
- Year-round residents
 - Good job on road plowing
 - Assistance for clearing (maybe Office of the Aging/school)
 - System or committee to make it work
- Sidewalks need to be consistent
 - Should be in Hamlet – costs money
 - Maintenance is a big issue for existing sidewalks
- Wider streets
- Parking on Lower Main
- Development -> Jobs -> Customers -> Residents
- Used to have entertainment – bowling/swimming
- River Street revitalization

North Country Ministry:

- Need for coordination among community groups and organizations
- The jobs available in the Town are typically low-income and part-time – need enhanced employment opportunities.
 - Attract a major employer?

- The Fairgrounds are a unique resource and could be an opportunity to have a Warrensburg Family Day or Annual Picnic to generate more community involvement.
- Need more space for community and youth programs.
- Transit and transportation are a concern – cost and availability
 - Access to employment
 - Access to basic necessities
 - Senior access
- Housing
 - Need more opportunities for young families to enter into homeownership
 - No emergency housing in Adirondacks
 - No transition housing outside Glens Falls
 - Warrensburg Commons provided an opportunity for families to “catch-up” but is now going to market rate housing.
- Hamlet expansion is important for the Town.
- Balance preserving older houses while still allowing room for expansion.

Business Owners, Merchants and Historical Society:

- Ebb and flow of businesses
- Vacancies affect whether people stop
- Parking
- Lack of understanding of business and what it takes
- Lack of customers
- Needs to be a destination, not a pass through
- Social media as a tool
- Used to be a destination for antiques, then rent went up
- Need more retail on lower Main
- Communal effort
- More communication among businesses
- Visibility on street
- Where is the downtown
- Main Street grants
- Availability of grant writers
- Short-term, low-cost efforts
- Facades – parameters: Curb appeal (resources for business owners)
- Gateway from the south
- Wider sidewalks with pavers and benches
- No concentration of retail
- Traffic volume without corresponding interest in retail
- Lots of commuters and tourists
- Riverside and Oscar's and Antique's: destinations
- Combinations-synergy between businesses
- Employees are difficult to attract and retain
- Community does not support itself
- More connections
- Rethink how businesses operate
- Loss of social organizations
 - Lions
 - Kiwanis
 - Rotary
- Fire Department goes to the gaps, especially for schools
- Fire Department has the lowest budget in Warren County and will need a new station soon
- Training requirements/second jobs – tough for volunteers

- Youth go away to school and don't come back
- Broadband needed
- Develop recreation areas – trails, water, pets
- Broader focus for Chamber
- Wayfinding signage

Planning Board/Zoning Board of Appeals:

- Last comprehensive plan was in 1987
- Types of variances:
 - Non-conforming lots – older areas from before zoning
 - Use variances – comm. back to residences
 - HC does not allow single-family
- Hamlet expansion
- Zoning districts along lot lines
- Spot zoning – based on uses from 50 years ago
- Mobile and businesses – consistency between uses
- Update definitions – some are missing
- Procedures and rules of Planning Board and Zoning Board of Appeals
- Warren County GIS viewer – zoning is abbreviated
- Better applications – forms and drawing required
- Balance application requirements and needs of applicants
- Joint Planning Board/Zoning Board of Appeals projects – more communication needed
- Clear/flexible requirements

Warrensburg Beautification Inc.:

- Implementation and maintenance
 - How will this work when the plan is done?
- How do we market the community?
 - Has never been done before
- Zoning – business districts – where can it expand?
- Allow both business and residential uses in same district
 - Single-family/first floor business
 - Need more flexibility
- Reuse factory/mills for residential
- Desirable to live in a walkable downtown
- Non-conforming uses
- Has all major services and can walk to amenities
- Bike paths
- Good location for walking paths
- Recreation areas are secret – need signs!
- Better boat put-ins and take-outs
- White park at Dam – have done this out West
- Need better mapping/signage for rivers
- Put the “H” in Warrensburg”h” for “health”
- Clean banks to improve visibility
- Signage
- Improve boat launches
- Snowmobile clubs reach lot of people, but is all internal
- All County highways should be enhanced to include bike lanes/provisions
- “Adventure” County
- Paths vs. Lanes/Shoulders (Biking)

- Dedicated grant writing – don't miss opportunities
- Middle-income senior housing downtown
- Bounding board at Rec Field
- Consistent curb strips/maintenance
- Schroon River Scramble
- Kiosks at riverside (North River)
 - Volunteers do flowers at kiosks

DRAFT



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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 01/26/10

Time: 6:30 p.m.

Purpose: Kick-off Meeting for Consultant/ Dept. of State

Attending:

Herb Smith	Peter Haggerty	Sheri Norton
Sandi Parisi	Chris Belden	Wayne LaMothe
Steve Parisi	Gary Cooper	Pat Tatich
Bob Knowler	Ruth Fruda	Andy Labruzzo
Tim Lawson	Teresa Whalen	Kate Mance
Crystal Collier	Ed Cerlu	Lisa Nagle
John Alexander	Alice Farrell	Laura Moore

Next Committee Meeting will be held March 2, 2010 at 6:30 p.m.

1. Laura Moore gave a brief overview of the project status to date. The current comprehensive plan was adopted in 1987. In 1999, the Planning Board identified the need to update the Comprehensive Plan. In 2007, the New York Planning Federation began to collaborate with the Town on a new Comprehensive Plan. Since that time, a community survey, SWOT analysis, a portion of the community inventory and mapping, and draft goals and objectives. In 2009, the Town received a NYS Department of State Division of Coastal Resources (NYSDOS) grant to complete the project. Elan Planning and Design was chosen as the planning consultant to complete the Comprehensive Plan and enact the zoning update for the Town.
2. Andy Labruzzo gave a brief introduction of the NYSDOS's role as granting agency. The DOS will be a partner with the community in the project and will provide technical assistance and input as the project moves forward.
3. Lisa Nagle of Elan Planning gave an introduction of Elan and introduced the scope of the project. Each task was reviewed. Many of the tasks, such as the Community Profile and portions of the public input process, are already underway or substantially complete. Elan will review the materials generated to date prior to the next meeting, so that efforts are not duplicated. The scope of tasks is based on the format used by NYSDOS. To facilitate future grant eligibility, the comp plan will include a Revitalization Strategy and Priority Projects component. Identifying potential projects will allow the Town to apply for future grants prior to the Comp Plan and/or Zoning being adopted.



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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 03/23/2010

Time: 6:30 p.m.

Purpose: Review Public Participation Plan and Inventory

Attending:

Herb Smith

Sandi Parisi

Steve Parisi

John Alexander

Peter Haggerty

Ruth Fruda

Teresa Whalen

Lynn Smith

Alice Farrell

Bryan Rounds

Bob Knowles

Wayne LaMothe

Tad Norton

Kate Mance

Lisa Nagle

Jackie Hakes

Laura Moore

The Public Visioning Workshop is scheduled for April 27, from 6:30-8:30 p.m. at the Junior/Senior High School. Next Committee Meeting will be held May 25, 2010 at 6:30 p.m.

