

**MINUTES  
TOWN OF WARRENSBURG  
REGULAR TOWN BOARD MEETING  
PUBLIC HEARING MEETING  
MARCH 13, 2024 - 7:00 P.M.  
at Albert Emerson Town Hall**

**THIS MEETING WAS HELD VIA YOUTUBE INTERNET BROADCAST AND WAS OPEN TO THE PUBLIC. THE YOUTUBE LINK CAN BE FOUND ON THE TOWN WEBSITE.**

**PRESENT:**

Supervisor	Kevin Geraghty
Councilperson	John Alexander
Councilperson	Bryan Rounds
Councilperson	Robert Sutphin
Councilperson	Jerold Quintal II

**OTHERS PRESENT:** Pamela Lloyd, Town Clerk; Dani Oliver, Supervisors Secretary; Jackie White, Town Attorney; Pete Bederian, Highway Superintendent; Tracy Benoit, Water/Sewer/Parks & Recs Manager; Joyce Reed, Water/Sewer Clerk; Jim Hull, Code Enforcement; Laura Moore, Museum and Several Public Attendees, Sign in sheet available for review at the Town Clerks office.

Meeting was called to order by Supervisor Kevin Geraghty at 7:00 p.m. and the Salute to the Flag.

**APPROVE MINUTES OF TOWN BOARD MEETINGS HELD ON FEBRUARY 14, 2024**

**RESOLUTION #48-2024**

**INTRODUCED BY:** Councilperson John Alexander  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Joq Quintal II

**RESOLVED,** to approve the Minutes of the Town Board Meeting held on February 14, 2024.

**RESOLUTION DULY ADOPTED MARCH 13, 2024 BY THE FOLLOWING VOTES:**

**AYES:** Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin, Quintal II

**NAYS:** None

**OPEN PUBLIC HEARING AT 7:05 PM:**

**Public Hearing on the renewal of the cable television franchise agreement between the Town of Warrensburg and Spectrum Northeast, LLC an indirect subsidiary of Charter Communications**

Town Clerk, Pamela Lloyd read the Public Hearing Notice that was published on February 27, 2024 in the Post Star Newspaper.

**PUBLIC COMMENTS: NONE RECEIVED**

**CLOSE PUBLIC HEARING:**

Supervisor Geraghty declared Public Hearing Closed at 7:13 PM.

## **REGULAR TOWN BOARD MEETING – MARCH 13, 2024**

### **REPORTS OF TOWN OFFICIALS:**

The Town Officials reports were received and read by the following: Town Clerk – Pamela Lloyd; Supervisor – Kevin Geraghty; Assessor, Justice, - John Alexander; No Landfill; Planning Department, Highway - Bryan Rounds; Code Enforcement Officer – Jim Hull.

### **REPORTS OF COMMITTEES:**

**The Committee Reports were received and will be placed on the Town of Warrensburg Website and will no longer be read at the Town Board Meetings Per Supervisor Geraghty.**

### **COMMUNICATIONS:**

Notification received that the Warrensburg Town Court has been awarded a grant under the Justice Court Assistance Program (JCAP) in the amount of \$4,503.29.

Received notice from National Grid is continuing with their Smart Meter Program in Upstate.

Received notice from Warren County Soil and Water Conservation District about the 2024 Arbor Day Program. I would like to purchase some more trees for the beach area and get them planted as soon as possible this spring.

### **OLD BUSINESS:**

We ask the people who reside in the Water District try to identify their water line, where it comes into your home, by taking a picture if possible. Please forward the picture to the Town and if you need help getting a picture please call the Town Sewer/Water clerk at 518-504-4114. EPA - Federal Government has mandated a service line inventory for every Town by October 2024.

## **RESOLUTION AUTHORIZING A BOUNDARY LINE ADJUSTMENT AND CONVEYANCE OF TOWN PROPERTY TO WARRENSBURG EMERGENCY MEDICAL SERVICES INC.**

### **RESOLUTION #49-2024**

**INTRODUCED BY:** Councilperson John Alexander

**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Bryan Rounds

**WHEREAS**, the Town of Warrensburg owns a parcel of land on King Street with Tax Map No. 211.13-1-18; and

**WHEREAS**, the Warrensburg Emergency Medical Services Inc. (EMS) owns the parcel adjacent to the Town parcel and bearing Tax Map No. 211.13-1-17; and

