

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
MAY 13, 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. (warrensburgny.gov)

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

OTHERS PRESENT: Absent, 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 Robert Sutphin**

**2026 Warrensburg Central School Budget Presentation, Presented by Superintendent Amy Langworthy, and Business Manager Jennifer Switzer.
THE FULL PRESENTATION CAN BE VIEWED ON THE WARRENSBURG YOUTUBE LINK.**

APPROVE MINUTES OF REGULAR TOWN BOARD APRIL 8, 2026

RESOLUTION #58-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

RESOLVED, to approve the Minutes of the Regular Town Board Meeting held on April 8, 2026.

RESOLUTION DULY ADOPTED APRIL 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 and Supervisor reports – Kevin Geraghty; Assessor – Robert Sutphin; Justice – Robert Sutphin; Dog Control – Scott Combs; Code Enforcement Officer – Jim Hull; EMS – No Report; Highway Superintendent – Bryan Rounds; Landfill – Scott Combs; Parks & Recreation – Joq Quintal II; Planning Department – Bryan Rounds; Sewer – Joq Quintal II; Water – 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 to include: Beautification, Historian/Museum.

COMMUNICATIONS:

NYSDEC worked with the Town on the No Parking Signs for River Road, and the Highway posted the Road. It should be completed in a few days.

Received a request from Matthew Sprow at 17 Sunset Avenue about dead trees on Town Property close to his property line. Parks & Recreation investigated and found it to be correct and the owners already removed the dead trees.

NEW BUSINESS:

REQUEST TO APPROVE FLATLEY READ INC. TO APPLY FOR ANOTHER MAIN STREET GRANT

RESOLUTION #59-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Town Board of Warrensburg request to Approve Flatley Read , Inc. to apply for another Main Street Grant to cover the remainder of Main Street. The Maximum cost to prepare the Grant will not exceed \$2,500.00.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby Approved Flatley Read, Inc. to prepare and apply for a second Main Street Grant at a Maximum cost of \$2,500.00

THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON MAY 13, 2026, WHICH RESULTED AS FOLLOWS:

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

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

Code Enforcement Officer would like to address the Town Board about Town Code 145-C, mowing of properties.

DISCUSSION: Jim Hull, Code Enforcement stated he mailed out notices by certified return receipt several years in a row to the same 64 residents at a cost of \$736.00 to notify these residents that they did not mow their lawns and if they don't comply then the town pays a contractor to mow the lawns and relevy 's the cost on to their Taxes. Mr. Hull is asking the Town Board if they would like him to continue mailing out the letters to the repeat offenders or just send the hired contractor out to mow without notice? Kevin asked the Town Attorney, Jackie White to check into this before the June town board meeting if possible.

REGULAR TOWN BOARD MEETING – MAY 13, 2026

Request received from Sarah Galusha, for the first quarter of 2026 Adjustment of Water Rent Assessment for the property located at 4015 Main Street. Information included.

DISCUSSION: Supervisor Geraghty explained that the heat was off at the residence and a pipe broke causing her water bill to be \$389.86 and Ms. Galusha was asking for some relief with the bill. Supervisor Geraghty stated that it was no fault of the Town of Warrensburg as the Town Code states frozen pipes are the responsibility of the homeowner, there was no heat in the residence and the equipment froze. Supervisor Geraghty asked the Board Members, and it was decided to Deny the request for Adjustment of Water Rent Assessment.

Prior to adoption of the proposed Local Law #2 of 2026 the Town Attorney, Jackie White reviewed the questions of the SEQRA parts 2 and 3 with all the Board Members answering No which would result in a motion finding that the adoption of the Local Law will not result significant adverse impacts on the environment and an impact statement need not be prepared and this would be deemed a Negative SEQRA Declaration as the adopted Resolution states below.

RESOLUTION ADOPTING SEQRA DETERMINATION FOR LOCAL LAW NO. 2 OF 2026 TO AMEND ARTICLE VI “SIGN REGULATIONS” OF CHAPTER 211 “ZONING” OF THE TOWN OF WARRENSBURG TOWN CODE

RESOLUTION #60-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, that the adoption of this Local Law constitutes a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA) for which the Town Board is the only SEQRA Involved Agency; and

NOW, THEREFORE, BE IT

RESOLVED, that upon the Town Board’s review of all potential impacts considered, the Town Board hereby finds this project will result in no significant adverse environmental impacts that will result from adoption of Local Law No. 2 of 2026 and the Town Board hereby adopts a SEQRA Negative Declaration.

THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON MAY 13, 2026, WHICH RESULTED AS FOLLOWS:

AYES: 5 NAYS: 0 ABSENT: 0

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

RESOLUTION ADOPTING LOCAL LAW NO. 2 OF 2026 TO AMEND ARTICLE VI “SIGN REGULATIONS” OF CHAPTER 211 “ZONING” OF THE TOWN OF WARRENSBURG TOWN CODE

RESOLUTION #61-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

REGULAR TOWN BOARD MEETING – MAY 13, 2026

WHEREAS, the Town Board finds that it wishes to amend the Town’s sign regulations to provide a definition for the term sign and clarify and amend the regulation of the size and types of signs permitted in the Town; and

WHEREAS, the amendments to the sign regulations have been proposed and reviewed by the Town’s Code Enforcement Officer; and

WHEREAS, the proposed Local Law was referred to the County Planning Board pursuant to General Municipal Law Section 239-m and the County has since issued a determination that there will be no County-wide or intercommunity impacts as a result from adoption of the proposed Local Law; and

WHEREAS, Local Law No. 2 of 2026 was filed with the Town Clerk and a Public Hearing was duly scheduled; and

WHEREAS, the Town Board held a Public Hearing on April 8, 2026, concerning Local Law No. 2 of 2026 and at that time, the Town Board heard from all members of the public present that wished to be heard; and

WHEREAS, the Town Board has considered all comments made during the Public Hearing and finds that it would be appropriate and desirable to adopt Local Law No. 2 of 2026 as revised,

NOW, THEREFORE, BE IT

RESOLVED, that adoption of this Local Law constitutes a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA) for which the Town Board is the only SEQRA Involved Agency; and be it further

RESOLVED, that the Town Board caused Part 1 of a Full Environmental Assessment Form (FEAF) to be prepared and further that the Town Board reviewed, considered and answered each relevant question in FEAF Part 2 and found that no moderate to large environmental impacts will occur as a result of adoption of this Local Law; and be it further

RESOLVED, that upon the Town Board’s review of all potential impacts considered, the Town Board hereby finds that no significant adverse environmental impacts will result from adoption of Local Law No. 2 of 2026 and the Board hereby adopts a SEQRA Negative Declaration; and be it further

RESOLVED, that the Town Board hereby adopts Local Law No. 2 of 2026 as revised; and be it further

RESOLVED, that the Town Board authorizes and directs the Town Clerk to file Local Law No. 2 of 2026 with the Secretary of State and to take any and all further action necessary to effectuate the purpose of this Resolution, including properly filing the SEQRA Negative Declaration.

THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON MAY 13, 2026, WHICH RESULTED AS FOLLOWS:

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

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

Discussion on Battery Energy Storage System. Should the Town of Warrensburg consider a Moratorium on BESS Facility that would give the Town time to:

- Evaluate zoning and land use regulations
- Assess emergency preparedness and response capabilities
- Review environmental consideration, particularly near sensitive area
- Ensure that local laws adequately protect resident and natural resources

REGULAR TOWN BOARD MEETING – MAY 13, 2026

DISCUSSION: Supervisor Geraghty stated that he received a letter of concerns about the Battery Energy Storage System Facility's that are being constructed all over the Adirondack Park and he was asked if Warrensburg should consider a Moratorium on the facility's. The Town Board will review the information and continue at the June board meeting.

REQUEST TO APPROVE AGREEMENT WITH WARREN COUNTY TOURISM PROMOTION & CONVENTION DEVELOPMENT FOR 2026

RESOLUTION #62-2026

INTRODUCED BY: Councilperson Robert Sutphin

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Town Board of Warrensburg request to Approve an Agreement with Warren County Tourism Promotion and Convention Development for 2026 with the Town of Warrensburg. This Agreement covers the Occupancy Tax Funds that the Town receives from Warren County.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby Approved Agreement with Warren County Tourism to cover the Occupancy Tax Funds for 2026.

RESOLUTION DULY ADOPTED MAY 13, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

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

REQUEST TO APPROVE AGREEMENT WITH WARREN COUNTY PLANNING DEPT PROMOTING KING ST SENIOR HOUSING

RESOLUTION #63-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Town Board of Warrensburg request to Approve an Agreement with Warren County Planning Department to seek letters of Interest in promoting King Street Senior Housing Development Opportunity.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby Approved Agreement Warren County Planning Department promoting letters of interest for Development of Senior Housing on King Street property.

