

AGRICULTURE, PLANNING, TOURISM & COMMUNITY DEVELOPMENT
COMMITTEE MEETING MINUTES – JUNE 20, 2016

AGRICULTURE, PLANNING, TOURISM & COMMUNITY DEVELOPMENT COMMITTEE MEMBERS
PRESENT: Fedler, Idleman, Haff, Armstrong, Moore, Skellie

AGRICULTURE, PLANNING, TOURISM & COMMUNITY DEVELOPMENT COMMITTEE MEMBERS
ABSENT: Shay

SUPERVISORS: Henke, Hicks, Gang, Shaw, O'Brien, Hogan

Debra Prehoda, Clerk of the Board

Al Nolette, Treasurer

Roger Wickes, County Attorney

Chris DeBolt, County Administrator

Laura Oswald, Economic Dev. Director

Laura Chadwick, Real Property Director

Public

AGENDA AS PRESENTED IN COMMITTEE NOTICE:

- 1) Call to Order
- 2) Accept Minutes – May 23, 2016
- 3) Tracey Clothier, LA Group – Discuss Possible Hudson River Public Boat Launch in Washington County
- 4) AGRICULTURE - ASA
 - A. PDR Update
 - B. Ag & Farmland Protection Plan Update
- 5) PLANNING
- 6) TOURISM
 - A. Trails: CCT & Granville Rail Trail Updates – D. Perkins
- 7) Other Business
- 8) Adjournment

Chairwoman Fedler called the meeting to order at 1:00 P.M.

A motion to accept the minutes of the May 23, 2016 meetings was moved by Ms. Idleman, seconded by Mr. Skellie and adopted.

WASHINGTON COUNTY BOAT LAUNCH - HUDSON RIVER – Tracey Clothier, Senior Planner with the LA Group, addressed the committee and distributed the attached handout. The handout indicates a little background on the potential for this boat launch project and an outline of the process of whether the County should even embark on this project; project benefits and opportunities and project weaknesses and threats. The site has not been decommissioned yet but is in the process. There is a possibility of some PCBs along the flood plains and GE might have to have a plan in the future to address that. She advises to go forward with a feasibility study at an estimated cost of \$5,000. She has written a grant to fund the \$5,000 feasibility study which is ready to submit to Historic Hudson-Hoosic Partnership for funding. GE purchased the property for \$159,000. The Town of Fort Edward has the property assessed for \$32,000. Mr. Shaw stated he would like to know any questions that the committee would like explored in the feasibility study. Canal Corp is willing to give us an easement to the river and to Rt. 4. Mr. Shaw asked if the committee wanted to go forward with the Partnership grant and Hudson Valley Greenway Grant in the fall. The County Attorney stated permission to apply for grants are approved by committee and grant acceptance is approved by the full Board. The committee authorized Mr. Shaw to go forward with his idea for a boat launch but the committee has not authorized any grant applications. Mr. Shaw informed the committee that he made a presentation to the Fort Edward Town Board and he asked if they wanted to make any kind of comment or recommendation. Mr. Suprenant stated he wanted to make it perfectly clear, do not take back any message that says the Town of Fort Edward is in favor of it. Ms. Clothier stated she feels the Town of Fort Edward's support for this project is vital. A motion to pursue grant was moved by Mr. Haff,

seconded by Mr. Skellie and adopted. Ms. Clothier submitted a letter that should go on County letterhead to accompany the grant request.

AGRICULTURE:

ASA (Agricultural Stewardship Association) – Renee Boulpon, ASA, addressed the following items with the committee:

- ASA Update – newsletter, on file, and ag economic development insert, attached.
- Received state funding for six out of six grants applied for targeting the Hudson Valley. Three were Washington County farms.
- Accepted pre-applications for this year.
- Trying to conserve 8400 acres between the two counties in a five year span.
- Ag & Farmland Protection Plan Update – ASA is a consultant working through the process. Currently working on a vision statement and over-arching goals and strategies. By August, hope to have a list for farmers to prioritize. They really need to hear from the ag community. A lot of drafting of the plan will be in the fall with public comment. They are on target to complete by year end.

