

**MINUTES  
TOWN OF WARRENSBURG  
REGULAR TOWN BOARD MEETING  
AND (3) PUBLIC HEARINGS  
NOVEMBER 12, 2025, AT 7:00 PM  
AT ALBERT EMERSON TOWN HALL**

**THIS MEETING WAS HELD VIA YOUTUBE INTERNET BROADCAST AND IS OPEN TO THE PUBLIC. THE YOUTUBE LINK CAN BE FOUND ON THE WARRENSBURG TOWN WEBSITE. (warrensburngny.gov)**

|                 |               |                |
|-----------------|---------------|----------------|
| <b>PRESENT:</b> | Supervisor    | Kevin Geraghty |
|                 | Councilperson | John Alexander |
|                 | Councilperson | Bryan Rounds   |
|                 | Councilperson | Robert Sutphin |
|                 | Councilperson | Joq Quintal II |

**OTHERS PRESENT:** Pamela Lloyd, Town Clerk; Jacquelyn White, Town Attorney; Joyce Reed, Water/Sewer Clerk/Supervisors Secretary; Jim Hull, Code Enforcement; Pete Bederian, Highway Superintendent, 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 REGULAR TOWN BOARD MEETING AND SPECIAL MEETING**

**RESOLUTION #136-2025**

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

**SECONDED BY:** Councilperson Joq Quintal II

**RESOLVED,** to approve the Minutes of the Regular Town Board Meeting held on October 8, 2025, and Special Meeting held on October 16, 2025.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

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

**OPEN PUBLIC HEARING #1 AT 7:03 PM:**

**Public Hearing on the current Community Development Block Grant (CDBG) project: 1198HR317-23, Town of Warrensburg Home Improvement Program.**

Town Clerk Pamela Lloyd read the Public Hearing Notice that was published on October 23, 2025, in the Post Star Newspaper, posted on the Town Website, and Town Clerk bulletin board.

**PUBLIC COMMENTS:** Two residents did not understand what the CDBG was for. Supervisor Geraghty explained what the Grant was for.

**CLOSE PUBLIC HEARING #1 AT 7:05 PM**

**REGULAR TOWN BOARD MEETING – NOVEMBER 12, 2025**

**MOTION TO ADJOURN TOWN BOARD**

**RESOLUTION #137-2025**

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

**SECONDED BY:** Councilperson Bryan Rounds

**WHEREAS**, the Warrensburg Town Board request to adjourn the Town Board meeting at 7:05pm to convene a Public Hearing meeting as the Warrensburg Local Board of Health.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Warrensburg Town Board hereby approved request to adjourn the Town Board meeting to convene a Public Hearing meeting as the Warrensburg Local Board of Health.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

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

**OPEN PUBLIC HEARING #2 AT 7:05 PM**

**REQUEST TO OPEN MEETING AS WARRENSBURG LOCAL BOARD OF HEALTH TO  
CONVENE A PUBLIC HEARING ON SEPTIC VARIANCE APPLICATION**

**RESOLUTION #138-2025**

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

**SECONDED BY:** Councilperson Bryan Rounds

**WHEREAS**, the Warrensburg Town Board acting as Warrensburg Local Board of Health requests to convene a Public Hearing on Septic Variance application on property located at 412 Alden Avenue, Tax Map #236.-1-13 with Mr. Thomas Hutchins, P.E. representing the property owner, Nicholas McCarroll.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Warrensburg Town Board acting as Warrensburg Local Board of Health hereby approved request to conduct said Public Hearing on Septic Variance application for property located at 412 Alden Avenue and Take Further Notice that all persons interested in this subject will be heard at this time and place

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

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

**REQUEST TO ACT ON SEPTIC VARIANCE APPLICATION AS PRESENTED BY HUTCHINS  
ENGINEERING PLLC**

**RESOLUTION #139-2025**

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

**SECONDED BY:** Councilperson Bryan Rounds

**REGULAR TOWN BOARD MEETING – NOVEMBER 12, 2025**

**WHEREAS**, the Warrensburg Town Board acting as Warrensburg Local Board of Health, conducted the Public Hearing on a Septic Variance Application for property located at 412 Alden Avenue, Tax Map #236.-1-13, with property owner Nicholas McCarroll being represented by Mr. Thomas Hutchins, P.E..