1. Lisa Nagle gave a brief overview of the project status since the last meeting, and explained that the purpose of this meeting was to review the public participation plan and inventory and analysis. These components were developed over the last two months, in which Elan reviewed the material completed by the committee previously, and prepared additional material in response.
2. There was a discussion of the Vision Statement, in terms of whether having a Vision in place could provide guidance to the Planning and Zoning Boards prior to the Comprehensive Plan being adopted. Lisa explained that there would be no legal method to disapprove a project based solely on the Comprehensive Plan vision. However, it would be a good idea to make interim presentations to the Town Board, which would set the Vision Statement into the record. This would provide guidance to developers prior to the plan being adopted.
3. Kate Mance gave a presentation concerning the public participation. After reviewing the survey and SWOT analysis completed previously, it was determined that the public input moving forward should be focused on creating the Vision for the plan. The proposed method is to host a series of stakeholder meetings and presentations, and then have one public Visioning Workshop for the entire community. This will allow the committee to gain the insight and perspective of the major stakeholders in addition to individual residents.
4. The Committee reviewed the draft list of stakeholders. The list of stakeholders, as well as the contact person and tentative meeting date, is below:

- a. Seniors: Sandy Parisi to contact this group. Elan will make a presentation at the April 8th luncheon meeting (confirmed).
 - b. Churches (Greater Warrensburg Ministry and North Country Ministry): Ruth Fruda to contact this group, and Elan will follow up. Tentatively scheduled for 4:00 on April 20th at Village Hall.
 - c. Historical Society: Steve Parisi to contact this group. Scheduled for 4:30 on April 20th at Village Hall (confirmed).
 - d. Business Owners/B&B's: Steve Parisi to contact B&B's and John Alexander to contact selected business owners. Scheduled for 5:30 on April 20th at Village Hall (confirmed).
 - e. Planning Board/ZBA: Laura Moore to contact these groups. Scheduled for 6:30 on April 20th at Village Hall.
 - f. School district/youth groups: Elan to contact these groups. No meeting date was set.
5. The outreach efforts for the public visioning session were also discussed. The committee consensus was that prior to the workshop on the 27th, notices should be sent to the Adirondack Journal, the Chronicle, and the Post Star. Updates to the website and fliers will also be prepared by Elan for distribution throughout the Town.
6. The Inventory and Analysis was also discussed. These materials were developed by reviewing the information previously compiled by the committee, and identifying any gaps. Kate Mance presented a preliminary analysis of the data and mapping. This draft analysis was intended to highlight the broad conclusions which might be drawn from the data and maps, and also to identify any potential issues which exist in the Town today.
- a. Administration and Community Services: In terms of community meeting space, it was confirmed that the School District is amenable to idea of using the Elementary School space. The website for the Town was also discussed. Although the site functions well, there are still several aspects which could improve this functionality for the Town staff and residents. Specific ideas included broader administrative access so that information could be uploaded directly by the staff of the Town. Coordination between the Town website and the Chamber website was also discussed. The history of local law enforcement was also discussed.
 - b. Economic Development: the potential for infill in the Hamlet Commercial district was discussed. In addition, the different types of development along Route 9 and River Street were discussed, along with pedestrian facilities.
 - c. Historic Resources: a map showing the four historic districts was presented. Theresa Whalen noted that the individual resources were not shown, and offered to forward contact information to Elan from the State Office of Parks, Recreation, and Historic Preservation. Kate Mance also requested that the committee review the map and mark important community resources, which may or may not be historic.
 - d. Housing: demographic data was presented in terms of home types and values, as well as seasonal housing and regional employment centers. This data was compiled to analyze the stated need for moderate income housing. Kate pointed out that the type of housing is as important as the price (i.e. senior housing, starter homes, multifamily units can all be considered moderate income housing). The discussion included the need for senior housing in a downtown setting, as well as how the school district ratings compare to the housing prices.

7. The committee was asked to review the remaining summary of transportation/infrastructure and recreation/open space. Elan will provide digital copies of the maps to the committee and to the website. Comments can be sent to the staff at Elan or through the Comprehensive Plan Committee email, Comp.Plan2013@TownOfWarrensburg.net
8. The next meeting was scheduled for April 27th, from 6:30 – 9 p.m.



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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 05/25/2010

Time: 6:30 p.m.

Purpose: Review Public Input and Draft Vision/Goals

Attending:

Herb Smith

Ruth Fruda

Kate Mance

Sandi Parisi

Teresa Whalen

Jackie Hakes

Steve Parisi

Sherri Norton

Laura Moore

Next Committee Meeting will be held June 22, 2010 at 6:30 p.m.

1. Jackie Hakes gave an overview of the input received at the public input session and stakeholder meetings. This included the Visioning Workshop, as well as meetings held with the seniors, North Country Ministry, downtown merchants and B&B's, Planning and Zoning Boards, and Beautification Committee. Specific findings included:
 - a. Seniors: Issues raised included housing affordability and location, public transportation, and the need for a community center. The need to retain young people in town was also discussed.
 - b. Ministry: Issues raised include employment, both the location and the quality, public transportation, encouraging home ownership and investment in the community, the need for emergency/transition housing, and coordination among community groups.
 - c. Merchants/B&B's: Issues discussed include the need to establish a destination in the community, business vacancies, parking, façade improvement, synergies between businesses, and loss of social organizations (Lions, Kiwanis).
 - d. Planning/Zoning Boards: Issues raised included the number of variances, especially on Route 9, missing and outdated definitions, review procedures and rules of PB and ZBA, improve communication between the boards, clear yet flexible requirements, and the need for improved applications.
 - e. Beautification Committee: Issues raised included plan implementation, marketing of the community, expanding the business district, redevelopment of older properties, the need for wayfinding signage and kiosks, and connections including sidewalks and bike paths.
 - f. Visioning workshop: Common themes included the importance of Warrensburg's location as a gateway to the Adirondacks, yet also close to Glens Falls, Saratoga, and

Albany, the need for senior and moderate-income housing, the need to create viable job opportunities, marketing the town, community assets such as schools, and recreational opportunities.

2. The committee discussed the organizational set-up of the beautification committee. Theresa Whalen explained that the group is a 501(C)-3, and is able to accept donations and raise funds to go towards beautification efforts. There was discussion over whether the role of the beautification committee could expand to address other issues. This would allow the Town to have a funding source which could implement the plan. Jackie noted that other communities call for a specific committee or group to serve as the implementation arm of a comprehensive plan, and that this idea could be examined further as specific recommendations are proposed.
3. Kate Mance reviewed the draft Vision and Goals. These provide meaning, context, and an organizational structure for the recommendations. The Vision was drafted based on the results of the public input sessions, conversations with the committee, and a “Fresh Eyes” perspective. The Goals were prepared by reviewing the Goals and Objectives previously prepared, and integrating these ideas into a format which supports the Vision. Some of the former Goals are more specific and will become Recommendations/Objectives.
4. The committee discussed the draft Vision and Goals. In terms of economic development, there was a concern that the focus should not be too strongly on tourism alone, but should also include the need to create high-quality jobs. In addition, the idea of promoting awareness about community assets was also discussed. The type and amount of development desired by the community was also discussed.
5. In terms of next steps and schedule, the draft Vision and Goals will be distributed to the rest of the committee for comment. Elan will begin to collect the goals and objectives prepared previously, adding in the new ideas which address comments received by the public. These will be distributed prior to the next meeting, to give the committee a chance to review ahead of time. The idea of approaching school groups was also discussed. Laura will coordinate a meeting with a group of students, preferably a class focused on civics or government.
6. The next committee meeting will be held **June 22 at 6:30 p.m.**



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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 06/22/2010

Time: 6:30 p.m.