PLANNING – Laura Oswald, Economic Development Director, addressed the following items with the committee:

- Planning Board – Attached handout details the ten (10) projects considered at the County Planning Board meeting on June 14th. Two projects were not discussed due to the lack of a quorum.
- Junior Planner – Layne Darfler has been appointed full time Junior Planner as of last week.
- Potential implementation for 10% tax credit for the film industry. In 2014, a bill was passed that enabled 40 counties to receive an additional tax credit so that if a film was being filmed in those counties, the film production company gets 10% tax credit. Eleven counties were left out, one being Washington County, and there is bill on the Governor's desk for signature to include those eleven counties.
- CFA funding applications – she has been working with Joe Brilling, Sewer District, to help mitigate the cost of the \$5.5M sewer project. They plan to submit for an additional \$1.5M. The question will be if the county or Sewer District applies. If the county is the applicant it would be paid by the Sewer District. Committee is in favor of Laura pursuing these grant funds for the Sewer District. A motion to apply for grant on behalf of the County if necessary to be lead agency was moved by Ms. Idleman, seconded by Mr. Skellie and adopted. Other projects being worked on, a lot of community based projects: Senior Center – Kingsbury, Hudson Falls Music Hall, Whitehall comprehensive plan, Granville rail trail, wastewater plants Cambridge and Salem and boat launch. Also working with several companies that are submitting applications.
- Restore NY – a funding source that was not included in CFA's. It is a really great program that allows for restoration or demolition of vacant, abandon or blighted properties. Intent to apply is due by July 13th that has to be submitted with \$250 application fee and application is due in October. They are looking for ready to go projects. It is a 10% match and the maximum that any community or the County could apply for is \$500,000. It also allows for infrastructure when infrastructure is part of the development project; Fort Edward could look at this funding for the Dewatering Facility road. This is a good funding source with only a 10% match.

- Broadband – no update.

TOURISM: Laura Oswald, Economic Development Director, addressed the following:

- RFPs for Tourism - Four (4) responses to the RFP – The Economic Development Director, County Administrator and Chairwoman Fedler reviewed the responses and have asked three respondents to come to the next committee meeting to give a 30-minute presentation. Presentations from the LA Group, MJ Packer, and Camoin Associates. Proposals ranged in price from \$53,000 to \$56,000. The County Administrator has copies of the proposals.
- TRAILS – Dave Perkins updated the committee on the CCT & Granville Rail Trail:
 - Champlain Canalway Trail – first of roadside signs going up this week. Promote and encourage people to come in and use the trail, map attached. Once bikeway completed about 26 miles of trail in Washington County.
 - Granville Rail Trail – State of Vermont worked quickly to convert this rail bed into a trail. The trail comes into New York and a lot of work has been done on the section in Granville. Now need to work on filling the gaps in the trail and there is a lot of support for grant application. They have established a fund to collect funds to use towards grant match.

OTHER BUSINESS:

Ted Berndt addressed a proposal to establish an Ag Tourism Designation at the Washington County Agribusiness Park. Distributed and discussed the attached handouts. He will be applying for a CFA grant and would like a resolution of support from this committee as part of the CFA application process. Chairwoman Fedler suggested he come back to committee next month once his project is more refined and what funds he will be applying for under the CFA process. Laura Oswald suggested letters of support from local communities and others rather than a resolution. Ms. Oswald did not think this project is likely to compete with anything the County is applying for.

The meeting adjourned at 2:50 P.M.

Respectfully submitted,
Debra Prehoda, Clerk
Washington County Board of Supervisors

WASHINGTON COUNTY HUDSON RIVER BOAT LAUNCH PROPOSAL
Agriculture, Tourism, and Community Development Committee
Presentation by Tracey M. Clothier, Senior Planner, The LA Group
June 20, 2016

PROJECT DESCRIPTION: To take ownership and develop 8.04 acres (Parcel #179-1-7.1) belonging to General Electric Company into a public boat launch and park.

