

Counties of Warren and Washington Industrial Development Agency and Counties of Warren and Washington Civic Development Corporation

**AGENDA and ANNOUNCEMENT EXECUTIVE/PARK COMMITTEE**

February 7th, 2024 at 9:00 am  
Offices of FMBF 68 Warren Street, Glens Falls  
This meeting will also be live streamed via YouTube; Warren Washington IDA

Call to Order, Roll Call and Quorum Confirmation

Approval of Minutes of the January 9th, 2024 IDA Executive Park Meeting

Report of Committees

Canalside Master Plan update  
Canalside prospects update  
Canalside Maintenance  
LaBella status

Ongoing Business

Columb transfer update  
Airport Industrial Park lot merge  
Airport Industrial Park, customer interest in Lot 32

New Business

Other

Public Comments

Executive Session

Adjourn

\*There are no items to discuss for the CDC Executive Park

**COUNTIES OF WARREN AND WASHINGTON  
INDUSTRIAL DEVELOPMENT AGENCY**

5 Warren Street, Suite 210  
Glens Falls, New York 12801

Tel. (518) 792-1312  
Warren-WashingtonIDA.com

The Executive Park Meeting for Warren Washington Industrial Development Agency was held on Tuesday, January 9th, 2024 at 9:00 am at 68 Warren Street, Glens Falls NY. The following members were:

<b>PRESENT:</b>	Dave O'Brien	Chair
	Tim Robinson	Sec/Treasurer
	Juan Gonzales	At-Large
	Dan Bruno	Park Chair
	Chuck Barton	CEO

Absent:	Craig Leggett	Vice Chair
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***The following were also present:***

Kara Lais, Esq.	FitzGerald Morris Baker Firth, PC
Bob Holmes	RU Holmes Engineering
Nick Caimano	Member
<b>Minutes were taken by:</b> Alie Weaver	Office Administrator

Roll call was taken and a quorum was confirmed.

**Approval of Minutes:** Mr. Bruno made a motion to approve the December 6th, 2023 IDA Executive Park meeting minutes and Mr. Robinson seconded. All voted in favor by voice vote.

**Canalside Master Plan Updates:** Mr. Bruno stated that he and Mr. Holmes created a list of questions for LaBella, Washington County Sewer District, and Ms. Lais to answer in an effort to complete the RFP for the final engineering design.

Mr. Bruno also stated that WCC wishes to exercise their option to purchase a strip of land which includes access to the Canalside Energy Park and the wharf. Mr. Barton stated that an easement would also be needed for sewer going through that portion of land.

**Canalside Prospects Update:** Mr. Barton noted that CBRE is working with two prospects that are interested in portions of the site.

**LaBella Status:** Mr. Holmes stated that he has received the full data dump from LaBella. Discussion ensued regarding the timeline of the formal adoption of the water and sewer MPR.

**FAST NY Update:** Mr. O'Brien stated that the IDA documentation was filed last Friday, and the FAST NY process completion should be finalized in April or May.

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**Colomb Transfer Update:** Mr. Holmes stated that the subdivision application has been submitted to the Town of Kingsbury, he noted that it will go through the Town Planning Board for the lot line adjustment. The full map and written description will serve as the transfer from the IDA to Mr. Colomb and for the Town to change Zone Districts.

**Nominations:** For the Executive Committee, Mr. O'Brien nominated Mr. Gonzales as Chair, himself as Vice Chair, and Mr. Robinson as Secretary/Treasurer. He noted the two At-Large members, and the Governance Committee will be appointed by the Chair at a later time.

Mr. Bruno made a motion to move these nominations to the Board for consideration and Mr. Robinson seconded. All voted in favor by voice vote.

**Other:**

Regarding the remaining lots in the Airport Industrial Park, Mr. O'Brien stated that three lots with large wetland areas will be combined and reassessed to reduce sewer costs. Discussion ensued regarding outside storage variances for the remaining lots.

Mr. O'Brien stated that dates are being discussed with Ms. Lais regarding member training. It was decided that these training sessions would be scheduled once a month and held in FMBF's downstairs conference room at 4:00 pm. It was noted that these sessions will be available via Zoom for any members who are unable to attend in person and will also be recorded to view when time allows.

Ms. Lais stated that she will be reporting the termination of Sandy Hill Vision and J&C Property Holdings to their tax jurisdictions as their agreements have expired.

**Executive Session and Adjournment:** Mr. Gonzales made a motion to go into Executive Session to discuss contractual negotiations and personnel matters and Mr. Bruno seconded. Mr. O'Brien noted that the meeting will adjourn out of the Executive Session with no action. All voted in favor by voice vote.



**WASHINGTON COUNTY**  
**REAL PROPERTY TAX SERVICES**  
 WASHINGTON COUNTY MUNICIPAL CENTER  
 383 BROADWAY, FORT EDWARD, NEW YORK 12828  
 TELEPHONE: (518) 746-2130  
 FAX: (518) 746-2132 TDD: (518) 746-2146  
 e-mail : Lchadwick@washingtoncountyny.gov  
 Laura B. Chadwick, CCD  
 Director

## TAX PARCEL COMBINATION REQUEST

I (we), hereby request that the below listed parcels be combined as one parcel for tax purposes.

Owner(s): Counties of Warren & Washington IDA Contact Phone Number 518-792-1312

Mailing Address: 35 Warren Street, Suite 210 Glens Falls NY 12801  
Street City State Zip Code

Town: Kingsbury

Tax Map Numbers: 137.-2-1 137.-2-1.34  
137.-2-1.35

Owner(s) Signature

[Handwritten Signature]

Date

6/30/2024

**There may be legal implications as a result of your request. You should consult an attorney before signing this form.  
 Homeowner: Submit this request to the town assessor.**

<b>FOR ASSESSOR USE ONLY</b>	
I hereby authorize Washington County Real Property Tax Service to combine above referenced parcels.	
Sole Assessor / Chair, Board of Assessors	Date

Request approved as of \_\_\_\_\_.

**Note: In order for this request to take affect for the next tentative roll, May 1, all taxes including the January \_\_\_\_\_ Town/County tax must be paid by March 1, \_\_\_\_\_.**

No further notification will be sent. If the above referenced taxes are not paid, this parcel combination **WILL NOT** be made.

Request denied for following reason:

- One or more parcels are part of a filed subdivision map. In order to qualify for combination, the subdivision must be abandoned pursuant to Section 560 of the Real Property Tax Law.
- All parcels are not held in the same name.
- All parcels are not in the same school district, special district, ag district, etc.
- Other \_\_\_\_\_



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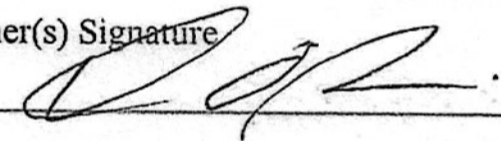
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Street City State Zip Code

Town: Kingsbury

Tax Map Numbers: 137.-2-1.28 137.-2-1.29  
137.-2-1.30

Owner(s) Signature  Date 1/20/2024

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**Homeowner: Submit this request to the town assessor.**

FOR ASSESSOR USE ONLY

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\_\_\_\_\_  
 Sole Assessor / Chair, Board of Assessors

\_\_\_\_\_  
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Town: Kingsbury

Tax Map Numbers: 137.-2-1.27 \_\_\_\_\_  
137.-2-1.26 \_\_\_\_\_

Owner(s) Signature  Date 1/30/2024

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