**WHEREAS**, the Town of Warrensburg wants to adjust the boundary line between the two parcels by conveying a portion of the vacant Town parcel to EMS, reducing the Town parcel from .34 acres to .20 acres; and

**WHEREAS**, this boundary line adjustment will increase the EMS parcel from .23 acres to .38 acres; and

**REGULAR TOWN BOARD MEETING – MARCH 13, 2024**

**WHEREAS**, the vacant land to be conveyed is not needed by the Town and is of nominal value; and

**WHEREAS**, the boundary line adjustment will allow for the expansion of EMS facilities in order for EMS to better meet the current and future emergency medical service needs of Town residents and the community; and

**NOW, THEREFORE, BE IT:**

**RESOLVED**, that the Town Board finds the portion of Tax Map Parcel # 211.13-1-18 to be conveyed to EMS is not needed for Town purposes and is of nominal value; and be it further

**RESOLVED**, that the Town Board authorizes the conveyance of a portion of Tax Map Parcel # 211.13-1-18 to Warrensburg Emergency Medical Services Inc. to effectuate a boundary line adjustment with the neighboring lands of EMS in a form substantially similar to that depicted on a Map entitled “Map of Boundary Line Adjustment Between Lands Now or Formerly of Town of Warrensburg & Warrensburg ‘EMS’” prepared by Darrah Land Surveying, PLLC and attached hereto; and be it further

**RESOLVED**, that the Town Board authorizes any expenses on the part of the Town relating to costs associated with such conveyance and boundary line adjustment including but not limited to payment of recording costs; and be it further

**RESOLVED**, that this Resolution is adopted subject to permissive referendum pursuant to Article 7 of Town Law and shall not take effect until such time as provided therein and the Town Clerk is hereby authorized and directed to post and publish the notice required for Resolutions subject to permissive referendum; and be it further

**RESOLVED**, that the Town Supervisor, Town Clerk and Town Counsel are hereby authorized and directed to execute and deliver such instruments and documents as may be necessary to effectuate the conveyance of the property and boundary line adjustment.

**THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON MARCH 13, 2024, WHICH RESULTED AS FOLLOWS:**

**AYES:   5              NAYS:   0              ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin, Quintal II**

**NEW BUSINESS:**

**REQUEST TO GRANT A CABLE TELEVISION FRANCHISE AGREEMENT HELD BY SPECTRUM NORTHEAST, LLC IN THE TOWN OF WARRENSBURG, COUNTY OF WARREN, NEW YORK**

**RESOLUTION #50-2024**

**INTRODUCED BY: Councilperson Bryan Rounds  
WHO MOVED ITS ADOPTION**

**SECONDED BY: Councilperson John Alexander**

**REGULAR TOWN BOARD MEETING – MARCH 13, 2024**

**WHEREAS,** An application has been duly made to the Town Board of the **Town of Warrensburg, County of Warren**, New York, by **Spectrum Northeast, LLC**, an indirect subsidiary of Charter Communications, Inc. (“Charter”), a limited liability company organized and existing in good standing under the laws of State of Delaware doing business at 2604 Seneca Avenue, Niagara Falls, NY 14305, for the approval of a renewal agreement for Charter’s cable television franchise for fifteen (15) years commencing with the date of approval by the Public Service Commission.

**WHEREAS,** the franchise renewal agreement would bring the franchise into conformity with certain provisions of the Federal Cable Communications Policy Act of 1984, as amended, and certain court rulings.

**WHEREAS,** a public hearing was held in the Town of Warrensburg, New York on March 13, 2024 at 7:00 P.M. and notice of the hearing was published in the Post Star Newspaper on February 27, 2024.

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of the Town of Warrensburg finds that:

1. Spectrum Northeast, LLC has substantially complied with the material terms and conditions of its existing franchise and with applicable law; and
2. Spectrum Northeast, LLC has the financial, legal and technical ability to provide these services, facilities and equipment as set forth in its proposal attached; and
3. Spectrum Northeast, LLC can reasonably meet the future cable-related community needs and interests, taking into account the cost of meeting such needs and interests.

**BE IT FURTHER RESOLVED,** that the Board of the **Town of Warrensburg** hereby grants the cable television franchise of **Spectrum Northeast, LLC** and the **Town of Warrensburg** for **fifteen (15) years** commencing with the date of approval by the Public Service Commission and **expiring fifteen (15) years hence**.

**BE IT FURTHER RESOLVED,** that the Board of the **Town of Warrensburg** hereby confirms acceptance of this franchise renewal agreement.

**THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON MARCH 13, 2024 WHICH RESULTED AS FOLLOWS:**

**AYES:   5              NAYS:   0              ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin, Quintal II**

**RESOLUTION SCHEDULING PUBLIC HEARING ON PROPOSED LOCAL LAW NO. 1 OF 2024 AMENDING SHORT TERM RENTAL PENALTIES AND ENFORCEMENT**

**RESOLUTION #51-2024**

**INTRODUCED BY:** Councilperson Bryan Rounds  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Joq Quintal II

**WHEREAS,** the Town of Warrensburg is considering adoption of proposed Local Law No.: 1 of 2024 to amend Article 8 of Chapter 163 (Enforcement and Penalties on Short-Term Rentals) of the Warrensburg Town Code to clarify its requirements and to provide for progressive penalties for non-compliance.

**REGULAR TOWN BOARD MEETING – MARCH 13, 2024**

**WHEREAS**, Municipal Home Rule Law §20 requires the Town Board to hold a Public Hearing prior to the adoption of any Local Law,

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Warrensburg Town Board shall meet and hold a Public Hearing at the Town Hall, 3797 Main Street, Warrensburg, New York, beginning at 7:00 p.m. on Wednesday, April 10, 2024 to hear all interested persons and take any necessary action provided by law concerning proposed Local Law No. 1 of 2024, and be it

**FURTHER RESOLVED**, that the Town Board authorizes and directs the Warrensburg Town Clerk to publish and post a Notice of Public Hearing concerning proposed Local Law No. 1 of 2024 in the manner provided by law and to make a copy of the proposed Local Law available for public inspection in the Town Clerk’s office and also on the Town’s website following the adoption of this Resolution and until the Public Hearing is closed.

**RESOLUTION DULY ADOPTED MARCH 13, 2024 BY THE FOLLOWING VOTES:**

**AYES:**   5              **NAYS:**   0              **ABSENT:**   0  

**AYES: Supervisor Geraghty, Councilpersons Alexander, Rounds, Sutphin, Quintal II**

**REQUEST TO ACCEPT RFP FROM FLATLEY READ INC. FOR ENVIRONMENTAL SERVICES**

**RESOLUTION #52-2024**

**INTRODUCED BY:** Councilperson Bryan Rounds  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Joq Quintal II

**WHEREAS**, the Warrensburg Town Board request to accept and award the Request for Proposal from Flatley Read, Inc. to provide Environmental Service to the Town of Warrensburg for the CBDG and NY Main Street Grants which will involve but not limited to; 1. Lead Base Paint Risk Assessment; 2. Lead Base Paint Clearance; 3. Mold Assessment and Clearance; 4. Asbestos Survey; 5. Asbestos Project Monitoring and Clearance; 6. Radon Testing; 7. Residential Energy Audits and Task 8. Tier II Site Specific Environmental Reviews. Fee for services also included.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Warrensburg hereby approved and awarded the RFP for Environmental Services to Flatley Read, Inc. for the CBDG and NY Main Street Grants.

**RESOLUTION DULY ADOPTED MARCH 13, 2024 BY THE FOLLOWING VOTES:**

**AYES:**   5              **NAYS:**   0              **ABSENT:**   0  

**AYES: Supervisor Geraghty, Councilpersons Alexander, Rounds, Sutphin, Quintal II**

Several Water Rate Changes to Approve: Net Increase to rates \$230.00 per year.

There will be a public meeting on March 25, 2024 at 3:30 p.m. at the old firehouse 18 Elm Street, Warrensburg to discuss the Warren County Comprehensive Plan. The meeting will focus on the Natural Environment portion of the plan.

**REGULAR TOWN BOARD MEETING – MARCH 13, 2024**

The final payment of the Sludge Removal would be \$50,310.06. It looks like a good saving to the Town in the total cost of the project of over \$250,000. We will verify the final numbers but good improvements were made to the Lagoons and Wastewater Treatment Plant.