PROJECT LOCATION: Town of Fort Edward on the Hudson River approximately 3 miles south of the village of Fort Edward and just north of Blackhouse Road. Site served as an equipment laydown and staging area for PCB Dredging Project. The site is presently being graded and planted for "habitat restoration" purposes and is scheduled to be decommissioned in 2016 and potentially available for use in 2017-2018. The site is being evaluated for utilization for additional work related to the restoration of floodplains. This may delay its availability.

PROJECT BENEFITS AND OPPORTUNITIES:

- Only boat launch on the east side of the Hudson River/Champlain Canal
- Bridges a distance of 7.2 miles between Locks 6 and 7
- Very large site that could serve other County purposes
- Intersects with Old Champlain Canalway Towpath
- Adjacent to State Bike Route 9
- Eligible for Funding through Federal, State & Regional Partners including:
 - Historic Hudson-Hoosic Rivers Partnership
 - Lakes to Locks Passage Scenic Byway
 - Erie Canalway National Heritage Corridor & Erie Canal Greenway
 - Champlain Valley National Heritage Partnership
 - Hudson River Valley Greenway
 - CFA Funding through DOS Local Waterfront Revitalization Planning



PROJECT WEAKNESSES AND THREATS:

- Cost to purchase, plan, engineer, construct, insure, monitor and maintain the site. Are there partners who might share the responsibilities?
- The potential for a "fatal flaw" that would preclude the County taking ownership of the site (PCB burial site just north of site).
- Is there enough demand to warrant a boat launch at this site? The town of Moreau operates a boat launch 2.5 miles north on the other side of the river. How is this site presently being utilized and maintained?

STEPS TO PROJECT FUNDING & DEVELOPMENT:

1. Feasibility Study - Estimated Cost \$5,000

The Feasibility Study will assist the County in determining whether there are any fatal flaws that would prevent the project from moving forward. Potential funding will be sought through the Historic Hudson-Hoosic Partnership at some point on the future. The grant has been written by LA Group (pro bono) but submission was delayed by HHP in early June.

Four tasks are identified for the feasibility study:

Task 1: Site Inventory and Analysis

Determine the site's potential for providing new public recreation facilities including a boat launch. All manmade features, natural features, environmentally sensitive areas will be documented and assessed, and general opportunities and constraints that may affect the park's use and development will be noted.

Task 2: Identification of Opportunities and Constraints and "Fatal Flaws"

Includes a summary of existing environmental and regulatory conditions in the context of the potential development uses for the properties. Any project feasibility issues will be identified along with an identification of measures that can be taken to avoid or mitigate potentially significant adverse environmental impacts.

Task 3: Preliminary Site Programming and Sketch Plan Development

Based on the foregoing analysis, a written list of potential uses that may be feasibly located on the properties will be prepared. A sketch plan will be prepared that suggests the most logical development pattern for the properties and the general locations of such facilities. The sketch plans will be a "bubble" plan that merely identifies the location of such development.

Task 4: Review of Findings and Recommendations, and Outline of Next Steps

The outcome of the study will provide Washington County with the majority of the information needed to determine whether the County should continue to pursue the project through to implementation. The next steps for the property will be outlined and presented to Washington County.