Purpose: Review Public Input and Draft Vision/Goals

Attending:

Herb Smith

Sandi Parisi

Steve Parisi

Teresa Whalen

Kate Mance

Jackie Hakes

Laura Moore

John Alexander

Wayne LaMothe

Bob Knowles

Alice Farrell

Chris Belden

Next Committee Meeting will be held July 27, 2010 at 6:30 p.m.

1. Jackie Hakes gave an overview of the agenda and project process to date. The Vision and Goals presented at the May meeting have been revised based on the feedback at the last committee meeting. The next few meetings will be dedicated to reviewing the draft recommendations.
2. Kate Mance reviewed the process which was used to create the draft recommendations. For each section, the Goal statement was restated. Within these sections, specific issues were listed relating to that goal. These issues may have originated in the public input process, within the committee discussions, or within the inventory and analysis process. For each issue, a series of recommendations has been proposed. These recommendations include the ideas previously brought forth by the committee, as well as new ideas generated by Elan. As the committee works through the recommendations, the group's tasks will include:
 - a. Evaluating each issue, to determine if it is indeed relevant and accurately portrays the conditions in the Town.
 - b. Evaluating each recommendation to determine if it is appropriate to address the issue. Some recommendations may address more than one issue; choosing the "why" behind the recommendations is almost as important as the recommendation itself.
3. The first section of the recommendations deals with economic development. Wayne LaMothe of Warren County Planning Department was invited to address the committee to discuss the opportunities inherent in the First Wilderness Heritage Corridor. This project began in 1999, and was designed to raise the profile of the western towns in Warren County. The plan uses the river/rail corridor as the unifying aspect between the communities. Each participating community has a separate brand focus, to reduce the potential for duplication of experiences and markets along the corridor.

4. Economic data which outlined the impact of tourism on Warren County was presented as well. The analysis indicates that even a small increase in the percentage of overnight stays will have a large positive fiscal impact. Housing data was presented as well, including mortgage gap analysis which indicates that the average wages in Warrensburg are not high enough to support the cost of housing; more affordable options for housing would be beneficial.
5. The plan is currently being re-written and updated. Warrensburg has an opportunity to choose to participate in the process. Active participation will maximize the Town's opportunities to get technical and financial assistance from the County. In Warrensburg's case, the Town's role in the corridor still needs to be defined. Wayne can work with the Comprehensive Plan committee on a parallel track to develop ideas for the FWHC plan.
6. The committee discussed the interface of the Thurman station with the Town of Warrensburg. New operators may be coming in, so there are no firm details concerning schedules or timetables. The committee discussed the possibility of arranging shuttles from the station to downtown Warrensburg, either with a private operator or through Glens Falls Greater Transit. The need for bicycle provisions on 418 was discussed as well.
7. The potential for a priority project for a gateway improvement was also discussed. Wayne explained that this refers to a FWHC gateway, not necessarily a gateway to the Town. There is money for a 3-sided kiosk to be located in Warrensburg. Potential locations were discussed, including at the Hudson Headwaters parking area, along Route 9, at the National Grid substation, or at the Exit 24 area. This will be discussed further in the future, as the plan is developed.
8. The potential role of the Town was discussed. Alice mentioned that the Town has a wide variety of recreational resources not found elsewhere in the corridor, which would tie into the growing demand for healthy recreation options. In addition, the committee discussed ways to build on this idea, by supporting services relating to relaxation after partaking in active recreation, such as spa treatments, massage, healthy restaurants, etc.
9. The committee was asked to review the recommendations handed out at the beginning of the meeting, in preparation for the next discussion. Any additional ideas should be emailed to Jackie or Kate, and will be integrated into the next revision of the document.
10. The next meeting will be held on **July 27, 2010 at 6:30 p.m.** at the elementary school.



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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 07/27/2010

Time: 6:30 p.m.

Purpose: Review Draft Recommendations

Committee, Staff, and Consultants Attending:

- Sandi Parisi
- Steve Parisi
- Kate Mance
- Jackie Hakes
- Wayne LaMothe
- Chris Belden

Audience Members Attending:

- | | |
|---------------|----------------|
| Herb Smith | Peter Haggerty |
| Bob Knowles | Bob Knowles |
| Alice Farrell | Paul Gilchrist |
| Ruth Fruda | Sheri Norton |

Next Committee Meeting will be held August 24, 2010 at 6:30 p.m.

1. Jackie Hakes gave an overview of the agenda and project process to date. She noted that, as the committee begins to discuss the draft recommendations, now is a good time to take a step back and re-asses the progress to date. The committee reviewed the Vision statement again with that in mind. Discussion topics included:
 - a. The need to create a tagline which will stand on its own for the vision
 - b. The need to define what the “character of the community” is, so that the vision talks not just about the physical environment but the people who live in the Town
 - c. The Vision statement is iterative, and as the recommendations are reviewed, these topics will come into focus so that the Vision may be revised accordingly.
2. The committee process was also discussed. The importance of maintaining a transparent record of the meetings, as well as documenting actions by the committee was discussed. Formal public comment periods will be included in all meetings, in addition to the normal discussion during the agenda. The Town Board will be given a presentation at their September meeting of project process to date. This will include not just the comprehensive plan items produced so far, such



as the Vision and Goals, but also the public input summary from the vision/stakeholder workshops and the two surveys.

3. Jackie Hakes reviewed the format of the recommendations which had been distributed previously. These are organized according to topic area. Each topic begins with the corresponding goal statement, and a series of issues and recommendations follow. It is important to not only review the recommendation, but also the issue, for applicability. In addition, some recommendations may be appropriate for more than one goal.
4. Recommendation 1.1 was reviewed, and the committee consensus was that the recommendation was appropriate. Discussion about who will implement the economic development strategy ensued. In general, the project lead will be included in the implementation matrix, as well as funding sources. After discussion of the lead group for recommendation 1.1, the consensus of the committee was to have a separate recommendation for the Town Board to appoint an economic development committee to oversee and implement the plan proposed in 1.1. This group would be an ongoing committee which could oversee other economic development activities as well. The idea of a similar group which would oversee community development was discussed as well.
5. Recommendation 1.3 was discussed and the consensus was to include this idea in the comprehensive plan.
6. Recommendation 1.4 and 1.5 were discussed. Topics of discussion included:
 - a. The issue of lot configuration along route 9 was too vague, as there was no clear indication of what “larger-scale” businesses are and why they should be accommodated. In addition, there is not a clear indication of what kind of jobs are likely to be located in the Town.
 - b. The idea of nodal development along Route 9 was met with consensus among the committee and will be included. In terms of 1.4.1, a potential location of the hamlet commercial zone could be along King Street in the block behind the Grand Union. In terms of 1.4.2, the committee and audience agreed that locating portions of a neighborhood commercial zone along Route 9 would be beneficial in areas with a high concentration of houses.
 - c. In terms of uses, the discussion touched on the idea of building off of existing features, such as the Health Center. New businesses (and the associated jobs) could be located near these features.
 - d. The consensus was that Elan will take these discussion points and re-work the recommendations to reflect these ideas. A revised version will be brought back to the committee at the next meeting.
7. For recommendation 1.6, the consensus was that the recommendation was appropriate, and that transportation and transit options should also link residents to regional services, not just jobs.
8. Recommendations 1.7 and 1.8 were reviewed and agreed to by the committee.
9. Recommendation 2.1 and 2.2 were discussed. The existing historic district was discussed, and it was noted that the existence of the district does not confer much protection in and of itself. Jackie explained the benefits of being a Certified Local Government. Examples of other communities which have successfully preserved historic features were discussed.
10. Recommendation 2.3 was discussed. It was noted that there is an attractive sign at the southern Route 9 gateway, but that visitors may not perceive this as the gateway, since other



