

**STEBEN COUNTY NATURAL GAS TASK FORCE HOUSING SUB-COMMITTEE**

**Monday, January 24, 2011**

**1:30 p.m.**

**Steuben County Office Building  
Legislative Committee Conference Room  
Bath, New York**

**MINUTES**

<u>Committee:</u>	Kathryn A. Muller, Chair Judy Celelli	Jeff Eaton, Vice Chair Dawn Dowdle	Lisa Baker Marvin Rethmel
<u>Staff:</u>	Amy Dlugos	Alan Reed	
<u>Legislators:</u>	Joseph J. Hauryski	Carol Ferratella	Michael Hanna
<u>Others:</u>	Meghan Thorea Jacquet	Edward Young	Len McConnell

**I. CALL TO ORDER**

The meeting was called to order by Ms. Muller at 1:30 p.m.

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE PREVIOUS MEETINGS MADE BY MR. EATON. SECONDED BY MS. BAKER. ALL BEING IN FAVOR. MOTION CARRIES.**

**III. GENERAL UPDATE**

1. Jeff Eaton informed the committee that Arbor Development and Tri-County Housing are now merged and doing business as Arbor Housing and Development with Judy Celelli being the COO.

2. Jeff Eaton also updated the committee on their applications for developing some affordable housing. They have backed out of a couple of those because they couldn't come to an agreement on land. The costs of acres are high and they couldn't get second year options. They are working with another developer on a project in Horseheads, which would be a 48 unit.

3. Marvin Rethmel informed the committee of some housing conversions that have taken place. In Campbell a store owner has closed down the store and created a six bedroom housing unit with a community kitchen and bathroom. This needs to be brought up to code with either adding a sprinkler system or creating more exits. Marvin also has two houses in his area that are single family dwellings that the landlord isn't renewing the tenants leases and he is splitting the houses into two apartments.

**IV. NEW BUSINESS**

1. Joseph Hauryski, Chairman of the Steuben County Legislature, informed the committee that he and Mark Alger are attending the sub-committees of the Natural Gas Task Force to request that they create an Action Plan for the May or June Natural Gas Task Force Steering Committee meeting, addressing the issues facing the area with the proposed Marcellus Shale drilling and ways to improve the situation and get prepared for it. He would also like to see in this plan the communication between Steuben County and the various towns and municipalities to

keep them informed of what is occurring. A suggestion was made to host an initial supervisors meeting at the Civil Defense Center with the towns and villages as well as NGTF Sub-Committee representatives and Legislators.

2. Mr. Young will be attending a meeting in Athens. It will be to address the housing issues and the problems they are already having in the Waverly/Athens/Sayre areas. He will bring to the committee any information that he can. They should have some solid numbers as they are two or three years into the process.

3. Mr. Eaton asked if there was a way for the municipalities that do not have any zoning laws to become part of a larger code or hook into a municipality that has code? Mr. Rethmel said that as far as the building code, if they have the property and they comply with the Department of Health's requirements this is possible. Ms. Dlugos responded that the Roads and Infrastructure Committee have discussed developing a basic Site Plan Review model that would be available to towns if they chose to adopt it. This would be easier for them than creating zoning.

4. Ms. Muller introduced Meghan Thoreau Jacquet, who is from Southern Tier Central Regional Planning. Mrs. Jacquet was previously in Sublette County, Wyoming and has dealt with the drilling industry. Mrs. Jacquet stated that when she first moved to Wyoming there were no open rental units. The average cost for a single family rental was between \$1,500 to \$2,500 a month. They annexed properties a lot. Developers came in and the drilling companies built hotels only for the gas workers. "Man Camps" were also created with "hot beds", which are when one worker would sleep and leave the bed when another worker comes in from his shift. Mrs. Jacquet said there are a lot of things to consider with drilling companies. About every month they had a regulation on the table at meetings. Regulations such as diesel trucks parking at hotels and running all night. This would cause a noise issue. The regulation would require hotels to have plug-ins for diesel trucks so that the trucks wouldn't need to run at night. She stated that comprehensive plans and zoning operations are good to have. If a community has a comprehensive plan, we should suggest amending it to include energy industries.

## **V. NEXT STEPS**

1. **Action Plan** – Ms. Muller requested that the committee draft some action items/strategies and bring to the next meeting. Some items mentioned to begin with are as follows:

- a. Site Plan Review for regulations
- b. Mobile Home Park Law
- c. Regional Comprehensive Plan
- d. Encourage drilling companies to converge housing and bring existing dormitory housing up to code.

## **VI. NEXT MEETING**

The next meeting will be held on February 22, 2011 at 1:30 PM

Respectfully Submitted by

Donna Evingham  
Confidential Secretary  
Department of Social Services