2. Preliminary Site Planning & Design – Estimated Cost \$20-25,000

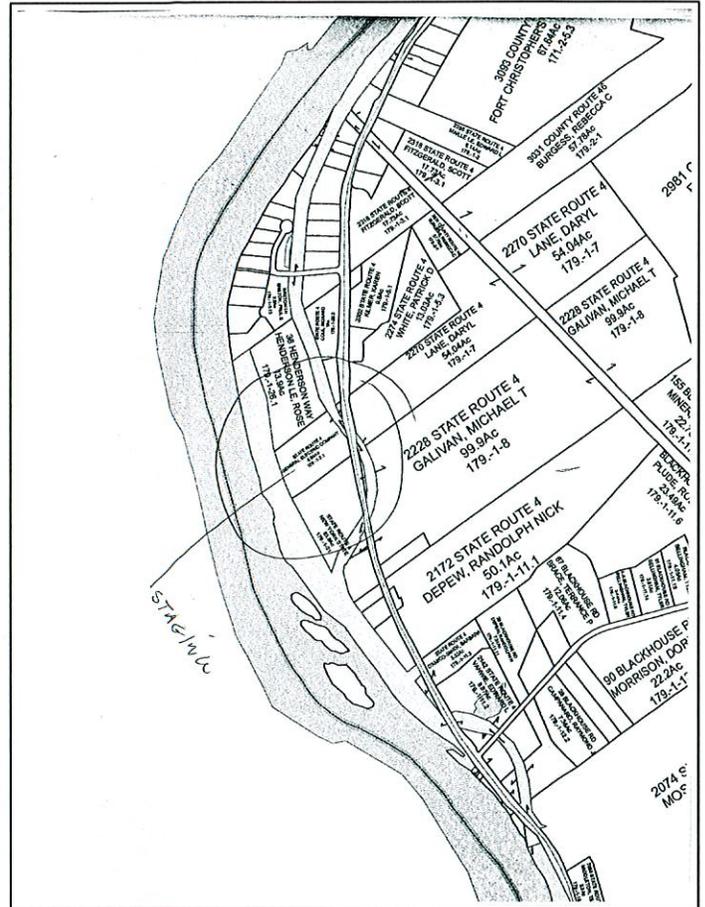
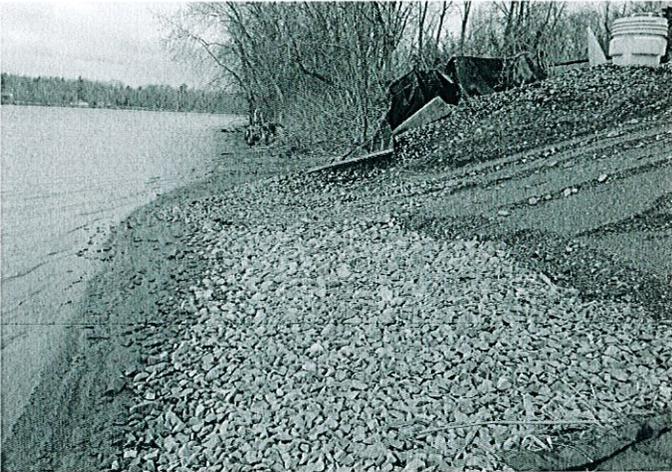
This process identifies and matches the physical attributes of the property with the potential site uses and programming; and initiates any necessary permitting. Alternative designs are developed to help lay out the potential uses and parking on the site. Cost estimates for each alternative help to drive decisions on the selected alternative. This stage of design provides for public outreach and other project input. Potential funding would be through the Hudson River Valley Greenway which offers funds up to \$10,000 plus a 50% match. The next round is offered on September 9, 2016.

3. Conceptual Design – Estimated Cost is variable

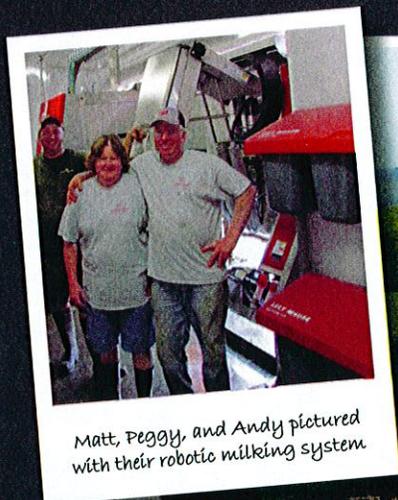
This process focuses on the selected design of the site and provides the design elements and features. It also reflects decisions regarding the phasing of improvements and detailed cost estimates. Tasks 3 and 4 could be funded through the 2017 round of CFA Funding through DOS Local Waterfront Revitalization Planning program. The site is part of an intermunicipal LWRP and therefore eligible. There is no limit to the amount that is requested. However, there is a mandatory 50% match which will limit the grant request.