**WHEREAS**, at this Public Hearing there were No Public comments received, therefore the Town Board acting as the Local Board of Health presented a Motion to Act on Septic Variance Application as presented by Hutchins Engineering PLLC.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Warrensburg Town Board acting as Warrensburg Local Board of Health hereby approved the Motion to Act on the Septic Variance for property located at 412 Alden Avenue as presented by Mr. Thomas Hutchins, P.E. of Hutchins Engineering PLLC.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

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

**REQUEST TO CLOSE THE WARRENSBURG LOCAL BOARD OF HEALTH PUBLIC HEARING ON SEPTIC VARIANCE**

**RESOLUTION #140-2025**

**INTRODUCED BY:** Councilperson Robert Sutphin  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Bryan Rounds

**WHEREAS**, the Warrensburg Town Board acting as the Warrensburg Local Board of Health request to close the Public Hearing at 7:08pm on the Septic Variance Application for the property located at 412 Alden Avenue.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Warrensburg Town Board hereby approved to close the Warrensburg Local Board of Health Public Hearing at 7:08pm on a Septic Variance for 412 Alden Avenue.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

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

**CLOSE PUBLIC HEARING #2 AT 7:08 PM**

**REQUEST TO REOPEN TOWN BOARD MEETING**

**RESOLUTION #141-2025**

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

**SECONDED BY:** Councilperson Bryan Rounds

**REGULAR TOWN BOARD MEETING – NOVEMBER 12, 2025**

**WHEREAS**, the Warrensburg Town Board request to reopen the Town Board Meeting at 7:09pm after Public Hearing discussion on the Septic Variance Application for the property located at 412 Alden Avenue was Motioned to close at 7:08pm by the Warrensburg Town Board acting as the Local Board of Health.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Warrensburg Town Board hereby approved to reopen the Town Board Meeting at 7:09pm.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

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

**OPEN PUBLIC HEARING #3 AT 7:10 PM:**

**Public Hearing on Proposed Local Law to Amend Chapter 211 “Zoning” of the Town of Warrensburg Town Code to Require the discontinuance and Removal of Nonconforming Mobile/Manufactured Homes.**

Town Clerk Pamela Lloyd, read the Public Hearing Notice that was published on October 16, 2025, in the Post Star Newspaper and posted on the Town Clerks bulletin board.

**PUBLIC COMMENTS:**

Public Hearing comments started at 7:10pm and continued until 8:15pm. There were Twenty-five (25) plus attendees that came forward and spoke with several questions, negative comments, and concerns about this proposed Local Law. After all public comments were heard, each board member stated their options and concerns about the Proposed Local Law and made their decision and a Roll Call Vote was done this Resolution and presented below.

**REQUEST MOTION TO TAKE NO ACTION ON PROPOSED LOCAL LAW TO AMEND CHAPTER 211 “ZONING”**

**RESOLUTION #142-2025**

**INTRODUCED BY:** Councilperson Bryan Rounds

**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson John Alexander

**WHEREAS**, the Warrensburg Town Board request a Motion to Take No Action and Not to Move Forward with the Proposed Local Law entitled “A Local Law to Amend Chapter 211 “Zoning” of the Town of Warrensburg Town Code to Require the Discontinuance and Removal of Nonconforming Mobile/Manufactured Homes.”

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Warrensburg Town Board hereby approved the Motion to Take No Action and Not to Move Forward with the Proposed Local Law.

**THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON NOVEMBER 12, 2025, WHICH RESULTED AS FOLLOWS:**

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

**REGULAR TOWN BOARD MEETING – NOVEMBER 12, 2025**

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

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

**CLOSE PUBLIC HEARING #3 AT 8:15 PM**

**REPORTS OF TOWN OFFICIALS:**

The Town Officials reports were received and read by the following: Town Clerk – Pamela Lloyd; Supervisor, – Kevin Geraghty; Assessor – John Alexander; Justice – Robert Sutphin; Dog Control – Kevin Geraghty; Landfill – No Report; Planning Department - Bryan Rounds; Code Enforcement Officer – Jim Hull; Highway Superintendent – Joq Quintal II. **These reports will also be available to view on the Town of Warrensburg Website. (warrensburgny.us)**

**REPORTS OF COMMITTEES:**

The Committee Reports received will be posted on the Town of Warrensburg Website (warrensburgny.us) and will no longer be read at the Town Board Meetings, Per Supervisor Geraghty. Library Report read by Mary Beadnell.

**COMMUNICATIONS: NONE**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**APPROVE TAX RE-LEVY ONTO 2026 TAXES FOR PROPERTY MAINTENANCE COST  
RESOLUTION #143-2025**

**INTRODUCED BY:** Councilperson Robert Sutphin  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson John Alexander

**WHEREAS,** the Warrensburg Town Board request to approve Tax Re-levy onto 2026 Town/County Property Taxes to cover the cost of property maintenance in the amount of **\$2,337.50**, authorized under the Code of the Town of Warrensburg.

