

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
JULY 8, 2026, 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. (warrensburny.gov)

PRESENT:	Supervisor	Kevin Geraghty
	Councilperson	Scott Combs
	Councilperson	Bryan Rounds
	Councilperson	Robert Sutphin
	Councilperson	Joq Quintal II

OTHERS PRESENT: Pamela Lloyd, Town Clerk; Jackie White, Town Attorney; John Alexander, Deputy Supervisor; Jim Hull, Code Enforcement; Tracy Benoit, Water/Sewer/Parks and Rec Director; Joyce Reed, Water/Sewer Clerk/Supervisors Secretary, and **Several Public Attendees, Sign in sheet available for review at the Town Clerks office.**

**Meeting called to order by Supervisor, Kevin Geraghty at 7:00 p.m.
Salute to the Flag by Scott Combs**

APPROVE MINUTES OF REGULAR TOWN BOARD JUNE 10, 2026

RESOLUTION #80-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

RESOLVED, to approve the Minutes of the Regular Town Board Meeting held on June 10, 2026.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

REPORTS OF TOWN OFFICIALS:

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

REPORTS OF COMMITTEES:

The Committee Reports received will be posted on the Town of Warrensburg Website (warrensburny.us) and will no longer be read at the Town Board Meetings, Per Supervisor Geraghty to include: Beautification, Historian/Museum.

REGULAR TOWN BOARD MEETING – JULY 8, 2026

COMMUNICATIONS:

Received a request for Warrensburg Sewer District #1 SPEDES Permit renewal. It is due on October 5, 2026

OLD BUSINESS:

REQUEST MOTION TO TABLE THE BID OPENING DECISION FOR ALDEN AVE 3.14 ACRE LOT TAX MAP #236.-1-5.2

RESOLUTION #81-2026

INTRODUCED BY: Councilperson Joq Quintal II
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Warrensburg Town Board request Motion to Table the decision on the bid opening on Alden Avenue, 3.14 acres lot, tax map #236.-1-5.2 for further Discussion at a Special Town Board Meeting scheduled for July 29, 2026, at 4:00 p.m.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the Motion to Table the decision on bid opening of 3.14 acres lot on Alden Avenue for a further Discussion.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

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

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

REQUEST MOTION TO TABLE THE BID OPENING DECISION FOR DIGITAL ELECTRONIC SIGN

RESOLUTION #82-2026

INTRODUCED BY: Councilperson Scott Combs
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Warrensburg Town Board request Motion to Table the decision on the bid opening for the Digital Electronic Sign for further Discussion at a Special Town Board Meeting scheduled for July 29, 2026, at 4:00 p.m.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the Motion to Table the decision on the bid opening for the Digital Electronic Sign for the Town Hall for further Discussion.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

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

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

REGULAR TOWN BOARD MEETING – JULY 8, 2026

REQUEST MOTION TO TABLE THE BID OPENING DECISION FOR RESURFACING/MARKING OF TENNIS AND PICKLEBALL COURTS

RESOLUTION #83-2026

INTRODUCED BY: Councilperson Robert Sutphin
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Warrensburg Town Board request Motion to Table the decision on the bid opening for the Resurfacing and Markings of (2) two Tennis and (3) three Pickleball Courts for further Discussion at a Special Town Board Meeting scheduled for July 29, 2026, at 4:00 p.m.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the Motion to Table the decision on the bid opening for the Resurfacing and Markings of Tennis and Pickleball Courts for further Discussion.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

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

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

Resolution request approved at June 10, 2026, meeting to ask the NYSDOT for a handicapped spot at 3879 Main Street. NYSDOT is looking into it.

NYSDOT was contacted about installation of Crosswalk signs along Main Street at various locations and adding two signs on Richards Avenue to remind the public of crosswalk ahead. This request will be reviewed by NYSDOT traffic division.

NEW BUSINESS:

RESOLUTION SUPPORTING FIRST WILDERNESS HERITAGE CORRIDOR PLAN UPDATE

RESOLUTION #84-2026

INTRODUCED BY: Supervisor Kevin Geraghty
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg is a participating community in the First Wilderness Heritage Corridor; and

WHEREAS, Warren County is preparing an application to the New York State Department of State Local Waterfront Revitalization Program to update the First Wilderness Heritage Corridor Action Plan, with an emphasis on community resiliency, waterfront access, hamlet revitalization, outdoor recreation, and future implementation projects; and

WHEREAS, the proposed planning effort will include participating communities along the Upper Hudson River and Schroon River corridors;

NOW, THEREFORE, BE IT

REGULAR TOWN BOARD MEETING – JULY 8, 2026

RESOLVED, that the Town Board of the Town of Warrensburg supports Warren County's submission of an application for the First Wilderness Heritage Corridor Resiliency and Implementation Plan Update; and

BE IT FURTHER

RESOLVED, that the Town of Warrenburg authorizes Warren County to act on the Town's behalf as grant applicant and project coordinator for this planning effort; and