**REQUEST TO PAY WARRANTS ON ABSTRACT #3-2024**

**RESOLUTION #53-2024**

**ON MOTION OF:** Councilperson John Alexander

**SECONDED BY:** Councilperson Robert Sutphin

**RESOLUTION DULY ADOPTED MARCH 13, 2024 BY THE FOLLOWING VOTES:**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin, Quintal II**

**RESOLVED,** to pay the warrants outlined on **Abstract #3-2024** in the following amounts:

Resolution request to pay the bills on Warrant #3

<b>WARRANTS:</b>	<b>Total Claims:</b>	<b>\$81,514.87</b>
	General Fund:	\$35,421.47
	Cemetery Fund:	\$25.87
	Highway Fund:	\$17,020.49
	Lighting District	\$8,596.60
	Sewer Fund:	\$8,836.81
	Water Fund:	\$11,613.63

**THE COMPLETE DISCUSSIONS AND COMMENTS CAN BE VIEWED ON THE YOUTUBE LINK LOCATED ON THE TOWN WEBSITE & FACEBOOK PAGE.**

**COMMENTS:**

**Raynie Drake – 44 Oak Street** - she wanted to thank the board for allowing her to speak at the last meeting on February 14 concerning the storm drain and ground water problem on King St., Hackensack, and Warren St. and appreciates Brian’s comment that the town is out there and working on the problem. Her basement dried up and then when we had all the rain it was flooded again and her sump pumps have been running every 2 minutes. She also stated all the cost that she has incurred out of pocket so far and that she may have to have a generator installed next. She reiterated what was stated at the last meeting about storm drains being clogged and the standing water and hoping that they will get some answers soon.

**Brian Rounds** commented, that Pete and his men from the Highway department have been out there and started pumping the worst drain that wasn’t taking any water and bypassed one that appeared to be clogged to the next drain and that one was taken on an abundant amounts of water. This identified a clog that was apparent between two drains and a camera truck will be coming to try and identify where the problem is.

**Jackie White, Town Attorney,** commented to the board that we don’t know if this is a town issue or not and the board indicated this at last month meeting, they also expressed a willingness to check the drains for issues and this has been done. So, she wanted to make clear that we don’t have enough information to know what the cause is and there could be several contributing factors that are entirely unrelated to this issue and surface water is not the sole responsibility of the Town of Warrensburg.

## **REGULAR TOWN BOARD MEETING – MARCH 13, 2024**

**Kevin Geraghty and Joq Quintal II**, both commented that the Town of Warrensburg is and will do everything in their power to try and correct the drainage issues and it may be something that is beyond our control. So, to reiterate what the Town Attorney stated that surface water is not the responsibility of the Town of Warrensburg.

**Clair Bates** – commented that the river is up in her yard three feet and she has never seen that much in the month of March ever.

**Laura Moore, Warrensburg Museum** - Stated that Historical Society had their February 29<sup>th</sup> annual meeting and honored Paul Gilchrest and there was nice article in the Sun with him accepting his award. **Please see the complete Museum report on the Warrensburg town website.**

**Sharon Sutphin** – Stated that at last month’s town meeting it was brought up that the library sent in a letter stating that they were going to go over the budget cap for 2025 and she got a little upset that more taxes will be raising until she went to the library’s board meeting and took a tour and saw all the amazing things that they do for this town. She would like to make the town people aware and if the town could help get the word out would be a good thing.

**John Alexander** – Commented that the town has excellent sidewalks and those that walk their dogs if you could please use the dogs poop bag stations to keep our sidewalks clean especially on River and Sanford Streets, Thank you.

### **Kevin Geraghty – Comments**

**1<sup>st</sup>** - Last year the town applied for funding to have the Glens Falls Transportation Council do a study of Main Street. Yesterday John and Kevin meet with an engineer from DOT and Mr. Frankenfeld from Glens Falls Transportation Council to talk about Main Street and the different aspects that could be done to improve Main Street, now this doesn’t guarantee there will be any money forthcoming or anything will be done to Main Street immediately. Kevin stated it was a good meeting and he enlightened the state person who came up about the issues were having on Main Street to make it safer and better for the residents of this community.

**2<sup>nd</sup>** - he wanted to applaud the number of individuals on the assessment review. We have had about 70 to 80 people coming in to talk about their assessments.

**Jim Hull** – commented on the CDBG & Main St Grants that a lot of people have misconceptions about the environmental studies and testing for lead paint, mold assessment, asbestos and radon testing, etc. All this needs to be assessed before any construction will start. This is federal and state money and they are not going to invest a dime into anybody’s building until all issues or violations are cleaned out.

### **MEETING ADJOURN**

On motion of Councilperson John Alexander, the meeting was adjourned at 7:50 pm

**Respectfully Submitted,**

**Pamela M. Lloyd, Town Clerk**