signs seem to indicate that the entrance to Warrensburg is at Exit 23. The consensus was to include this recommendation in the Comprehensive Plan.

11. Wayne LaMothe reviewed the draft First Wilderness Heritage Corridor Map. This was prepared using the feedback gathered from the last committee meeting. Ideas included gateways, bike lanes and streetscape enhancements, links to the Pack Forest and the train station in Thurman, improvements to the Hackensack trailhead, and information kiosks. There was some discussion over whether it was allowable to recommend promotion of the Pack Forest, as it is owned by Syracuse University. The University may not want to actively promote all parts of the forest for liability reasons. Elan will work with Sheri Norton to identify contacts to address this issue. In addition, the FWHC plan will recommend that the Schroon River be given status as an inland waterway by New York State, which will allow it to be included in the local waterfront revitalization program. The committee and audience members agreed that the ideas on the map were favorable and would be supported in the Comprehensive Plan.
12. The next meeting will be held on **August 24, 2010 at 6:30 p.m.** at the elementary school.





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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 08/24/2010

Time: 6:30 p.m.

Purpose: Review Draft Recommendations

Committee, Staff, and Consultants Attending:

- Sandi Parisi
- Steve Parisi
- John Alexander
- Laura Moore
- Theresa Whalen
- Kate Mance
- Jackie Hakes
- Wayne LaMothe

Audience Members Attending:

- | | |
|---------------|----------------|
| Herb Smith | Peter Haggerty |
| Alice Farrell | Paul Gilchrist |
| Ruth Fruda | Sheri Norton |

Next Committee Meeting will be held September 28, 2010 at 6:30 p.m.

1. Jackie Hakes gave an overview of the agenda and presented the basic framework of the implementation matrix. This will include the project lead, partners, funding sources, first steps, and timing/priorities for each recommendation. Laura Moore noted that all of the municipal Boards will have a copy of this matrix and will be able to use it to further the implementation of the plan.
2. Continuing the discussion from the July meeting, the committee discussed Hamlet Revitalization, picking up the review at recommendation 2.4. Consensus was reached to revise “business districts” to “Main Street”. In addition, the elements of the design plan will be listed within the text of the recommendation. The need for adequate parking which would support the nodal development concept on Route 9 will also be noted within the text.
3. For recommendation 2.5, discussion centered on the differences between Business Improvement Districts, Chambers of Commerce, and Economic Development Committees. The consensus was to revise the recommendation to identify a plan of action to implement ongoing maintenance of the public areas/streetscape. In addition, a discussion of the various options will be included in the text.



4. In recommendation 2.6, there was discussion about the term “historic” within the context of the design guidelines. Jackie and Kate gave a brief overview of the way Design Guidelines can work, in terms of suggested vs. mandatory standards. The committee voiced strong support for specific standards, as this would provide local input into the way the hamlet looks and will also encourage businesses by providing aesthetic continuity. The consensus of the discussion was that these issues should be outlined in the text of the plan.
5. Regarding recommendation 2.7, Wayne LaMothe noted that there is a generic access management guidance document available from the Adirondack/Glens Falls Transportation Committee. In addition, the AGFTC has up to \$20,000 available for technical assistance in transportation issues. These resources will be referenced within the Comprehensive Plan.
6. The committee and members of the public discussed the idea of including a recommendation that the town appoint/hire a single point person for funding sources and grant administration. This could be the existing Code Enforcement Officer, a shared planner, or a volunteer. This recommendation will be included within the Infrastructure & Governance section of the plan.
7. The committee next discussed open space and the environment, starting with recommendation 3.1. Discussion topics included whether the Town needs a separate committee to accomplish these goals, or whether existing committees could achieve individual goals which, taken together, would accomplish the same as a CAC. Although this is possible, these groups are not currently undertaking the kinds of actions a CAC could accomplish. In addition, the existence of the CAC sends a strong message that the community cares about environmental issues, by creating a dedicated group devoted to the environment as opposed to using ad hoc groups whose purpose is primarily focused on other topics.
8. For recommendation 3.2, the committee agreed that the text should be revised to include the need for an additional water source. Recommendation 3.3 will also be included in the plan.
9. Recommendation 3.4 will be revised to include the Nature Conservancy, Cornell Cooperative Extension, and Adirondack Park Agency in the list of groups which work to reduce the spread of invasive aquatic species.
10. The committee next discussed senior housing. Specifically, the group discussed whether there was an adequate market for senior housing. It was noted that there is no way to insure that senior housing, if created, will be used solely for local residents. There was also a discussion of the benefits to the Town for attracting senior housing. In terms of recommendation 4.1 and 4.2, the intent is not to attract significant numbers of seniors, but to allow existing residents to age in place.
11. The committee agreed that recommendations 4.3 and 4.4 were appropriate for inclusion in the Comp Plan. Recommendation 4.5 should be revised to allow the flexibility to create single-family homes on some portions of Route 9, as referenced in recommendation 1.4.2.
12. The committee next discussed recommendations 4.6-4.8. The consensus was that goal of these recommendations is not to attract a significant influx of new residents, but to allow the Town to have enough residents to support the cost of municipal services and infrastructure. In terms of recommendation 4.7, it was suggested that the text be revised to link to NYS codes, as the Town has no local property maintenance code.
13. The next meeting will be held on **September 28, 2010 at 6:30 p.m.** at the elementary school.





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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 09/28/2010

Time: 6:30 p.m.

Purpose: Review Draft Recommendations

Committee, Staff, and Consultants Attending:

- Sandi Parisi
- Steve Parisi
- John Alexander
- Laura Moore
- Theresa Whalen
- Kate Mance
- Jackie Hakes
- Chris Belden

Audience Members Attending:

- | | |
|----------------|-------------|
| Herb Smith | Tim Lawson |
| Peter Haggerty | Lynn Smith |
| Paul Gilchrist | Bob Knowles |
| Sheri Norton | |

Next Committee Meeting will be held October 25, 2010 at 6:30 p.m.