4. Final Design, Engineering & Construction – Estimated Cost is variable

This process provides the necessary detailed drawings required for construction of the improvements. It may also include the preparation of bid documents and management of the bid process. Potential funding would be through the 2017 CFA and subsequent rounds.

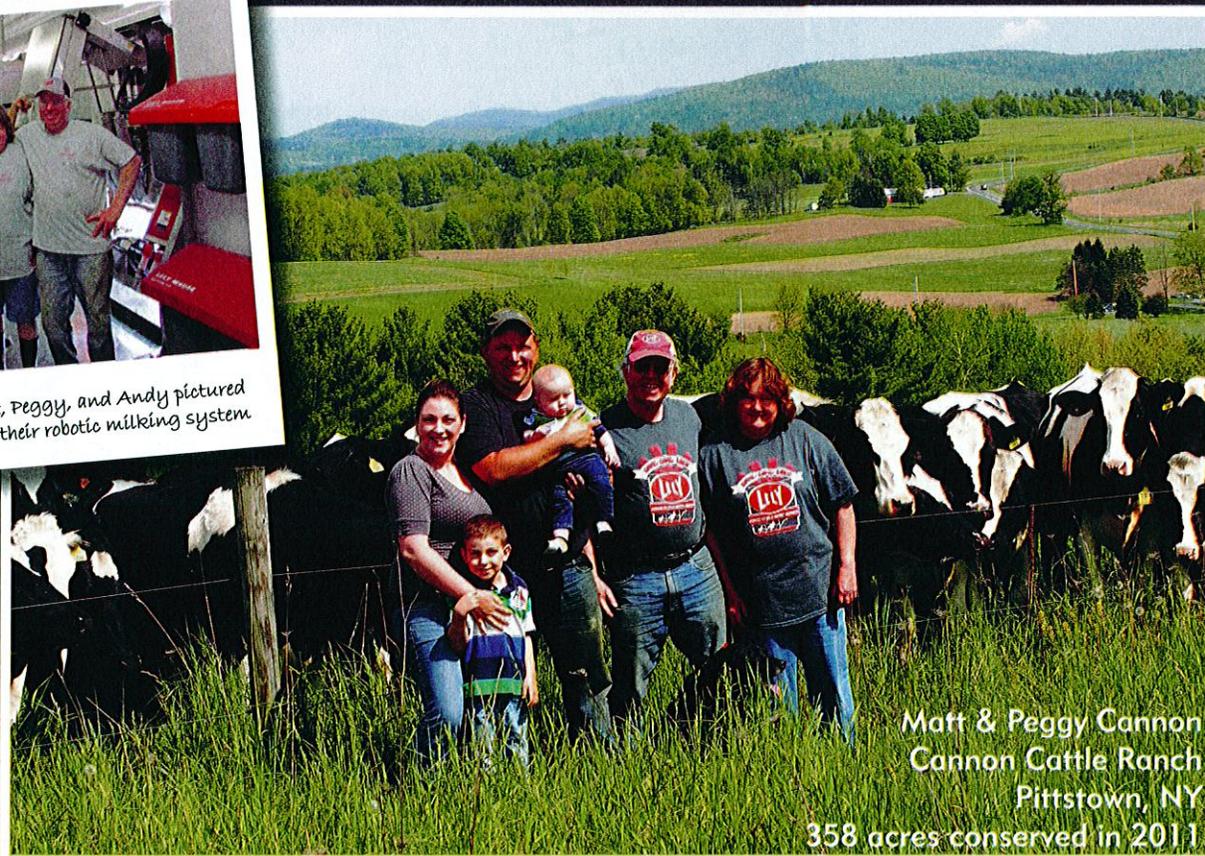


FARMLAND CONSERVATION DRIVES ECONOMIC INVESTMENTS IN OUR COMMUNITY



Matt, Peggy, and Andy pictured with their robotic milking system

photos by Janet Parmelee



Matt & Peggy Cannon
Cannon Cattle Ranch
Pittstown, NY
358 acres conserved in 2011

And helps farmers improve the future of their farms

HERE'S HOW:

- Purchase additional land
- Invest in new equipment, technology, supplies or livestock
- Transfer operations to the next generation
- Change production practices or marketing strategies
- Construct new buildings
- Diversify operations

"If we hadn't conserved the farm five years ago, we wouldn't be farming today.

