



WARREN COUNTY

2040

Planning for the future

Warren County's **DRAFT COMPREHENSIVE PLAN** is open for review

The Warren County 2040 Comprehensive Plan is now available in draft form. This plan reflects months of collaboration with residents, businesses, and community leaders to chart a future for Warren County.

We invite you to review the draft using the link or QR code below and share your feedback to help shape the final plan. Your input is essential to ensuring that the plan addresses the goals of our community.

A special Board of Supervisors' Workshop will be held on February 10th.

UPCOMING DATES

January 16 - February 7, 2025

Draft Plan Review

February 10, 2025 11am

Board of Supervisors' Workshop



warrencountyny.gov/Warren2040

WARREN COUNTY

PLANNING AND COMMUNITY DEVELOPMENT



Key Takeaways:

- If you have a project idea that aligns with the program's eligible activities, please share it with the Planning Department by **January 31, 2025**. We will review and refine project concepts to ensure they align with the grant guidelines and are competitive for funding.
- Applicants are accepted on a rolling basis. **Round 1 is currently active and will expire Tuesday, April 1, 2025** OR when all eligible Counties have applied and/or notified no application forthcoming
- For more information about the grant, visit [County Infrastructure Grant Program Details](#).

esd.ny.gov/county-infrastructure-grant-program#objective

warrencountyny.gov/planning

NYS ESD County Infrastructure Grant Program

CALL FOR PROJECTS

Date: 1/17/25

Deadline: 1/31/25

Program Highlights

- **Program Objective:** Under New York's County Infrastructure Grant Program, Empire State Development will provide up to \$50 million in grants to support county-led infrastructure projects across the State, with enhanced awards for projects supporting the creation of housing.
- **Funding Available:**
 - Up to \$500,000 for projects not directly supporting the creation of at least 10 housing units.
 - Up to \$1,000,000 for projects directly support the creation of at least 10 housing units.
- **Eligible Activities:**
 - Construction, expansion, or rehabilitation of municipal, utility, or public property and/or ancillary infrastructure to support such development.
 - Road, water, sewer, or utility extension/reconstruction.
 - Placemaking and beautification initiatives.
 - Design or engineering costs (up to 20% of total project costs).
 - Site preparation, demolition, or land acquisition related to the project.
- **Match Requirement:** At least 50% of total project costs must come from non-program funds.
- **Application Limit:** One application per county per round.

Supervisor Input is Needed

The Planning Department is seeking project ideas from our elected officials to identify strong candidate projects for this grant. Ideas don't need to be fully developed or polished—just let us know what you see as an opportunity in your community.

We will compile a list of projects based on your input, along with our review of municipal comprehensive plans, the county's capital project inventory, and other resources. Projects can focus on county-owned infrastructure or involve a county-sponsored application for municipal infrastructure projects.

You can also explore the apital project inventory on the County's GIS Hub at warrencountyny.gov/gis.