1. During the public comment period, John Alexander gave an overview of the joint Town Board/School Board meeting. Tim Lawson expressed the appreciation of the School Board in being informed of the comprehensive plan progress.
2. Continuing the discussion from the previous meeting, the committee discussed Recreation, picking up the review at recommendation 5. In terms of the wording of the goal statement for this topic, it was noted that the town already maintains and improves the recreation facilities. This could be noted in the plan.
3. For recommendation 5.1, the committee consensus was to revise the language to include “resident and visitors”. In addition, the word “possibly” should be deleted, as coordination with neighboring communities is essential. In terms of trailheads, there needs to be a clear indication of the trail access to Hackensack Mountain.
4. Recommendation 5.2 and 5.3 were reviewed, and 5.3 will be revised to indicate there are bathroom facilities at the farmers market. Theresa Whalen gave a report on the current status of the facilities at the farmer’s market. The larger concern currently is parking, and enabling pedestrians to travel from the parking area to the market safely. The Curtis Lumber lot and the



town-owned parcel were discussed as potential parking areas. There was also a discussion of whether additional features would be desired at the recreation field. It was noted that there is a new Tot Lot, and the Town is adding another football field to accommodate the increase in players. It was also noted that the pavilion is an underutilized resource.

5. For recommendation 5.4, the Lake George UMP should be added to the list of regional networks. In recommendation 5.5, the ideas for adding scenic overlooks on Golf Course Road and Route 418 was discussed.
6. The committee then discussed topic 6, Infrastructure and Governance. For recommendation 6.1 and 6.2, there was a discussion regarding what a community center is and what role it plays. Kate Mance outlined the common features of a community center, which is available throughout the day for a variety of uses such as meetings and events. The idea is to have space which can be adapted to meet the needs of a wide range of user groups, such as youth and seniors. John Alexander asked for the view of the School Board in terms of the likelihood that the school could be used in this manner in the future.
 - a. Tim Lawson explained that it is not likely that there will be a significant decline in enrollment in the near future. The school is open from 5:30 a.m. to 11:30 p.m., and a recent contract change will allow some Saturday hours as well. However, the NYS education law prohibits the school for being used for any for-profit businesses, which limits the types of activities that can be held there. In addition, it would not be possible to hold events during the school day, for security purposes. Kate Mance noted that there had been a suggestion to use school facilities for technology training for under- and un-employed adults, and that this could be included in the plan.
 - b. Paul Gilchrist noted that the Library also struggles with needing space for youth, as students tend to gather there after school, which can be disruptive. There was a discussion of whether this would be alleviated once the new facilities are put in place, and whether volunteers could be brought in to supervise the students rather than attempting to limit the students from using the facility. The committee also discussed recommendation 6.7 in this context.
 - c. The committee discussed whether it would be more feasible to have a single point of contact for all community spaces. A coordinator could help groups to schedule spaces as needed in existing facilities.
7. In terms of recommendation 6.3, John Alexander gave a status update for the wastewater treatment system. The Town just awarded the bid for the UV filter, so that will be underway soon. The plan will reflect the current status of the sewer improvements.
8. For Recommendation 6.4, there was a discussion concerning the role of the subdivision ordinance in general, and the benefits to narrow roadways for the Town and for developers. Jackie Hakes noted that the plan will also discuss zoning updates.
9. For recommendation 6.5, the reference to private developers will be removed, and Thurman and the School District will be added to the list of potential agencies with which Warrensburg might share services.
10. Recommendation 6.6 was discussed, and NYSDEC will be added to the list of potential agencies which are a resource for recycling programs.
11. Recommendation 6.8 was discussed and approved with no changes.



12. Jackie Hakes noted that the next step will be to bring back the revised recommendations. In particular, the next meeting will discuss how the economic development and hamlet revitalization recommendations work together.
13. The next meeting will be held on **October 25, 2010 at 6:30 p.m.** at the elementary school.





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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 10/26/2010

Time: 6:30 p.m.

Purpose: Review Collated Recommendations & Begin Future Land Use Map

Committee, Staff, and Consultants Attending:

Sandi Parisi

Steve Parisi

Laura Moore

Theresa Whalen

Kate Mance

Jackie Hakes

Lisa Nagle

Wayne LaMothe

Audience Members Attending:

Herb Smith

Peter Haggerty

Sheri Norton

Alice Farrell

Chip Corlew

Linda Blackburn

Bob Knowles

Next Committee Meeting will be held November 23, 2010 at 6:30 p.m.

1. The meeting began with public comment and announcements. A request was made that the previous meeting minutes be updated to reflect the Town Board interim presentation of the Vision and Goals. Laura Moore gave an update on the committee roster. Eileen Frasier has requested to be taken off the committee, and Bob Knowles, Ruth Fruda, and Alice Farrell would like to be added. The committee consensus was to have Laura prepare a memo for the Town Board requesting this change.
2. The committee discussed the meeting location, which has been shifting between the school and Town Hall. The committee discussed issues related to having meetings at the school the senior center, and Town Hall. The consensus was to have all meetings from now on at the Town Hall.
3. Jackie Hakes explained that the purpose of the meeting was to confirm the organization of the recommendations and to begin the mapping of the future land use plan. The recommendations were re-organized to add a distinction between town-wide economic development, hamlet sustainability, and Main Street revitalization. This approach clarifies the purpose of the recommendations in a more focused manner. Specific topics of discussion included:
 - a. The committee discussed regional partnerships and the First Wilderness Heritage Corridor as they relate to economic development.
 - b. The role of Tech Valley was discussed as it relates to attracting new residents and visitors.



- c. The idea of integrating the public service uses, such as National Grid, the County facility, Department of Public Works, etc. into the Main Street fabric was discussed.
 - d. The nodal development of Main Street was discussed. It was noted that the lack of single-family residential uses in the zoning has posed an issue in the past. There was support for built-in flexibility between commercial and residential for future zoning updates.
 - e. The commercial areas across the Schroon were discussed. The new bridge was built to be able to add a sewer line, however the current sewer treatment plant may be nearing capacity.
 - f. The potential of the fairgrounds was discussed, as well as potential locations for larger-scale medical uses, which would not be dependent on foot traffic from Main Street.
4. The committee began the mapping exercise. The Elan staff recorded the ideas of the committee regarding the locations of hamlet commercial nodes. It was noted that the nodes should be located to encourage people to park in a central location and walk within each node. Connections to the Schroon were also discussed. The committee discussed potential uses versus potential aesthetic character, and the importance of design guidelines. Elan will collect these ideas into a draft Future Land Use map to be presented at the next meeting.
 5. There was a discussion regarding zoning, APA land use classifications, and hamlet expansion. Lisa Nagle noted that expanding the hamlet will require a strong justification in order for the APA to approve it. The consensus of the committee was that this may be something to put in the future, depending on how the future land use map looks. There was also a discussion of adding the APA regulations to the local code, so that people understand that there are regulations outside of the hamlet when they look up the local zoning. The committee also noted that there is a need to take brownfields into consideration in the future land use map.
 6. The next meeting will be held on **November 23, 2010 at 6:30 p.m.** at the Town Hall.



MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 11/23/2010

Time: 6:30 p.m.

Purpose: Review Revised Vision and Future Land Use Maps

Committee, Staff, and Consultants Attending:

Sandi Parisi

Steve Parisi

Laura Moore

Theresa Whalen

Kate Mance

Jackie Hakes

Bob Knowles

Wayne LaMothe

John Alexander

Chris Belden

Audience Members Attending:

Herb Smith

Peter Haggerty

Next Committee Meeting will be held January 25, 2011 at 6:30 p.m. at Town Hall.

1. The meeting began with public comment and announcements. There was no public comment. Laura Moore and John Alexander gave an update that the committee roster had been officially amended by the Town Board.
2. Jackie Hakes gave an overview of the Future Land Use (FLU) maps and the revised Vision statement. The Vision was modified based on the discussion from the previous meeting to reflect the importance of the Town's location at the confluence of the Hudson and Schroon rivers. The "gateway" language has also been revised to indicate Warrensburg is the "first stop" to the Adirondacks. The FLU maps represent the concepts from the goals and recommendations in a visual way.
3. The Town-Wide FLU was discussed. This shows the town and the surrounding area, and includes water-based recreation opportunities, adjacent partnership opportunities, recreation areas, enhanced development areas, trails, and connections. Specific points of discussion included:
 - a. The Dude Ranch Trail is currently slated to be rebranded as the First Wilderness Trail. This trail/byway was never formally recognized by NYSDOT. The connection to Diamond Point will be deleted. In addition, there has been interest in connecting the Lake George Bikeway into Warrensburg. The FLU will be revised accordingly.
 - b. Wayne LaMothe gave an update on the rail status. The County released an RFP for the rail corridor, which has generated significant interest. There may be potential for the rail corridor to be used for freight, which would create an interesting opportunity for



the Town. Also, the committee discussed revising the FLU so that the adjacent partnership areas are a color other than purple, which usually denotes industrial activity. The FLU will be revised accordingly.

- c. The adjacent Lake George/Exit 23 gateway area is not in the First Wilderness Heritage Corridor (FWHC). It was noted that adding this area to the FLU will open up funding opportunities and inter-municipal projects which would not be available under the FWHC program.
 - d. There was discussion about access to the Schroon River, north of the hamlet. It was not known if there are Town-owned areas which could provide access to the River in this area. However, the Plan can highlight the need for easements or other methods to allow parking and access if no areas exist. Also, the Warren County Soil and Water Conservation has a grant to do a fishing/boating study for the Schroon. The results may highlight opportunities for the Town as well.
4. The Hamlet FLU was discussed. This includes gateways into the hamlet, both demarcations of municipal boundaries and areas in which a land use or development pattern indicates a shift into the hamlet area. Recreation, core commercial, waterfront commercial, professional/residential, residential, and pedestrian/bicycle connections are included as well. Specific items of discussion included:
- a. There was discussion of how the waterfront commercial areas would work with the existing structures. The FLU and Comprehensive Plan will give guidance to the zoning revision process, with the specifics of how these uses will be addressed in the zoning left to a future phase of the project. The area currently allows retail, so it will be important for the zoning rewrite committee to look for water-based uses which may be absent in the current ordinance.
 - b. There was discussion regarding the core commercial nodes on Main Street. The committee consensus was to remove the area across from the Grand Union from this land use area, and include it in the professional/residential area. The FLU will be revised accordingly. There was discussion regarding the methods to provide guidance to development in the future, especially for historic properties. A Main Street overlay will be added to the map, indicating areas in which the character should be enhanced regardless of land use. It was also noted that senior housing should be located near this area, as a way to provide support for the businesses and services for the seniors.
 - c. The committee discussed how the Exit 23 gateway area should be addressed. It was noted that this is a key concern of the public as well. The committee consensus was to discuss the idea of annexation of a small portion of Lake George, since these parcels are or will be served by Warrensburg infrastructure.
5. There was a discussion regarding the overall branding of the Town. Old Forge was cited as an example of an Adirondack community which has a long Main Street which is also a state highway. The potential for Warrensburg to build on its existing charm, as well as the potential for young professionals to relocate, and the recreation opportunities inherent in the Town, also contribute to its character.
6. There was concern as the plan moves forward that the residents may not support the plan. There may be a potential for opposition on the basis that people want the Town to stay the same as it is currently. The committee discussed the need to make the case that, even if the Town wants to remain exactly as it is today, actions will still be needed to accomplish this. The



Plan is not so much about *changing* the Town as it is about providing an outline of *actions* for the community.

7. The committee discussed making another short status presentation to the Town Board. John Alexander will confirm with the Board and Elan will make the presentation at the December 9 meeting.
8. The next steps for the project were discussed. Elan will prepare a portion of the plan for the committee to review. Comments should be made on the tone and format of the draft, to provide guidance as the plan is drafted. Due to the holidays, the December meeting was canceled. Elan will send a draft of the entire plan to the committee in mid-January.
9. The next meeting will be held on **January 25, 2011 at 6:30 p.m.** at the Town Hall.



Summary of December 9 Town Board presentation:

1. Lisa Nagle gave an overview of the project status. The committee and Elan have been working for the past three months on the plan, and would like to take the opportunity to get feedback from the Board as the plan moves forward.
2. Jackie Hakes then gave an overview of the project. She noted that the Vision and Goals have been revised based on committee feedback. Key recommendations have also been discussed, and were summarized according to topic area. Another notable change from the last Town Board presentation was that the economic development ideas were broken into three categories: Town-Wide, Hamlet Sustainability, and Main Street Revitalization. This allows for a more targeted series of recommendations.
3. The Future Land Use maps were presented. The Town-Wide map illustrates broad land use areas and partnership/connection opportunities. The Hamlet map is more specific and refined, with a number of land use types designated. Gateways, pedestrian connections, and the Main Street improvement area are also included.
4. Discussion of the materials presented included the following points:
 - a. The Supervisor noted that it is important to continue working towards the plan, and to identify things which can be done by the Town regardless of the amount of funding available from State and Federal agencies. As the economy continues to recover, funding is limited, so having actions that the Town can accomplish without these funding will be crucial.
 - b. Laura Moore and Councilman Alexander noted that the committee and Elan have been working well together, especially in terms of bring together conflicting ideas and breaking complex concepts down into easy to understand ideas.
 - c. Councilman Markey noted that there is a significant opportunity for hydroelectric generation. This is something which has been successful in other communities and could be a way to use renewable energy to create a revenue source. This should be mentioned in the plan.
 - d. Supervisor Geraghty noted that the local bikeway committee, chaired by Lloyd Mott, has expressed interest in linking the Lake George bikeway to Warrensburg. Lisa stated that Mr. Mott will be contacted, and noted that we have been working with Wayne LaMothe with the Warren County First Wilderness Heritage Corridor program as well.



MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 01/25/2011

Time: 6:30 p.m.