Selling our development rights has allowed us to invest in new technology and purchase additional land to grow our business. All of the pieces of the puzzle have come together." – Matt Cannon



Agricultural Stewardship Association

Protecting farmland in Washington & Rensselaer counties for forever
www.agstewardship.org • (518) 692-7285



AGRICULTURAL STEWARDSHIP ASSOCIATION

CONSERVING GOOD FARMLAND.
FOR GOOD. FOREVER.

26 Years

ASA has been
protecting
local farmland

108 Farms

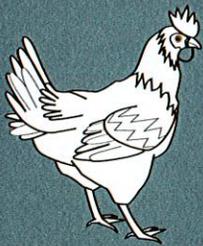
Protected as
agricultural
land forever

**16,917
Acres**

Conserved
in perpetuity
(as of 6/1/16)

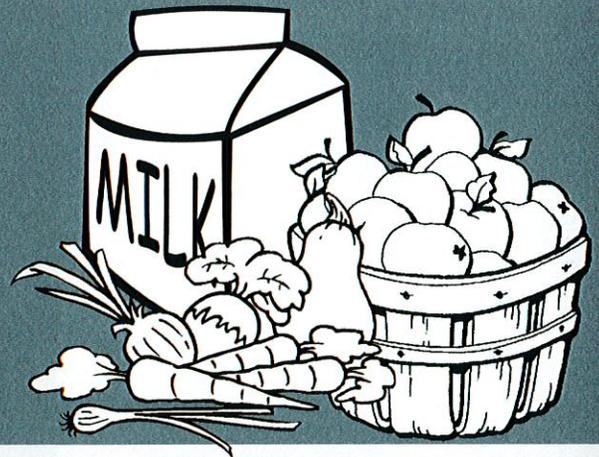
0 Acres

Land owned
by ASA
(Farmers retain ownership of
all conserved land)



**Over \$200
MILLION**

Value of food products produced in Washington
& Rensselaer counties annually



6.24%

Washington County's
agricultural land
conserved by ASA
(11,822 of 189,391 acres)



5.74%

Rensselaer County's
agricultural land
conserved by ASA
(5,095 of 88,763 acres)

Source: 2012 USDA Ag census



FUTURE



3,495 Acres In the process of being conserved

24,000 Acres Goal for total protected acres by 2020

\$1.9 Million Private funding needed to reach goal



WASHINGTON COUNTY
PLANNING DEPARTMENT
 Washington County Municipal Center
 383 Broadway
 Fort Edward, New York 12828
 Tel: (518) 746-2290 Fax: (518) 746-2293

Agriculture/Planning/Tourism/Community Development Committee Update
 Meeting Date: June 20th, 2016

County Planning Board: Meeting Date: June 14th, 2016

<i>Applicant</i>	<i>Municipality</i>	<i>Project Type</i>	<i>Description</i>	<i>Recommendation</i>
Joseph and Cyntia Raggi-Garden Barn	T/O Fort Edward	Granting of a Special Use Permit / Approval of Site Plan	300sq feet commercial kitchen for an 18 seat café.	To approve
Hudson River Music Hall	V/O Hudson Falls	Approval of Site Plan	Use as a music hall	To approve
Jeremy Treadway – ADK MX	T/O Fort Ann	Approval of Site Plan	Motocross Track and Restaurant	Matter of Local Concern with Two Recommendations

Recommendations:

- 1) Recommendation that the municipality ask for a rigorous noise evaluation including additional information on topography and vegetation in relation to the distance between the track and the receptors (neighboring houses).
- 2) Recommendation that the municipality ask for a traffic impact study to be done.

