

**WARREN COUNTY BOARD OF SUPERVISORS  
REGULAR MEETING  
FRIDAY, JUNE 15, 2007**

The Board of Supervisors of the County of Warren convened at the Supervisors' Room in the Warren County Municipal Center, Lake George, New York, at 10:00 a.m.

Mr. William Thomas presiding.

Salute to the flag was led by Supervisor Kenny.

Roll called, the following members present:

Supervisors Gabriels, Monroe, Girard, Sheehan, Mason, O'Connor, Kenny, Belden, Bentley, W. Thomas, Tessier, Merlino, Stec, Caimano, Champagne, VanNess, Sokol, F. Thomas, Haskell, and Geraghty - 20.

Motion was made by Mr. Haskell, seconded by Mr. Geraghty and carried unanimously, to approve the minutes of the May 18, 2007 Board Meeting, subject to correction by the Clerk.

Chairman Thomas extended privilege of the floor to Supervisor Haskell to discuss the proposal regarding the design and location of the Health and Human Services Building from Clark Patterson Associates and Bovis Lend Lease which was distributed to the Supervisors for their review, a copy of which is on file with the minutes. Mr. Haskell advised that there would be a Special Board Meeting on July 6, 2007 at 9:00 a.m. to discuss the building options as listed in the packet. He asked that the Supervisors review the packets thoroughly and come to the meeting prepared with any questions they may have, as both Clark Patterson Associates and Bovis Lend Lease would be at the meeting.

Mr. Haskell left the meeting at 10:03 a.m.

Chairman Thomas extended privilege of the floor to Laura Saffer, Health Educator, for the presentation of certificates to the winners of the "Tar Wars Tobacco Prevention Program" and Poster Contest for grades 4 and 5. Ms. Saffer provided a power point presentation which outlined the posters and the winners. Chairman Thomas presented each winner with a certificate. The board members responded with applause.

Chairman Thomas requested William Lamy, DPW Superintendent, and Supervisor Belden to come forward. Mr. Belden presented a Certificate of Appreciation to William Breen for thirty years of dedicated service to the Department of Public Works. Mr. Belden wished Mr. Breen luck in his retirement. The board members responded with applause.

Continuing with presentations, Mr. Lamy apprised that in the field of airport executives there was a certification that took place in which very few candidates qualified and even fewer were successful in completing the requirement. He further stated that Marshall Stevens, Airport Manager, had completed the test and appeared before a Board and passed the accreditation as an airport executive. Mr. Lamy requested Supervisor Tessier to read the plaque and present it to Mr. Stevens. Mr. Tessier read the plaque and congratulated Mr. Stevens on this accomplishment. The board members responded with applause.

Chairman Thomas presented a proclamation to Bill Dutcher, in recognition of twenty-five years of hosting the Americade rally. Chairman Thomas requested both Mr. Dutcher and his son, Christian, to come forward and accept the proclamation. Mr. Dutcher thanked all of the Warren County Departments involved and the Board of Supervisors for their support. The board members responded with applause.

Chairman Thomas acknowledged that Robert Landry, Director of the Glens Falls Housing Authority, had requested permission to address the Board regarding Section 8 program funding cuts. Chairman Thomas extended privilege of the floor to Mr. Landry. Mr. Landry said the Glens Falls Housing Authority provided low income housing to senior citizens, as well as the Section 8 Housing Choice Voucher Program which was a federal housing program that covered all of Warren County. He further explained the program and noted that the Housing Authority assisted six hundred families/individuals with rent payments in privately owned apartments throughout the County. He added that the program was funded by the federal government and the participants of the program paid 30% of their income towards the rent and the Housing Authority paid the landlords the difference. Mr. Landry advised that since 2004 there had been over a 25% reduction in federal funding for this program. He stated that there were over two hundred fifty people on a waiting list to be serviced under this program.

Mr. Landry apprised the Housing Authority had been working in conjunction with the local Congressional Office to get assistance for additional funding into the area. He asked that the board develop a resolution to be forwarded to Congresswoman Gillibrands' Office requesting assistance for additional funding for the Section 8 Housing Choice Voucher Program in Warren County, not only to address the current six hundred participants, but to also assist the two hundred fifty people on the waiting list in need.

Motion was made by Mr. Monroe, seconded by Mr. VanNess and carried unanimously to suspend the rules requiring that a resolution be in writing.