Purpose: Present Draft Plan

Committee, Staff, and Consultants Attending:

Sandi Parisi

Steve Parisi

Laura Moore

Theresa Whalen

Alice Farrell

Kate Mance

Jackie Hakes

Bob Knowles

Wayne LaMothe

Chris Belden

Audience Members Attending:

Paul Gilcrest

Herb Smith

Peter Haggerty

Next Committee Meeting will be held February 22, 2011 at 6:30 p.m. at Town Hall.

1. The meeting began with public comment and announcements. There was no public comment.
2. Jackie Hakes gave an overview Town Board status update given in December 2010. The revised vision and future land use maps were presented to the Town Board. The Board seemed to reiterate the importance of completing the plan, and there was discussion of some ideas for recommendations which have been incorporated into the draft plan.
3. Kate Mance walked through the draft plan. The goal was to give the committee an understanding of the plan contents, as well as the manner in which the plan is organized. This will allow for a more targeted round of revisions in February. The overall intent of each section was discussed. A summary of the plan presentation included:
 - a. Introduction: provides context regarding the Town, the role of the Comprehensive Plan, and the process used to write the plan in Warrensburg.
 - b. Vision and Goals: in addition to containing the Vision and Goals statements, this section explains the roles each in the context of the plan.
 - c. Recommendations: For each topic area, a brief introduction was included before the recommendations. These contain relevant inventory/analysis information, public input summaries, or other context information. Within the recommendations, Jackie and Kate attempted to use the appropriate amount of detail to portray the associated idea. The committee should keep in mind that more or less information can be provided for each recommendation.

4. The next steps for the project were discussed. Several new ideas concerning revisions or additions to the plan were discussed during the meeting – Jackie and Kate will collate these ideas along with any comments forthcoming over the next month. At the next meeting, these changes will be discussed. In addition, the implementation matrix will be created and distributed to the committee prior to the next meeting.
5. The next meeting will be held on **February 22, 2011 at 6:30 p.m.** at the Town Hall.



Summary of December 9 Town Board presentation:

1. Lisa Nagle gave an overview of the project status. The committee and Elan have been working for the past three months on the plan, and would like to take the opportunity to get feedback from the Board as the plan moves forward.
2. Jackie Hakes then gave an overview of the project. She noted that the Vision and Goals have been revised based on committee feedback. Key recommendations have also been discussed, and were summarized according to topic area. Another notable change from the last Town Board presentation was that the economic development ideas were broken into three categories: Town-Wide, Hamlet Sustainability, and Main Street Revitalization. This allows for a more targeted series of recommendations.
3. The Future Land Use maps were presented. The Town-Wide map illustrates broad land use areas and partnership/connection opportunities. The Hamlet map is more specific and refined, with a number of land use types designated. Gateways, pedestrian connections, and the Main Street improvement area are also included.
4. Discussion of the materials presented included the following points:
 - a. The Supervisor noted that it is important to continue working towards the plan, and to identify things which can be done by the Town regardless of the amount of funding available from State and Federal agencies. As the economy continues to recover, funding is limited, so having actions that the Town can accomplish without these funding will be crucial.
 - b. Laura Moore and Councilman Alexander noted that the committee and Elan have been working well together, especially in terms of bring together conflicting ideas and breaking complex concepts down into easy to understand ideas.
 - c. Councilman Markey noted that there is a significant opportunity for hydroelectric generation. This is something which has been successful in other communities and could be a way to use renewable energy to create a revenue source. This should be mentioned in the plan.
 - d. Supervisor Geraghty noted that the local bikeway committee, chaired by Lloyd Mott, has expressed interest in linking the Lake George bikeway to Warrensburg. Lisa stated that Mr. Mott will be contacted, and noted that we have been working with Wayne LaMothe with the Warren County First Wilderness Heritage Corridor program as well.





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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 02/22/2011

Time: 6:30 p.m.

Purpose: Present Draft Plan

Committee, Staff, and Consultants Attending:

Sandi Parisi

Steve Parisi

Laura Moore

Theresa Whalen

Alice Farrell

Kate Mance

Jackie Hakes

Bob Knowles

Wayne LaMothe

Chris Belden

Audience Members Attending:

Kathy Varney

Herb Smith

Next Committee Meeting will be held March 22, 2011 at 6:30 p.m. at Town Hall.

1. The meeting began with public comment and announcements.
 - a. The committee discussed the story in the Post-Star concerning Hamlets 3. Elan is looking into how this issue fits in with Warrensburg, and will consult with Andy Labruzzo at NYSDOS on how/if it can be incorporated into the Comp Plan.
 - b. Kathy Varney introduced the Department of Health grant available through Glens Falls hospital – “Creating Healthy Places”. Funding can be used to promote walkable communities.
2. Jackie Hakes and Kate Mance walked through the draft plan. Committee comments were received on sections I-III.B.2. This included the Introduction, Vision, Town-wide Economic Development Recommendations, and the first few Hamlet Sustainability recommendations. Jackie and Kate will collate these ideas along with any comments forthcoming over the next month.
3. The next meeting will be held on **March 22, 2011 at 6:30 p.m.** at the Town Hall.





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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 03/22/2011

Time: 6:30 p.m.

Purpose: Present Draft Plan

Committee, Staff, and Consultants Attending:

Sandi Parisi

Steve Parisi

Laura Moore

Theresa Whalen

Alice Farrell

Kate Mance

Jackie Hakes

Ruth Fruda

Chris Belden

Audience Members Attending:

Kathy Varney

Pam Morin

Next Committee Meeting will be held April 26, 2011 at 6:30 p.m. at Town Hall.

1. The meeting began with public comment and announcements.
 - a. Kathy Varney stated a preference that the plan supports Complete Streets ideas as well as community gardens.
 - b. Jackie Hakes gave an update regarding the Town's recent application for a NYSDEC Smart Growth grant. Chris Belden explained that the grant application was for Main St. Streetscape and Gateway improvements, which were ideas called for in the Comp Plan. The grant awards have not yet been announced.
2. The committee discussed the schedule. Jackie Hakes noted that the process is about 2 months behind the original schedule, but that the extra time had been necessary to review the plan. The goal is to complete the review of the plan over the next two meetings, then bring the draft to the public in May. This will allow the committee to get confirmation from the public concerning the basic ideas in the plan. Comments received at that meeting will then be brought back to the committee, which will review the plan again prior to submitting it to the Town Board.
3. Jackie Hakes and Kate Mance walked through the draft plan. Committee comments were received on sections III.B.3. – III.E.3. This included the Hamlet Sustainability, Main Street Revitalization, Open Space, and Housing recommendations. Jackie and Kate will collate these ideas along with any comments forthcoming over the next month.
4. The next meeting will be held on **April 26, 2011 at 6:30 p.m.** at the Town Hall.





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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 04/26/2011

Time: 6:30 p.m.

Purpose: Present Draft Plan

Committee, Staff, and Consultants Attending:

Sandi Parisi

Steve Parisi

Theresa Whalen

Alice Farrell

Kate Mance

Jackie Hakes

Ruth Fruda

Chris Belden

John Alexander

Audience Members Attending:

Kathy Varney

Paul Gilcrest

Herb Smith

Next Committee Meeting will be held May 31, 2011 at 6:30 p.m. at Town Hall.