BE IT FURTHER

RESOLVED, that the Town of Warrensburg will participate in the planning process by providing local input and reviewing project materials as appropriate; and

BE IT FURTHER

RESOLVED, that this resolution does not commit the Town of Warrensburg to any financial contribution or future project expenditure.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

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

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

RESOLUTION AUTHORIZING NYS HOMES AND COMMUNITY RENEWAL FUNDING UNDER THE NEW YORK MAIN STREET TARGET AREA BUILDING RENOVATIONS PROGRAM

RESOLUTION #85-2026

INTRODUCED BY: Councilperson Scott Combs

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

Resolution by the Town Board of Trustees approving and endorsing Town of Warrensburg in its application to NYS Homes and Community Renewal for funding under the New York Main Street Target Area Renovations Program.

WHEREAS, the Town of Warrensburg desires to apply for \$500,000 in financial assistance through the 2026 Consolidated Funding Application (CFA) under the New York Main Street Target Area Renovations Program; and

WHEREAS, the application proposes funding to assist property owners to complete building renovations to downtown "main street" buildings on Main Street between 3664 Main Street and 4046 Main Street; and

WHEREAS, the proposed funding will contribute to ongoing community revitalization efforts; and

WHEREAS, the grant application requires that the applicant obtain the approval and endorsement of the governing body of the municipality in which the project will be located.

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Trustees of the Town of Warrensburg approves and endorses the 2026 New York Main Street Target Area Building Renovation Program for assistance prepared and to be submitted by Town of Warrensburg.

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RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

**CHAMBER OF COMMERCE REQUEST TO HOST 46TH WORLDS LARGEST GARAGE SALE
ON OCTOBER 2ND – OCTOBER 4TH, 2026**

RESOLUTION #86-2026

INTRODUCED BY: Councilperson Joq Quintal II

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg received request from Warrensburg Chamber of Commerce to host the 46th World's Largest Garage Sale being held on October 2nd – October 4th, 2026, as a Major Local Event and to Waive the Major Local Event License fee of \$150.00.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request for the Chamber of Commerce to host the 46th World's Largest Garage Sale and to Waive the Major Local Event License fee.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOW VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

**REQUEST FROM WARRENSBURG CHAMBER OF COMMERCE TO USE TOWN
PROPERTIES FOR 2026 46TH WORLDS LARGEST GARAGE SALE**

RESOLUTION #87-2026

INTRODUCED BY: Councilperson Joq Quintal II

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town Board of Warrensburg received a request from the Warrensburg Chamber of Commerce to use Town Properties for the 46th World's Largest Garage Sale October 2, 2026, thru October 4, 2026. Properties are 3797 Main Street, Town Hall; and Richards Avenue Parking lot.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request from the Warrensburg Chamber of Commerce to use Town Properties located at 3797 Main Street (Town Hall), and Richards Avenue Parking lot for the 46th World's Largest Garage Sale October 2, 2026, thru October 4, 2026.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

REGULAR TOWN BOARD MEETING – JULY 8, 2026

REQUEST TO ALLOW THE TOWN HALL TO BE CLOSED ON FRIDAY OCTOBER 2, 2026

RESOLUTION #88-2026

INTRODUCED BY: Councilperson Joq Quintal II

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town Board of Warrensburg request to close the Town Hall on Friday October 2, 2026 for the use of the Town Hall Parking lot during the World's Largest Garage Sale being held on October 2nd – October 4th, 2026, as a Major Local Event hosted by the Chamber of Commerce. The use of the parking lot was approved by Resolution #87-2026 adopted at the July 8, 2026, board meeting.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request to close the Town Hall on October 2, 2026, during the World's Largest Garage Sale.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

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

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

**RESOLUTION AUTHORIZING SUBMISSION OF A LOCAL WATERFRONT
REVITALIZATION PROGRAM GRANT APPLICATION**

RESOLUTION #89-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Town of Warrensburg seeks to improve public access and connectivity to and along the Schroon River; and

WHEREAS, the proposed Warrensburg Schroon River Waterfront Connectivity and Public Access Plan would support planning and preliminary design for connections between Main Street, existing parks, public lands, road rights-of-way, and the Schroon River; and

WHEREAS, the project may evaluate sidewalk connections, crosswalks, wayfinding, ADA-accessible routes where feasible, canoe/kayak access, river overlooks, shoreline viewing areas, vegetation management, cost estimates, permitting considerations, and future construction funding opportunities; and

WHEREAS, the project is consistent with the Town of Warrensburg 2023 Comprehensive Plan and the First Wilderness Heritage Corridor Action Plan; and

WHEREAS, the total project cost is anticipated to be \$100,000, including a \$75,000 Local Waterfront Revitalization Program grant request and a \$25,000 local share; and

WHEREAS, Warren County Planning Department will assist the Town with grant preparation and, if awarded, project administration and coordination;