Join us to learn more about how
Warren County is

Working Towards a Vibrant Outdoor Economy

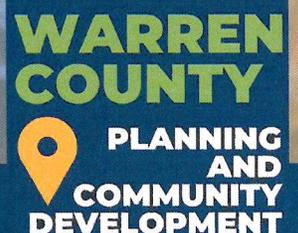
Virtual Lunch and Learn

Thursday, February 13th at noon

Presentation of Warren County's
Draft Outdoor Recreation Economy Strategic Plan

Scan the QR code or
visit the website below to
view the draft plan and register

warrencountyny.gov/planning



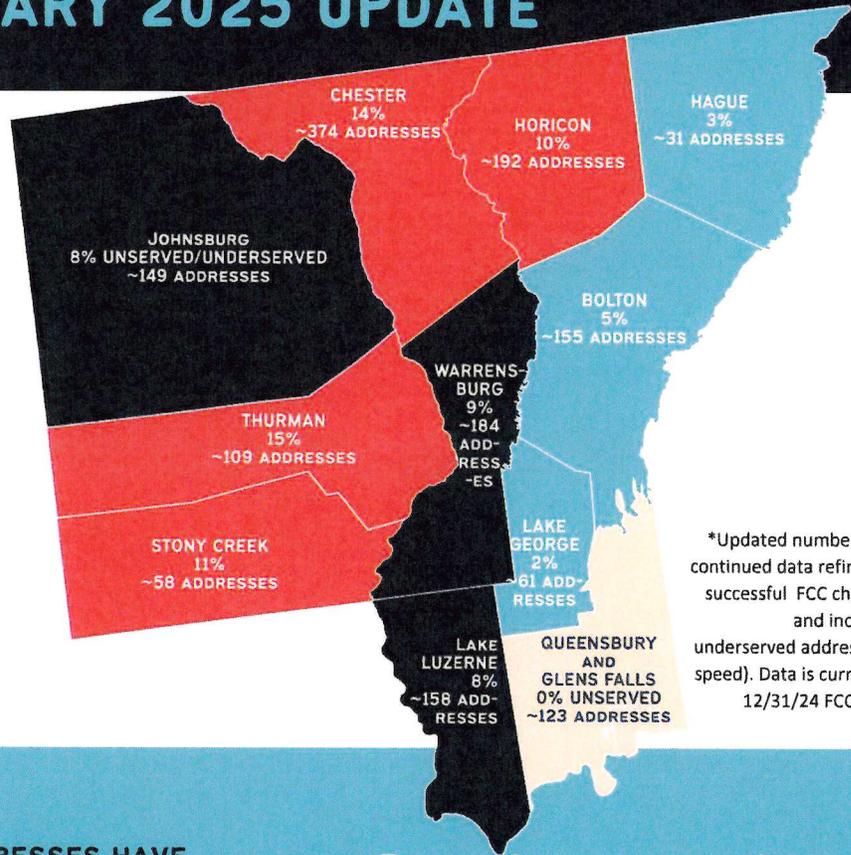


BROADBAND IN WARREN COUNTY

JANUARY 2025 UPDATE

AVAILABILITY

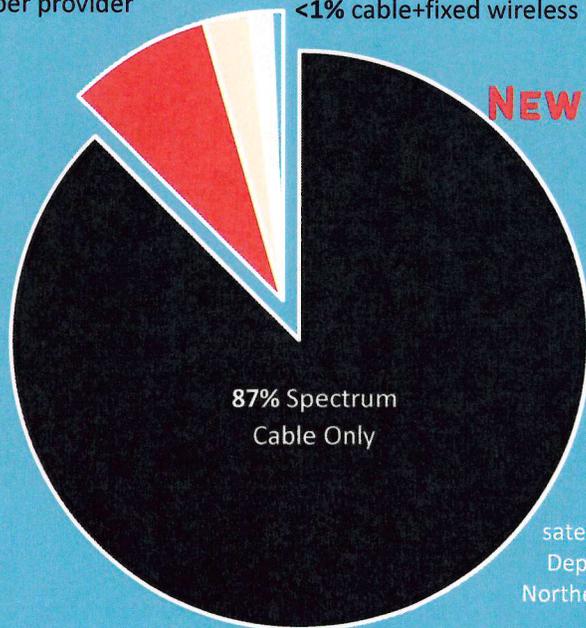
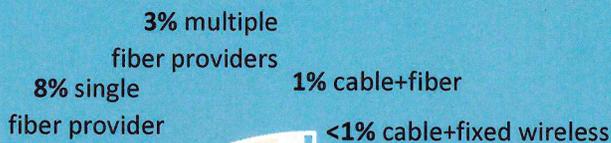
4.6% OF WARREN COUNTY ADDRESSES (~1600 SERVICEABLE LOCATIONS) HAVE NO ACCESS TO TERRESTRIAL BROADBAND (“UNSERVED”) OR DO NOT HAVE ACCESS TO TERRESTRIAL HIGH-SPEED BROADBAND (“UNDERSERVED”)



*Updated numbers reflect continued data refinements, successful FCC challenges, and inclusion of underserved addresses (low speed). Data is current as of 12/31/24 FCC update.

LACK OF COMPETITION

FEWER THAN 5% OF SERVED ADDRESSES HAVE ACCESS TO MORE THAN ONE PROVIDER



BEAD INITIATIVE STATUS

New York State’s plan for expending approximately \$664 million from the Broadband Equity Access and Deployment (BEAD) Program through the National Telecommunications and Information Administration (NTIA) was approved and the Request for Applications for broadband providers is currently open through February 7, 2025. Warren County has three grant areas that providers may bid on. Successful bidders will receive grants for terrestrial broadband deployment to unserved addresses.