1. The meeting began with public comment and announcements. There was no public comment.
2. Jackie Hakes discussed the schedule. There is a Town Board workshop scheduled for May 4, to review the plan informally. The public input session will be held on May 16th. The committee discussed outreach and media outlets. Jackie requested that the May committee meeting be postponed until the 31st, to allow Elan sufficient time to summarize the comments which will be received at the public meeting. The committee agreed to re-schedule the May meeting to the 31st.
3. John Alexander asked whether the Locally Approved Land Use Plan would be a part of the Comprehensive Plan. Jackie Hakes explained that, according to Andy Labruzzo at NYS Department of State, there would be little administrative or procedural benefit for the Town to pursue a Locally Approved Land Use Plan.
4. Jackie Hakes and Kate Mance walked through the draft plan. Committee comments were received on the remainder of the plan. This included the Housing, Infrastructure and Governance, and Recreation recommendations, as well as the Future Land Use Map. Jackie and Kate will collate these ideas along with any comments forthcoming over the next month. In addition, recently comments were recently received from Andy Labruzzo regarding the plan. In particular, a new section in the recommendations will be added regarding Waterfront Enhancement. The content of this section will be created from recommendations already existing in the plan draft.
5. The next meeting will be held on **May 31, 2011 at 6:30 p.m.** at the Town Hall.





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MEETING MINUTES

Warrensburg Comp Plan Advisory Committee

Date: Tuesday, 05/31/2011

Time: 6:30 p.m.

Purpose: Review public comments and proposed revisions

Committee, Staff, and Consultants Attending:

Laura Moore

Sandi Parisi

Steve Parisi

Theresa Whalen

Alice Farrell

Kate Mance

Jackie Hakes

Bob Knowles

Chris Belden

John Alexander

Audience Members Attending:

Kathy Varney

Paul Gilcrest

Herb Smith

Wayne LaMothe

Kevin Geraghty

Ruth Fruda

1. The meeting began with public comment and announcements. There was no public comment.
2. Jackie Hakes reviewed the agenda. A number of revisions were proposed, based on the comment received on May 16 as well as emails and phone calls received. Each revision will be discussed. The committee can choose to accept the revision, or can acknowledge the comment without changing the text of the original document.
3. Page 10, A.4: The change is in response to a concern that the promotion of home occupations may promote types of uses which might be incompatible with surrounding residences. The committee requested that parking be added to the list of performance criteria to be examined.
4. Page 14, B.2: The change is in response to a concern that design guidelines may pose an unreasonable burden on developers. The committee consensus was to accept this revision as proposed.
5. Page 17: B.5: The change is in response to a concern that the promotion of apartment units in second and third floor buildings may pose a burden on emergency access. The committee asked that fire department review of site plan and zoning permit applications be added to the proposed change.
6. Page 20, C.3: The reference to "neighborhood commercial" was revised in response to comments that it is too similar to a current zoning district designation. The committee asked that a brief glossary be added to explain what a node is. In addition, a reference to the NYS Main Street program will be added to the section introduction.
7. Page 21, C.4: The text which describes the location of gateways was deleted in response to committee comments. The committee consensus was to accept this revision as proposed.



8. Page 30, E.4: The concept of an urban forestry management plan was identified as a possible task of the CAC, in response to public comments. The committee consensus was to accept this revision as proposed. In addition, the explanation of the CAC role will also be made more informal and flexible.
9. Page 32, F.2: The references to affordable housing were revised to clarify the intent to provide housing for middle-income residents, in response to public comments. The committee consensus was to accept this revision as proposed.
10. Page 35, G.1: Text was added which references the potential to create a Locally Approved Land Use Plan, in response to public comments. After discussing the benefits and drawbacks of the program, the committee consensus was to accept this revision as proposed.
11. Page 37, G.4: The library recommendation was revised based on language provided in a letter from the Library Board of Trustees. The committee consensus was that calling out one specific group for funding would be inappropriate for a Comprehensive Plan. The revision will not be added to the plan. Instead, the recommendation will be made more generic, to call for Town support for a variety of cultural institutions, with the Library being one example.
12. Page 45: The reference to “neighborhood commercial” was revised in response to comments that it is too similar to a current zoning district designation. The committee consensus was to accept this revision as proposed.
13. Implementation Matrix: There was a concern that too many of the recommendations listed the Town Board as project leader. In reality, many of these recommendations need only authorization from the Board, when the action in question would be performed by another agency or committee. The implementation matrix was revised to indicate the project leader that would actually be performing the action. In addition, the Planning Oversight Committee, called for on page 46, was added where applicable. The committee consensus was to accept this revision as proposed.
14. Jackie reviewed a series of other comments which were forwarded to the committee via email. There was a discussion about the need to add specific sources for training of local review boards. The committee consensus was that this topic was not appropriate for inclusion in the Comprehensive Plan.
15. The attending Town Board members were asked what their view on the plan was. Supervisor Geraghty noted that the draft seems to address all major concerns and that he is pleased with the work that has been done. John Alexander also noted that the plan represents a large effort on the part of the committee, and that he hopes that it will be adopted.
16. Laura Moore asked whether the committee was happy with accepting the changes as discussed, or if an additional review would be needed. The committee members consensus was that an additional round of review before sending the draft to the Town Board would not be necessary.
17. Laura noted that a formal vote to refer the plan to the Town Board was necessary. The members of the committee were affirmed for clarification of members of the audience. The following Resolution was brought forth on a motion by committee member Sandi Parisi:

WHEREAS, New York State Town Law authorizes the Town Board under Section 272-a to appoint a special board directed to prepare a proposed comprehensive plan or amendment thereto, such board shall, by resolution, recommend such proposed plan or amendment to the town board, and

WHEREAS, the Town Board of the Town of Warrensburg has appointed a Comprehensive Plan Committee to act as the aforementioned special board in resolution #190-08 and amended in resolution #199-10, and

WHEREAS, the Comprehensive Plan Committee has drafted a Comprehensive Plan, which was presented to the public on May 16, 2011, and

WHEREAS, having received comments on the draft Comprehensive Plan, the committee has revised the document to respond to these comments, and

WHEREAS, the consensus of the Committee is that this draft Comprehensive Plan adequately represents the vision, goals, and recommendations of the community as received during public meetings, stakeholder interviews, surveys, and committee meeting attendance, now therefore be it

RESOLVED, that the Comprehensive Plan, dated May 31, 2011, with changes noted, shall be referred to the Town Board of Warrensburg for consideration.

Motion: Sandi Parisi

Second: Alice Farrell

Ayes: 6

Nays: 0

18. Jackie Hakes thanked the committee for their work. The draft comprehensive plan, with revisions as discussed, will be sent to the Town Board by the end of the week. Although the committee is now officially disbanded, Jackie urged the members to remain involved in the Comprehensive Plan process as the document moves to the Town Board. The next step will be to complete the zoning diagnostic as the Comprehensive Plan is reviewed by the Board, with the goal of a joint Comprehensive Plan/zoning adoption in the fall.

