

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: ENVIRONMENTAL CONCERNS & REAL PROPERTY TAX SERVICES

DATE: JULY 22, 2026

COMMITTEE MEMBERS PRESENT:

SUPERVISORS PATCHETT
STRAINER
NILES
CROCITTO
DIAMOND

OTHERS PRESENT:

KRISTEN MACEWAN, DIRECTOR, REAL PROPERTY TAX SERVICES
KEVIN B. GERAGHTY, CHAIRMAN OF THE BOARD
AMANDA ALLEN, CLERK OF THE BOARD
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
KIMBERLY RICHARDS, COUNTY ATTORNEY

SUPERVISORS BRUNO

WILD

COMMITTEE MEMBERS ABSENT:

SUPERVISORS ETU
BEATY

SARA FRANKENFELD, GIS ADMINISTRATOR

ETHAN GADDY, COUNTY PLANNER

CHRISTINE NORTON, COUNTY TREASURER

LIZA OCHSENDORF, DIRECTOR, WORKFORCE DEVELOPMENT

LINDA CLARK, TOWN OF QUEENSBURY RESIDENT

DIANE COLLINS, REPRESENTING NORTH COUNTRY EARTH ACTION

JIM SIPLON, PRESIDENT, ECONOMIC DEVELOPMENT CORPORATION, WARREN COUNTY

GRETCHAN STEFFAN, EXECUTIVE DIRECTOR, SARATOGA-WARREN-WASHINGTON COUNTIES WORKFORCE DEVELOPMENT BOARD

JOHN WHEATLEY, VICE PREISDENT, ECONOMIC DEVELOPMENT CORPORATION OF WARREN COUNTY

SARAH MCLENITHAN, DEPUTY CLERK OF THE BOARD

*SEE SIGN IN SHEET FOR LIST FOR ATTENDEES

Please note, the following contains a summarization of the July 22, 2026 meeting of the Environmental Concerns & Real Property Tax Services Committee; the meeting in its entirety can be viewed on the Warren County website using the following links:

Warren County website - <https://www.warrencountyny.gov/MMA>

Warren County's YouTube Channel - <https://www.youtube.com/watch?v=Q4I8XihoRWM&t=36s>

Mr. Patchett called the meeting of Environmental Concerns & Real Property Tax Services to order at 11:11 a.m.

Motion was made by Mr. Crocitto, seconded by Mr. Strainer and carried by a unanimous vote of those present (*Messrs. Etu and Beaty absent*) to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Copies of the Real Property Tax Services agenda were distributed; a copy of the agenda is on file with the meeting minutes.

Privilege of the floor was offered for public comment:

Diane Collins, *Representing North Country Earth Action and CAT (Climate Action Team)*, spoke regarding her and her colleagues purpose of providing the Committee with information that could entice the Committee members to modernize their municipalities through solar energy projects which could strengthen the local economy, lower energy bills and make the region more attractive to families and businesses. She stated she was hoping the County would be agreeable to creating a solar energy working group whose purpose would be to advise the Committee on possible solar projects. She proceeded to provide a brief summary of the handouts she had given to the Clerk of the Board to distribute to the Committee members; *copies of the handouts are on file with the meeting minutes.*

The meeting commenced with a review of the Action Agenda/New Business Items portion of the Real Property Tax Services agenda which consisted of the following requests:

1. Request to authorize the County Treasurer to delete 2012 - 2025 unpaid taxes on Tax Map No. 279-1-26 in the amount of \$14,492.40 in the Town of Queensbury, which was deemed unusable due to it being an old capped landfill.

2. Request to authorize the County Treasurer to delete 1994 - 2008 and 2016 unpaid taxes on Tax Map Nos. 279.18-1-8 in the amount of \$13,230.70 in the Town of Queensbury; 279.19-1-1, in the amount of \$30,021.53 in the Town of Queensbury; and 303.8-1-1 in the amount of \$55,424.83 in the Town of Queensbury, all of which were deemed unusable due to them being extensively wetlands.
3. Request to authorize the County Treasurer to delete 2002 - 2009 unpaid taxes on Tax Map No. 303.11-1-2 in the amount of \$25,146.03 in the Town of Queensbury, which was deemed unusable due to it being extensively wetlands.
4. Request to authorize the County Treasurer to delete 1994 - 2009 and 2011-2012 unpaid taxes on Tax Map Nos. 303.11-1-1 in the amount of \$39,506.00 in the Town of Queensbury; and 303.11-1-3, in the amount of \$30,643.39 in the Town of Queensbury, both of which were deemed unusable due to them being extensively wetlands.
5. Request to authorize the County Treasurer to delete 1994 - 2008 unpaid taxes on Tax Map Nos. 303.6-1-7 in the amount of \$62,301.71 in the Town of Queensbury; 303.6-1-8, in the amount of \$27,757.70 in the Town of Queensbury; and 303.7-1-1 in the amount of \$12,594.08 in the Town of Queensbury, all of which were deemed unusable due to them being extensively wetlands.

Motion was made by Mr. Strainer, seconded by Mr. Crocitto and carried by a unanimous vote of those present (*Messrs. Etu and Beaty absent*) to approve the requests as outlined above and the necessary resolutions were authorized for the August 19, 2026 Board meeting. *Copies of the resolution request forms are on file with the meeting minutes.*

Proceeding with the agenda review, Committee reviewed the Discussion Items portion of the Real Property Tax Services agenda with an overview of the following:

1. Real Property Working Committee- Kristen MacEwan, *Director, Real Property Tax Services*, advised the County Property Review Group met on July 15th to continue the discussion regarding the surplus County-owned properties following which it was determined they would reconvene on September 2nd to discuss whether the properties could be sold.
2. Tax Foreclosure Update - Ms. MacEwan provided a brief update regarding the tax foreclosure process, indicating 58 parcels were remaining. She added the deadline for property owners to pay off the past due balance or enter into an installment agreement was July 31st.
3. Condo Law - Ms. MacEwan apprised she was working with the local assessors on drafting a Home Rule to request that the State permit condominiums to be valued at market value rather than what it was now which was capped at half the market value. She explained the reason the State placed the limitation on condominiums was because in many regions in the State they were considered affordable housing and they wanted to ensure the property tax levels on them were reasonable; however, she noted, in this area there condominiums of significant value. She explained the purpose of the Home Rule would be to allow the County to opt out of the State legislation that placed the limitation on condominiums.

Mr. Patchett once again offered privilege of the floor for public comment, but there was no one wishing to speak.

There being no further business to come before the Environmental Concerns & Real Property Tax Services Committee, on motion made by Mr. Niles, seconded by Mr. Strainer and carried by a unanimous vote of those present (*Messrs. Etu and Beaty absent*), Mr. Patchett adjourned the meeting at 11:24 a.m.

Respectfully submitted,
Sarah McLenithan, Deputy Clerk of the Board