NOW, THEREFORE, BE IT

REGULAR TOWN BOARD MEETING – JULY 8, 2026

RESOLVED, that the Town Board authorizes submission of a Local Waterfront Revitalization Program grant application to the New York State Department of State for the Warrensburg Schroon River Waterfront Connectivity and Public Access Plan; and

BE IT FURTHER

RESOLVED, that the Town Board authorizes a grant request of up to \$75,000 and commits to providing the required local share, estimated at \$25,000, through eligible cash and/or in-kind services; and

BE IT FURTHER

RESOLVED, that the Town Supervisor is authorized to execute the application and any related documents necessary to submit and, if awarded, advance the project.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

AYES: 4 **NAYS:** 1 **ABSENT:** 0

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Quintal II

NAYS: Councilperson Sutphin

REQUEST TO ADVERTIZE FOR BIDS FOR SIDEWALK REPLACEMENT PROJECT & SCHEDULE SPECIAL TOWN BOARD MEETING

RESOLUTION #90-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Warrensburg Town Board request to advertise for bids for Sidewalk Replacement Project on James Street and Greene Terrace.

WHEREAS, the Bids are due in the Town Clerks office by 4:00 p.m. on July 29, 2026, and bid opening will follow at the Special Town Board Meeting advertised and scheduled for July 29, 2026.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved to advertise for bids for Sidewalk Replacement Project on James Street and Greene Terrace and schedule a Special Town Board Meeting for July 29, 2026, at 4:00 p.m.

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

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

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

APPROVE BUDGET MODIFICATIONS – (2)

RESOLUTION #91-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

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

REGULAR TOWN BOARD MEETING – JULY 8, 2026

**Town of Warrensburg
Budget Modification
July 8, 2026**

GENERAL FUND

A1990.400	Special Items – Contingent	\$4,000.00	
A6412.400	Publicity – Contractual		\$4,000.00
	<u>To cover Warrensburg Chamber Increase</u>		

WATER FUND

SW9710.600	Serial Bond	\$709.57	
SW9710.700	Serial Bond Interest		\$709.57
	<u>Adjustment to Interest</u>		

NOW THEREFORE, BE IT

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

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 1

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

REQUEST TO PAY WARRANTS ON ABSTRACT #7-2026

RESOLUTION #92-2026

ON MOTION OF: Councilperson Robert Sutphin

SECONDED BY: Councilperson Scott Combs

RESOLUTION DULY ADOPTED JULY 8, 2026, BY THE FOLLOWING VOTES:

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

RESOLVED, to pay the warrants outlined on Abstract #7-2026 in the following amounts:

WARRANTS:	Total Claims	\$230,260.20
	General Fund:	\$52,533.16
	Cemetery Fund:	\$3,663.48
	Highway Fund:	\$6,680.78
	Lighting District	\$7,105.80
	Sewer Fund	\$3,326.52
	Water Fund:	\$106,950.46
	Main Street Grant	\$50,000.00

REGULAR TOWN BOARD MEETING – JULY 8, 2026

PUBLIC COMMENTS:

Gayle Nelson & Brian Bagley - Stated they have created “PAWS” – Pitbulls Against Wrongful Seizure and it is a formulated business they are moving forward and attempting, with 10 amendments to the Canine Bill of Rights. She stated how their dog Melvin was subject to a wrongful unlawful seizure at the Sinai Resort in Warrensburg on July 21, 2025, and the SPCA deemed Melvin a Dangerous Dog and was euthanized. Due to this wrongful event, they are moving forward with this “PAWS” business to provide governance oversight and implement this new shared services agreement between Warrenburg, Bolton, and Lake George. They are presenting this Canine Bill of Rights to implement the procedures used for animal control. She has provided the town board with the Canine Bill of Rights to share with everyone else.

Jason Smith - Stated he put in a bid to purchase the Alden Ave property and explained how he came up with the bid amount, as he was using what other town property was sold for in the area and not so much as the assessed value, due to the triangle shape of the property some of the acreage may not be usable. He bid slightly over half of what the value was.

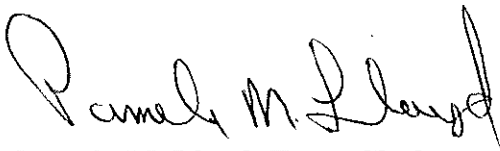
Joyce Reed - Asked about the demolition cleanup of 7 Hudson Street. She had heard that there is going to be a cleanup and her concern is the cleanup includes water and we are on a sprinkling ban and wanted to be assured that the taxpayers that they are not going to foot the bill for the water usage during the cleanup? Councilperson Rounds asked Tracy Benoit if there is a system of flat rate for contractors? Tracy Benoit had spoken to the contractors doing the cleanup, due to the sprinkling ban they would have to supply their own tanker and pump the water out of the river at this time.

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

MEETING ADJOURNS

On motion by Supervisor Geraghty, the meeting adjourned at 7:30 pm

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Pamela M. Lloyd". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Pamela M. Lloyd, Town Clerk