Motion was made by Mr. Girard, seconded by Mr. Sheehan and carried unanimously to approve the request to develop a resolution requesting assistance for additional funding for the Section 8 Housing Choice Voucher Program in Warren County, and to forward the resolution to Senator Schumer, Senator Clinton and Congresswoman Gillibrand. Clerk noted it would be Resolution No. 413 of 2007 for the record.

Chairman Thomas advised on the purchase of the Gaslight Village property from the Wood Foundation and referred to the maps that had been distributed to the board members, copies of which are on file with the minutes. He reminded the board members that they had agreed that the County would contribute \$1.3 million towards the purchase of the property. He noted that the closing on the property was to take place by June 21, 2007 in order to preserve the \$100,000 deposit the County had put forth. He acknowledged that the Mayor of the Village of Lake George, Robert Blais, was present at the meeting today, as well as Dave Wick, District Manager of the Soil and Water Conservation District, and representatives of the environmental groups involved in the project.

Chairman Thomas asked Paul Dusek, County Attorney, to explain the resolutions that were included in the Supervisors' packets that related to this project. Mr. Dusek stated the resolutions that Chairman Thomas referred to were Resolution Nos. 411 and 412 included in the packets. He explained Resolution No. 411 recited the previous resolutions and agreements that had been entered into so far, which were as follows: an agreement between the Town of Lake George, the Village of Lake George and the County, in which all three parties agreed to acquire the Gaslight Village/Waxlife USA properties. He further noted that the previous resolutions also authorized a real estate contract with the Wood Foundation, which contained a clause that stated that the County had a right, for a period of approximately six months, to explore/examine the property and to make a decision by June 21<sup>st</sup> as to whether to acquire the property or to back out of the contract. Mr. Dusek continued and said that if the County decided to back out of the contract, the \$100,000 deposit would be returned; however, if the County took no action by June 21<sup>st</sup>, an automatic commitment would be assumed and the \$100,000 deposit would be lost if the County tried to back out. He advised that the County was requesting the Wood Foundation to grant a two to three month extension, until approximately September 1, 2007, to finish all of the necessary work, such as bonding resolutions, to complete the process in order to purchase the property.

Mr. Dusek explained Resolution No. 412 authorized the commencement of the SEQRA (State Environmental Quality Review Act) process, with the Village of Lake George serving as the lead agent for that process.

Chairman Thomas asked Mr. Wick if there was anything he would like to add with regard to remediation on the property. Mr. Wick expounded he had been working on the issue of Westbrook and storm water runoff into Lake George since 1994, when the original concept came about and was envisioned for the State-owned portion of the land; however, he said, they were not able to move forward due to State land constraints. He added that his perception was that this was the primary pollutant source to the southern basin of Lake George which was declining at a much faster rate, in terms of water quality, than the northern basin, particularly because of storm water runoff.

Mr. Monroe questioned if there were binding agreements in place with the environmental groups and Mr. Dusek replied not at this time; however, he said, the proposal was that before the closing on the property, the County would enter into a binding agreement with the environmental groups which would provide that the County would have, at the very minimum, the space that was outlined on the maps that were distributed, for staging and/or parking. He further explained that what actually happens on the property would not be determined until after the agreements had been signed. He added that the aforementioned maps would be attached to the agreements.

Mr. Belden expressed his concern with the fact that there was only one exit off of the property. He further suggested that the Department of Transportation (DOT) be contacted with regard to creating an exit onto 9N off the property. Mr. Wick clarified for Mr. Belden that the maps they were reviewing were only concept ideas, and in fact the group that developed the map in reference had not been chosen for the final project. He added that other groups had

researched using the south-side of the property for municipal benefit, including access directly off of the north bound lane to Westbrook Road.

Chris Ballantyne, representing the Fund for Lake George, one of the environmental groups involved, apprised that this was just a concept and there would be a tremendous amount of work involved to realize the actual vision for the project. He noted that a number of new proposals and concepts had come forward that were still being reviewed.

Mr. Dusek clarified that ideally, the County would not enter into an agreement with the environmental groups until all of the engineering work had been completed and the plan had been settled; however, he said, the problem with that was that it would postpone everything until well into the fall. He further explained that the Wood Foundation had advised that if the County wanted the extra time it would cost additional money. He expounded that in order to shortcut the process, the County would reach an agreement with the environmental groups and attach the aforementioned maps, stating that something similar to the maps would be done, with the understanding that the area and space could be dramatically changed over to the south side, yet the parties agreed that as long as the County was left with approximately 55,000 square feet and had reasonable access to accommodate fire trucks, etc., that the agreement would be reached. He concluded that he felt it was not an unreasonable risk given that the parties involved had the same interests.