NEW CONNECT WARREN COUNTY INITIATIVE

This new initiative aims to expand reliable internet access to the approximately 5% of households in Warren County that remain unserved by traditional broadband providers. By leveraging satellite internet technology, this initiative will help address the digital divide that affects rural areas.

This program will be managed by the Warren County Department of Planning and Community Development. The project will begin with a **pre-application process** via a survey to underserved addresses in early 2025 to gather data on household needs and interest in subsidized satellite broadband equipment.

The information gathered through the pre-application process will be used to develop a pilot program offering satellite broadband equipment to eligible households. Planning Department staff will explore funding opportunities such as the Northern Borders Regional Commission or other state and federal grant funds to help subsidize the project.



A 21st century approach to Adirondack hamlet development

Warren County
Thriving
HAMLETS



Warren County is committed to supporting and empowering local municipalities within the Adirondack Park to address the critical challenges of housing availability and affordability, with a focus on fostering thriving downtowns and enhancing community well-being.

The Thriving Hamlets initiative is a comprehensive buildout analysis of the Adirondack Park Agency (APA)-designated hamlets in Warren County. This in-depth review utilizes Geographic Information Systems (GIS) to assess buildable land, infrastructure, zoning regulations, and environmental constraints within each hamlet. By combining this analysis with local coordination, the program seeks to identify practical and targeted infrastructure enhancements and zoning adjustments in hamlets throughout the County that could produce expanded development potential.

What is a hamlet?

Thriving Hamlets is evaluating hamlet areas in Warren County that are defined and designated as such through the Adirondack Park Land Use and Development Plan and Map, as amended. Hamlets are population centers that range in size from large communities with commercial, residential, tourist and industrial development, to smaller settlement areas with fewer public services and facilities. Hamlet designated regions are considered growth and service centers of the Park where the Agency encourages development. Intentionally, the Agency has very limited permit requirements in hamlet areas. Warren County is home to the twenty hamlets listed at right.

The Adirondack Park in Warren County

The Adirondack Park covers nearly 94% of the County's total land area and is located within 11 of the 12 municipalities. The City of Glens Falls is the sole municipal jurisdiction within the County that contains no Adirondack Park lands within its boundary.

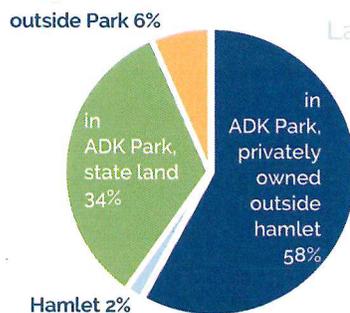
Warren County's population is located disproportionately outside of the Park, with 65% of the population living in 6% of the land area. Only 2% of the County's land area is designated as hamlet. However, these hamlet areas are home to a substantial portion of the County's population within the Park, reflecting their designation as population and service centers.



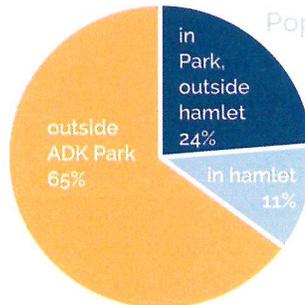
Warren County's Hamlets

- Adirondack
- Bakers Mills
- Bolton
- Bolton Landing
- Brant Lake
- Chestertown
- Diamond Point
- Hague
- Johnsburg
- Lake George
- Lake George Village
- Lake Luzerne
- North Creek
- Pottersville
- Riparius
- Silver Bay
- Stony Creek
- Warrensburg
- West Mountain
- Wevertown

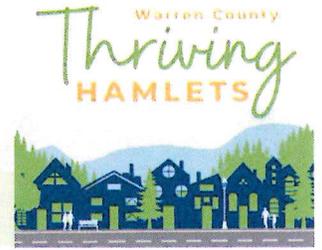
Land Area



Population



Project Timeline



1

Hamlet Profiles

August 2024 – February 2025

Thrivning Hamlets will complete an initial review for all of the hamlets in Warren County. This review will develop hamlet profiles that outline existing conditions, detail the history and development of the hamlet, in addition to an initial spatial analysis utilizing GIS. All community plans will be evaluated to identify goals, actions, and issues that are associated with infill development, housing, hamlet development, and infrastructure investment. Through this GIS analysis and existing conditions analysis, a number of hamlets will be selected to proceed through the full build out analysis.