<i>Applicant</i>	<i>Municipality</i>	<i>Project Type</i>	<i>Description</i>	<i>Recommendation</i>
Fronhofer Holdings, LLC	T/O Fort Edward	Approval of Site Plan	Addition of a 16,000 sq ft metal fabricating building	Matter of Local Concern
Jawahir Awawdeh	V/O Fort Edward	Approval of Site Plan	Open a fresh juice and smoothie bar	Matter of Local Concern
Town of Jackson	T/O Jackson	*Zoning	Draft of Local Law No.1 of 2016 Moratorium on Certain Solar Uses	Matter of Local Concern with Recommendation

**Adoption or amendment of a zoning ordinance local law*

Recommendation:

- 1) Recommendation that the local board consider elimination of residential rooftop implementation from the moratorium.

<i>Applicant</i>	<i>Municipality</i>	<i>Project Type</i>	<i>Description</i>	<i>Recommendation</i>
Town of Kingsbury	T/O Kingsbury	*Zoning	Changing Zoning to Commercial – Dix Ave Corridor	Matter of Local Concern
Town of Whitehall	T/O Whitehall	*Zoning	Solar Moratorium	Matter of Local Concern

**Adoption or amendment of a zoning ordinance local law*

The following two projects were not discussed due to the loss of quorum. According to GML 239 a voting member of the local board cannot sit as a voting body on the County Planning Board, therefore Howard Hunt had to recuse himself from the following Town of Whitehall projects that were referred to the Washington County Planning Board by the Town of Whitehall Planning Board. In accordance with GML 239 the County Planning Board has 30 days from the referral date, June 3rd of 2016, to make a recommendation on these projects.

<i>Applicant</i>	<i>Municipality</i>	<i>Project Type</i>	<i>Description</i>	<i>Recommendation</i>
Joseph Terry	T/O Whitehall	Site Plan	Solar Project	No Vote-No Quorum
Levi Cahan. Sally Cahan, and Jefferey Cahan	T/O Whitehall	Site Plan	Solar Project	No Vote-No Quorum

L.D

Canalway Trail

Towpath
Lane

Champlain Canal
Lock 8

FORT EDWARD
VILLAGE OF
FORT EDWARD

40

Champlain Canal

Fort Edward
Amtrak Station

East Street
Bridge

Alternate Trail
Route (On-Road)