Mr. Kenny expressed his concern with the amount of space available and noted he thought the County would need at least 100,000 square feet to accommodate the kinds of events that the County currently had. Fred Austin, Building Projects Coordinator, advised that he believed that if the entire south side of the property was dedicated to the environmental work, the north side by Route 9 where an infiltration system was designed was left for the environmental work and the rest of the north side was dedicated to the staging area and parking, there would be more than adequate space to accomplish that.

Mr. Monroe noted that while looking at the drafted maps, it appeared that the entire south east portion of the land was state-owned. He added that it would be a great addition to the project if it could be used; however, he said, he assumed it could not be used because the State claimed it was forest preserve. Mr. Wick agreed that they could improve upon the project by using the State parcel of land.

Mr. Tessier stated that in reviewing the maps, it looked like there were ten acres of land that comprised the property and he did not see any reason why at least a minimum of 75,000 square feet could not be set aside for the County. Mr. Wick said part of the problem was that the engineering work had not been completed in order to determine what exactly would be needed. Mr. Dusek reiterated that the intent was that by including this map the County would have a set amount of square footage and he added he could include in the terms of the agreement that there would have to be a minimum of 75,000 square feet, as well as suitable access from either Route 9 or Westbrook Road.

Mr. Lamy clarified that the number of 55,000 square feet was only a crude measurement that he had developed in order to determine the amount of green space that was

available. He suggested that once the County determined its needs, the estimated square footage could be used to decide if the available green space would work.

Mr. Caimano reminded the board members that they were trying to be stewards of the lake and to do what was best to preserve the environment. He noted that in the past, the board members had always trusted the County Attorney's legal opinion. Now, he said, Mr. Dusek was asking for the board members to trust him and he felt that they certainly should. Mr. Kenny agreed that protecting the lake was the primary responsibility; however, he added, protecting the taxpayers was the board members responsibility as well. He further stated that he felt the County needed at least 100,000 square feet to accommodate the types of events that the County currently had.

Mr. Monroe expounded that the agreement should include the stipulation that all parties would work together in good faith to try to incorporate the State-owned lands into the purchase of the property. He stated one of the purposes of Article 14 of the New York State Constitution was to protect the water quality in the Adirondacks and this project would do just that.

Privilege of the floor was extended to George Weinscheck, resident of Lake George. He commented that he did not think the County was ready to embark on such a project because it did not seem like the County had enough information to move forward. He further stated his problem with this project was that it was a Federal waterway and State land and this was a State project that the County was trying to take on and fund. He said the State was responsible for putting in the Northway which was what was polluting the lake; therefore, he said, he felt the Federal Government and the State should be fully responsible for correcting the damage that had been done.

Mayor Blais apprised he understood all of the questions and concerns that had been presented by the Supervisors because they were being asked to take a great leap of faith. He further stated that work had begun between the environmental groups, Mr. Wick and Chairman Thomas two years ago and added that he had a great deal of faith in this project. He added that per capita, Warren County was not the largest taxpayer investing in this property, in fact the smallest community in Warren County had already committed \$700,000. He noted that Chairman Thomas had always said that the number one priority for this project was to protect Lake George. He asked the board members to have faith in the people that had been working on this project for two years.

Chairman Thomas requested roll call votes on Resolution No. 411, authorizing amendment agreements to remove the Town of Lake George from the intermunicipal agreement and real estate contract regarding the acquisition of the Gaslight Village/Waxlife USA properties; Considering conservation easement as per concept plan; and confirming Warren County's contribution towards acquisition price as not exceeding \$1.3 million plus proportion of school taxes and closing costs, as well as Resolution No. 412, authorizing, directing and/or consenting to a coordinated State Environmental Quality Review Act (SEQRA) and for the Village of Lake George to act as SEQRA lead agent with regard to the acquisition of the Gaslight Village/Waxlife USA properties located in the Village and Town of Lake George; and conveyance of a conservation easement to certain interested environmental groups.

**WARREN COUNTY BOARD OF SUPERVISORS  
REGULAR MEETING  
FRIDAY, JUNE 15, 2007**

---

Motion was made by Mr. Gabriels, seconded by Mr. Mason and carried unanimously to bring Resolution Nos. 411 and 412 to the floor.