2

Outreach

February 2025 – May 2025

Thrivning Hamlets will meet with jurisdictions throughout the County to discuss the initial findings from Part 1. This will be an opportunity to introduce Thrivning Hamlets, present the existing conditions report, and publicly show the hamlets that have been identified for further review.

3

Build-Out Analysis

February 2025 – May 2025

The hamlets selected for further review will undergo a full buildout analysis utilizing GIS. This analysis will use existing zoning regulations, parcel data, and physical constraints, such as wetlands, floodplains, and slope, to determine the number of additional structures that could be built under current regulations.

4

Scenario Modeling

March 2025-March 2026

Using ArcGIS Urban, will create interactive 3D models and scenarios for selected hamlets. This scenario planning will aid in visualizing the impact of infrastructure expansion or zoning amendments on the built environment within each hamlet to better represent development potential.

5

Infrastructure Assessments

March 2025-March 2026

A select number of hamlets with identified infrastructure expansion potential will receive initial engineering support.

6

Final Report and Presentation

End of 2026

A select number of hamlets with identified infrastructure expansion potential will receive initial engineering support for infrastructure expansion.



Thrivning Hamlets is funded in part by a grant from the New York State Department of Environmental Conservation, Adirondack Park Community Smart Growth Program through appropriations from the New York State Environmental Protection Fund (EPF).



Warren County Department of Planning and Community Development

2024 Grant Awards

Project Name	Project Purpose	Total Project Cost	Funding Program	Local Share	State/Fed Share	Percentage State/Fed Share	Comprehensive Plan Goal Alignment
Thriving Hamlets	Conduct buildout and engineering analysis in hamlets to identify opportunities for new development and revitalization	\$135,592	NYSDEC Smart Growth Implementation Program	\$30,303 in-kind and county	\$105,288	78%	Goals 1, 2 and 3
NYSDEC Septic Replacement Program	Improve water quality by replacing deficient septic systems along sensitive waterways	\$400,000	Environmental Facilities Corporation	\$0	\$400,000	100%	Goals 2 and 5
CDBG	Septic and Water Well Replacement Program	\$400,000	HCR	\$0	\$400,000	100%	Goals 2 and 5
Make the Connection	Support Pedestrian and Bicycle Safety	\$492,000	Adirondack Glens Falls Transportation Council	\$0	\$492,000	100%	Goals 1, 3, and 6
Organics Composting Pilot Program	Establish a county operated composting facility in Queensbury	\$200,000	NYSDEC Climate Smart Communities Program	\$100,000	\$100,000	50%	Goal 5
City of Glens Falls Salt Storage	Protect water quality	\$215,000	NYSDEC Water Quality Improvement Program	\$43,000 (City of GF)	\$172,000	80%	Goal 5
North Creek Rail Station Improvements	Replace roof of county owned rail station and restore building exterior	\$308,401	NYS Parks Recreation and Historic Preservation	\$77,101	\$231,300	75%	Goals 3 and 6
Warren County Brownfield Inventory	Create an inventory of vacant and underutilized properties across Warren County	\$111,236	NYSDOS Brownfield Opportunity Area Program	\$11,124	\$100,112	90%	Goals 2, 3, and 5
Total Project Costs		\$2,262,229	Non-Local Funds		\$2,000,700		

Warren County Comprehensive Plan Goals

- Goal 1** Attract and retain younger residents while accommodating an aging population
- Goal 3** Support thriving communities, hamlets and downtowns
- Goal 5** Maintain and enhance environmental quality
- Goal 7** Improve government communication and transparency

- Goal 2** Improve housing access and quality
- Goal 4** Strengthen and support existing and emerging economic sectors
- Goal 6** Develop and maintain a long-term plan for county infrastructure/assets