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of Warrensburg hereby approved the following Property tax bills to be amended to add unpaid Property Maintenance Cost and forward to Warren County to Re-levy onto 2026 Town/County Property Taxes.

**TOWN OF WARRENSBURG  
TAX RE-LEVY ON 2026 TOWN/COUNTY PROPERTY TAXES  
FOR PROPERTY MAINTENANCE COST**

| <u>TAXMAP #</u> | <u>OWNER/ADDRESS</u> | <u>AMOUNT<br/>RELEVY</u> | <u>REASON</u> |
|-----------------|----------------------|--------------------------|---------------|
|-----------------|----------------------|--------------------------|---------------|

|              |  |                    |                 |
|--------------|--|--------------------|-----------------|
| 210.20-4-13  | JANET HOLCOMB<br>133 RIVER ST                | \$ 425.00          | CLEANUP & MOWED |
| 210.20-4-14  | DANIEL HOLCOMB<br>1 SOUTH AVE                | \$ 255.00          | CLEANUP & MOWED |
| 210.2-1-1.2  | ABLE ENERGY NY, INC<br>10 INDUSTRIAL PARK RD | \$ 637.50          | CLEANUP & MOWED |
| 210.16-1-39  | JAMIE ST.JOHN<br>5 HENRY STREET              | \$ 85.00           | MOVED           |
| 211.17-5-26  | ASHLEY SHERMAN<br>34 SMITH STREET            | \$ 425.00          | CLEANUP & MOWED |
| 210.20-4-32  | PLANET INVESTMENTS, LLC<br>193 RIVER STREET  | \$ 127.50          | MOWED           |
| 211.17-3-48  | DFAME, LLC<br>38 RIDGE AVENUE                | \$ 170.00          | CLEANUP & MOWED |
| 210.20-2-14  | LOMO PROPERTIES, LLC<br>85 LIBRARY AVENUE    | <u>\$ 212.50</u>   | CLEANUP & MOWED |
| <b>TOTAL</b> |  | <b>\$ 2,337.50</b> |                 |

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025 BY THE FOLLOWING VOTES:**

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

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

**APPROVE WATER DISTRICT RE-LEVY ONTO 2026 TOWN/WARREN COUNTY TAX BILLS**

**RESOLUTION #144-2025**

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

**SECONDED BY:** Councilperson Joq Quintal II

**WHEREAS,** the Warrensburg Town Board request to approve the Re-levy of outstanding 2025 receivables in the Town of Warrensburg Water District on the 2026 Town and Warren County Property Tax Bills in the amount of **\$99,011.20**.

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of Warrensburg hereby approved the Warrensburg Water District Re-levy onto 2026 Town and Warren County Property Tax Bills.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025 BY THE FOLLOWING VOTES:**

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

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

**APPROVE SEWER DISTRICT RE-LEVY ONTO 2026 TOWN/WARREN COUNTY TAX BILLS**

**RESOLUTION #145-2025**

**REGULAR TOWN BOARD MEETING – NOVEMBER 12, 2025**

**INTRODUCED BY:** Councilperson Robert Sutphin  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson John Alexander

**WHEREAS,** the Warrensburg Town Board request to approve the Re-levy of outstanding 2025 receivables in the Town of Warrensburg Sewer District on the 2026 Town and Warren County Property Tax Bills in the amount of **\$95,180.11**.

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of Warrensburg hereby approved the Warrensburg Sewer District Re-levy onto 2026 Town and Warren County Property Tax Bills.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025 BY THE FOLLOWING VOTES:**

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

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

**REQUEST FOR SUPERVISOR TO ATTEND AATV MEETING IN LAKE GEORGE**

**RESOLUTION #146-2025**

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

**SECONDED BY:** Councilperson Bryan Rounds

**WHEREAS,** the Town of Warrensburg received request to allow the Town Supervisor, Kevin B. Geraghty to attend the Adirondack Association of Towns and Villages (AATV) Annual Meeting to be held on December 7<sup>th</sup> and 8<sup>th</sup>, 2025 in Lake George, NY at a cost of \$125.00.