End of
Baldwin Avenue

39

197

FORT EDWARD

Argyle Street

Champlain Canal Lock 7

Rogers Island



037

Along Towpath Road

196

Bond Creek

Route 196
Bridge

Old Champlain
Canalway Trail

Glens Falls Feeder
Canal Trail

42

KINGSBURY
FORT EDWARD

Champlain Canal

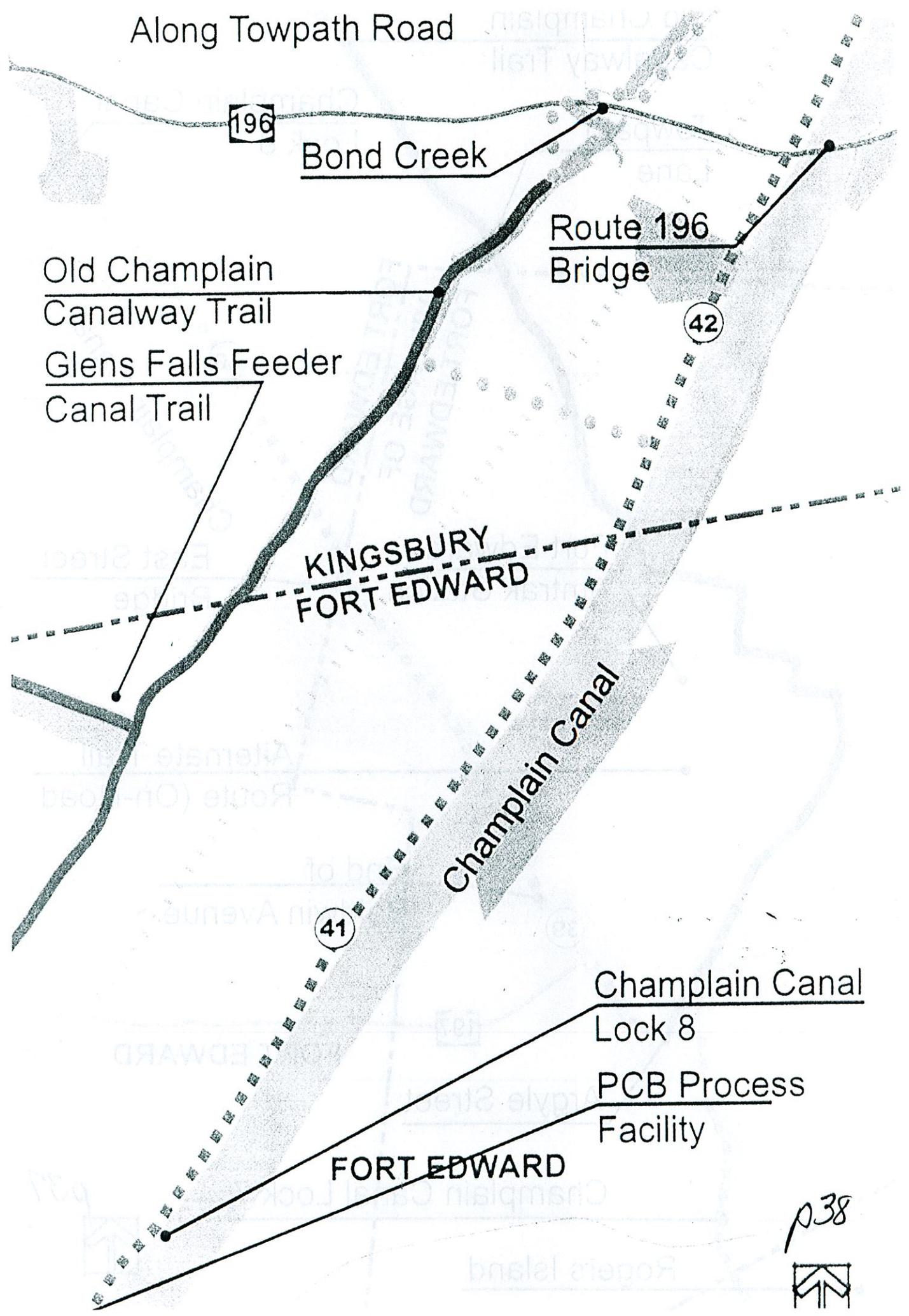
41

Champlain Canal
Lock 8

PCB Process
Facility

FORT EDWARD

P38



Washington County Agri-Business Park

Rebrand in 2017- Creating an Agri-Tourism Destination

Craft Beverage Tasting Rooms/Farm Market Project

Food and Beverage has a \$27 Billion Economic Impact in New York State

"Farm" Level

Wineries 260

Breweries 200 Total, 100 Farm Level

Cideries 30

Distilleries 60

10 Craft Beverage Tasting Rooms-

1500 sf footprint Plumbed and fitted for two ADA compliant restrooms.

Farm Market/Café 1500-3000 sq ft.

Farm Market (Two buildings/public restrooms)

30-40 Jobs

Current progress: Architectural plans, artist's rendering, wastewater plan

Next steps:

Outstanding quotes for build out. Budget \$550-600 K

Plumbing and Electrical, Glazing, and insulation.

Business Plan/Marketing Plan/Income Statement/Balance Sheet/Taxes

Traffic Pattern/Tour Operators

Empire State Development Corp- Consolidate Funding Application Grant

USDA- Value Added Producers Grant

Ag and Markets \$3 M Revolving Grant 4:1 Match for collaborating craft beverage producers.