Mr. Monroe offered an amendment to Resolution No. 411 to include the provision that the County try to obtain an agreement with the State to use a portion of the State-owned property located on the northern end of the Gaslight Village/Waxlife USA property.

Motion was made by Mr. Monroe, seconded by Mr. Caimano and carried unanimously to amend Resolution No. 411 as outlined above.

Chairman Thomas advised he would like to waive reports by Committee chairmen on past activities given the length of the meeting, unless there were any Supervisors that wished to make a verbal report.

Chairman Thomas called for reading of communications.

Clerk read communications, including the following:

Minutes from:

Meeting of Children and Youth Subcommittee as well as the Mental Health Subcommittee of the Community Services Board;  
Warren County Planning Board;  
Adirondack/Glens Falls Transportation Council.

Annual Report from:

Erie Canalway National Heritage Corridor;  
Group Health Incorporated.

Fitzgerald, Morris, Baker and Firth, Notice of public hearing on June 25, 2007 regarding the Tribune Media Services/BBL Development Group Project;

NYS Division of Housing and Community Renewal, Report on recent monitoring visit conducted at the Planning and Community Development Office regarding the NYS Home Program;

Communications, resolutions and reports ordered placed on file.

Chairman Thomas called for the reading of resolutions and discussion.

Joan Sady, Clerk of the Board, advised that Resolution Nos. 344 through 401 were mailed and Resolution No. 345 had been withdrawn on recommendation of the County Attorney. Mrs. Sady noted a motion was needed to bring Resolution Nos. 343 and 402 through 410 to the floor. Motion was made by Mr. Belden, seconded by Mr. VanNess and carried unanimously to bring Resolution Nos. 343 and 402 through 410 to the floor.

**WARREN COUNTY BOARD OF SUPERVISORS  
REGULAR MEETING  
FRIDAY, JUNE 15, 2007**

---

Mr. Gabriels requested a roll call vote on Resolution No. 374, authorizing intermunicipal agreement between Warren County and the City of Glens Falls for capital improvements to the Civic Center.

Mr. Kenny requested a roll call vote on Resolution No. 360, supporting the transfer of ownership of the Kellogg property, located in the Hamlet of North Creek, Town of Johnsbury, from Open Space Conservancy to Warren County.

Chairman Thomas called for a vote on the resolutions.

Resolution Nos. 343 through 413 were approved. Certificate of Appointment, naming members of the Saratoga-Warren-Washington Counties Workforce Investment Board, was submitted.

Chairman Thomas announced there would be a Special Board meeting on Friday, July 6, 2007 at 9 a.m. for the purpose of considering the authorization of one or more County office building construction projects. He further stated there would be railroad negotiations today at 2 p.m. in the Board Room.

Mr. VanNess commented that the demonstrations of the burn simulators at the old Howard Johnsons Motor Lodge would continue throughout the weekend and encouraged the Supervisors to stop in and observe. He noted those Supervisors that had attended the demonstration yesterday were very impressed with the simulators.

Mr. Stec referred to Resolution No. 407, supporting Tribune Media Services proposed relocation to a new facility located off Exit 18 in the Town of Queensbury, as well as enhanced PILOT program benefits, which was just passed unanimously. He further noted that it had been approved by the Town of Queensbury's Planning Board and he thanked the County for their support.

Mr. Sokol commented that the Adirondack Regional Business Incubator (ARBI) would be holding an "Open for Business" introductory on Thursday, June 28, 2007 from 9:00 a.m. until 10:30 a.m., to provide an overview of the ARBI program and to take audience questions.

Mr. Mason said that he wanted to congratulate the Up Yonda Farm on the great job they were doing up there.

Mr. Monroe announced that the Adirondack Park Regional Assessment Project had gotten under way and reminded the board members that a grant in the amount of \$92,000 had been awarded through the Department of State Quality Communities and the goal was to inventory all existing infrastructure in the Adirondack community to determine what the needs were, which could lead to additional funding. He added that a request for financial contributions would be sent out to the individual towns throughout the County.

Mr. O'Connor said he wanted to offer his sincere thanks on behalf of the Supervisors

**WARREN COUNTY BOARD OF SUPERVISORS  
REGULAR MEETING  
FRIDAY, JUNE 15, 2007**

---

from the City of Glens Falls for the letters of support that were sent to the Mayor of the City of Glens Falls and the Common Council regarding the issue of term limits.

There being no further business, on motion by Mr. Caimano and seconded by Mr. Mason, Chairman Thomas adjourned the meeting at 11:50 a.m.