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of Warrensburg hereby approved the Town Supervisor to attend the AATV Annual Meeting on December 7<sup>th</sup> and 8<sup>th</sup>, 2025 in Lake George, NY.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

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

**REQUEST TO ALLOW WARRENSBURGH BEAUTIFICATION TO USE THE TOWN HALL AND BANDSTAND FOR CHRISTMAS IN WARRENSBURG CELEBRATION**

**RESOLUTION #147-2025**

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

**SECONDED BY:** Councilperson Bryan Rounds

**WHEREAS,** the Warrensburg Town Board received a request from Warrensburgh Beautification to use the Town Hall, 3797 Main Street and Bandstand on December 6<sup>th</sup> and 7<sup>th</sup> 2025 for the 37<sup>th</sup> Annual Christmas in Warrensburgh Celebration.

**NOW, THEREFORE, BE IT**

## REGULAR TOWN BOARD MEETING – NOVEMBER 12, 2025

**RESOLVED**, that the Warrensburg Town Board hereby approved the request from Warrensburgh Beautification to use the Town Hall and Bandstand for the 37<sup>th</sup> Annual Christmas in Warrensburgh Celebration.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

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

### **APPROVE BUDGET MODIFICATIONS – (5)**

#### **RESOLUTION #148-2025**

**INTRODUCED BY:** Councilperson Bryan Rounds

**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Robert Sutphin

**WHEREAS**, the Town of Warrensburg request to approve the Budget Modifications as follows:

#### **Town of Warrensburg Budget Modifications November 12, 2025**

##### **GENERAL FUND**

|           |   |            |             |
|-----------|---|------------|-------------|
| A1990.400 | Taxes & Assessments - Municipal                         | \$1,101.29 |             |
| A1950.400 | Special Items - Contingent                              |            | \$ 1,101.29 |
|           | <u>To cover 2025 Warren County Debits &amp; Credits</u> |            |             |

##### **GENERAL FUND**

|           |                                    |            |             |
|-----------|------------------------------------|------------|-------------|
| A5010.400 | Supt. of Highway - Contractual     | \$1,500.00 |             |
| A5132.400 | Garage - Contractual               |            | \$ 1,500.00 |
|           | <u>To cover Garage Contractual</u> |            |             |

##### **GENERAL FUND**

|           |                                   |            |             |
|-----------|-----------------------------------|------------|-------------|
| A7110.200 | Parks - Equipment                 | \$7,045.32 |             |
| A7110.400 | Parks - Contractual               |            | \$ 7,045.32 |
|           | <u>To cover Parks Contractual</u> |            |             |

##### **HIGHWAY FUND**

|            |   |             |              |
|------------|---|-------------|--------------|
| DA5031     | Interfund Transfer (from General Fund)        | \$19,678.86 |              |
| DA5140.400 | Miscellaneous - Brush & Weeds                 | \$2,500.00  |              |
| DA5130.400 | Machinery - Contractual                       |             | \$ 22,178.86 |
|            | <u>To cover Highway Machinery Contractual</u> |             |              |

##### **LIGHTING FUND**

|            |   |             |              |
|------------|---|-------------|--------------|
| SL5031     | Interfund Transfer (from General Fund)      | \$10,000.00 |              |
| SL5182.400 | Street Lighting - Contractual               |             | \$ 10,000.00 |
|            | <u>To cover Street Lighting Contractual</u> |             |              |



**REGULAR TOWN BOARD MEETING – NOVEMBER 12, 2025**

**NOW THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Warrensburg hereby approves the Budget Modification.

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

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

**REQUEST TO PAY WARRANTS ON ABSTRACT #11-2025**

**RESOLUTION #149-2025**

**ON MOTION OF:** Councilperson Joq Quintal II

**SECONDED BY:** Councilperson Robert Sutphin

**RESOLUTION DULY ADOPTED NOVEMBER 12, 2025, BY THE FOLLOWING VOTES:**

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

|                  |                     |                     |
|------------------|---------------------|---------------------|
| <b>WARRANTS:</b> | <b>Total Claims</b> | <b>\$450,564.37</b> |
|                  | General Fund        | \$77,662.17         |
|                  | Cemetery Fund       | \$507.93            |
|                  | Highway Fund        | \$33,877.36         |
|                  | Lighting District   | \$7,535.30          |
|                  | Sewer Fund          | \$15,501.39         |
|                  | Water Fund          | \$23,923.22         |
|                  | H15 Sidewalk        | \$13,400.71         |
|                  | H20 Water WIIA*     | \$230,379.73        |
|                  | H21 Crosswalk       | \$45,356.56         |
|                  | H22 Well House      | \$2,420.00          |

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

**MEETING ADJOURNS**

On motion of Supervisor Kevin Geraghty, the meeting adjourned at 8:50 pm

**Happy Thanksgiving**

**Respectfully Submitted,**

**Pamela M. Lloyd, Town Clerk**