RESOLUTION DULY ADOPTED MAY 13, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

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

REGULAR TOWN BOARD MEETING – MAY 13, 2026

Congratulations to the Alexander Funeral Home of 40 Years of Dedicated service to Town and surrounding communities.

Discussion on purchasing a new Electronic Sign for the Town Hall. Preferred vendor is A & J Signs of Burnt Hills, New York. Cost of the sign is \$63,302.00 installed. Source of funding would be Cannabis Tax Revenues.

DISCUSSION: Joyce Reed, Supervisors Secretary explained some details about the two quotes received for Electronic Signs for the Town Hall. Supervisor Geraghty asked the Board Members to look over the quotes and they will continue the discussion at the June board meeting.

REQUEST TO AMEND TIRE DISPOSAL PRICES AT THE LANDFILL

RESOLUTION #64-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Town Board of Warrensburg requests to amend Tire Disposal Prices at the Landfill to: up to 4' Loader/ Tractor Tire from \$70.00 to \$120.00 per tire; 5' Super Loader Tire from \$70.00 to \$180.00 per tire. All other disposal tire costs will remain the same.

TIRE PRICES AS OF MAY 7, 2026

Golf Cart/Lawn Mower	- \$3.00	Super Singles Truck	- \$35.00
Car up to 16"	- \$6.00	Loader/Tractor up to 4'	- \$120.00
Car & Truck 17"-19"	- \$9.00	Super Loader 5'	- \$180.00
Truck 20", 22.5", 24.5"	- \$17.00		

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby Approved to amend the Tire Disposal Prices listed above.

RESOLUTION DULY ADOPTED MAY 13, 2026, BY THE FOLLOWING VOTES:

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

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

APPROVE BUDGET MODIFICATIONS – (1)

RESOLUTION #65-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

REGULAR TOWN BOARD MEETING – MAY 13, 2026

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

**Town of Warrensburg
Budget Modification
May 13, 2026**

GENERAL FUND

SW8330.120	Purification - Part-time	\$247.59	
SW8330.110	Purification - Over-time		\$247.59
	<u>To cover Purification Over-time</u>		

NOW THEREFORE, BE IT

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

RESOLUTION DULY ADOPTED MAY 13, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

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

REQUEST TO PAY WARRANTS ON ABSTRACT #5-2026

RESOLUTION #66-2026

ON MOTION OF: Councilperson Robert Sutphin

SECONDED BY: Councilperson Joq Quintal II

RESOLUTION DULY ADOPTED MAY 13, 2026, BY THE FOLLOWING VOTES:

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

RESOLVED, to pay the warrants outlined on Abstract #5-2026 in the following amounts:

WARRANTS:	Total Claims	\$173,723.14
	General Fund:	\$42,685.57
	Cemetery Fund:	\$5,292.70
	Highway Fund:	\$74,918.98
	Mobil Home Grant	\$12,000.00
	Lighting District	\$7,141.79
	Sewer Fund	\$7,523.37
	Water Fund:	\$24,160.73

REGULAR TOWN BOARD MEETING – MAY 13, 2026

PUBLIC COMMENTS:

Sarah Gebbie-Measeck, Richards Avenue Library - Updated the Town on the work being done on the Library after the water damage and they should be ready to reopen by the end of June and wanted to Thank all the Town employees that responded to the disaster for their help. She also, read the Library report and will submit a copy to Supervisor Geraghty.

John Alexander, as taxpayer - Commented on the new Sign quotes for the Town Hall and believes the town should go with someone local. John also agreed with Mr. Cooper about the smoke shop with the huge very brightly lit signs on the building, is there something that we could do about an amendment to the sign ordinance?

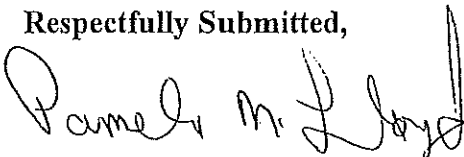
Gary Cooper, Lake Ave - Asked if we could have the standup stop for pedestrians sign in the crosswalks like Lake George has? Supervisor Geraghty and Councilperson Quintal stated that they tried them already here in the Town and they got ran over and destroyed, they are more for highway use with more than two lanes.

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 8:40 pm

Respectfully Submitted,



Pamela M. Lloyd, Town Clerk