

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
APRIL 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. (warrensburgny.gov)

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

ABSENT 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 Glens Falls Boy Scout Troop #6002**

PROCLAMATION – HONORING STEFAN SANDULESCU who turned 103 years old yesterday April 7, 2026.

DISCUSSION: Supervisor Geraghty read the Proclamation, congratulating Mr. Sanddulescu on his 103 Birthday and wishing him well in health and happiness as he explained some of Mr. Sandulescu life history. More details can be viewed on the Warrensburg YouTube Page.

APPROVE MINUTES OF REGULAR TOWN BOARD MEETING – MARCH 11, 2026

RESOLUTION #51-2026

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 March 11, 2026.

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

AYES: 4 NAYS: 0 ABSENT: 1

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin

ABSENT: Councilperson Quintal II

OPEN PUBLIC HEARING #1 AT 7:05 PM:

Public Hearing on Proposed local law to Amend Chapter 129 “ Junkyards” of the Town of Warrensburg Town Code.

REGULAR TOWN BOARD MEETING – APRIL 8, 2026

Town Clerk, Pamela Lloyd read the Public Hearing Notice that was published on March 28, 2026, in the Post Star Newspaper.

PUBLIC HEARING COMMENTS: NONE RECEIVED

CLOSED PUBLIC HEARING AT 7:07

OPEN PUBLIC HEARING #2 AT 7:07

Public Hearing on a Proposed Local Law to Amend Article VI Sign Regulations of Chapter 211 Zoning of the Town of Warrensburg Town Code.

Town Clerk, Pamela Lloyd read the Public Hearing Notice that was published on March 28, 2026, in the Post Star Newspaper.

PUBLIC HEARING COMMENTS:

Gary Cooper, - Asked if this Local Law had anything to do with the lighting of the signs? Supervisor Geraghty answered no. Councilperson Rounds stated that the Local Law has to do with the size of the signs.

CLOSE PUBLIC HEARING AT 7:09 PM
(No resolutions assigned for opening or closing of public hearings)

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

REPORTS OF TOWN OFFICIALS:

The Town Officials reports were received and read by the following: Town Clerk – Pamela Lloyd; Supervisor – Kevin Geraghty; Assessor – Robert Sutphin; Justice – Robert Sutphin; Dog Control – No Report Received to put in folders – only Supervisor Geraghty had and read report; Landfill – Scott Combs; Planning Department – Bryan Rounds; Code Enforcement Officer – Jim Hull; Highway Superintendent – Bryan Rounds; EMS – Scott Combs. **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, Parks/Recreation, Sewer/Water

COMMUNICATIONS:

Appraisals came back on King Street. Total value on properties is \$155,000.

DISCUSSION: Supervisor Geraghty stated that the goal is to have Senior Housing on that property in the near future.

REGULAR TOWN BOARD MEETING – APRIL 8, 2026

Request received from Warrensburg Beautification Inc. to allow stickers to be placed on Town trash receptacles and vehicles to promote the cause, Pick Up Warrensburg. I know the town supports the effort to keep our Town litter-free, but I believe we should decline the offer to affix stickers to our vehicles or trash receptacles.

DISCUSSION: Supervisor Geraghty stated he is very opposed to putting stickers on cars, receptacles or any other item. The town is willing to help in any other manner, but will pass on the stickers.

NEW BUSINESS:

Resolution request for Amending Local Law to Amend Article VI “Sign Regulations” of Chapter 211 “Zoning” of the Town of Warrensburg Town Code.

DISCUSSION: Attorney, Jackie White brought to the Town Boards attention that the Sign Regulations is a zoning code change which needs the County Planning Board Referral and then the SEQRA reviewed prior to adopting this proposed local law.

RESOLUTION ADOPTING LOCAL LAW NO. 1 OF 2026
A LOCAL LAW TO AMEND CHAPTER 129 “JUNKYARDS” OF THE TOWN OF
WARRENSBURG TOWN CODE

RESOLUTION #52-2026

INTRODUCED BY: Councilperson Robert Sutphin

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Town Board wishes to provide for the health, safety and welfare of the public by requiring that properties used for the storage of junk materials including unregistered and old watercraft, are permitted and regulated; and

WHEREAS, to facilitate these goals, the Town Board has considered Local Law No. 1 of 2026 to expand the definition of junkyard; and

WHEREAS, a Public Hearing was duly scheduled and held on April 8, 2026, concerning Local Law No. 1 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. 1 of 2026,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board hereby adopts Local Law No. 1 of 2026; and be it further

RESOLVED, that the Town Board authorizes and directs the Town Clerk to file Local Law No. 1 of 2026 with the Secretary of State and to take any and all further action necessary to effectuate the purpose of this Resolution.

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

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

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin

ABSENT: Councilperson Quintal II

RESOLUTION TO AUTHORIZE THE COMMENCEMENT OF LITIGATION AGAINST ASH REAL ESTATE HOLDINGS, LLC FOR TOWN CODE VIOLATIONS AT PROPERTY LOCATED AT 7 HUDSON STREET

RESOLUTION #53-2026

INTRODUCED BY: Councilperson Scott Combs
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Town Board is aware that the property owned by Ash Real Estate Holdings, LLC located at 7 Hudson Street in the Town of Warrensburg and identified as Tax Map Parcel Number 210.16-2-36 (the “Property”) is currently in violation of the Town of Warrensburg Town Code; and

WHEREAS, the Code Enforcement Officer has attempted to obtain compliance through cooperative and voluntary means and now recommends commencement of a Supreme Court Action; and

WHEREAS, the condition of the Premises constitutes a dangerous or unsafe building in violation of Warrensburg Town Code; and

WHEREAS, to date there has been no remedial action by the owner and that the violations continue;

NOW, BE IT HEREBY RESOLVED THAT the Town Board authorizes Town Counsel to commence an action in New York State Supreme Court against Ash Real Estate Holdings, LLC to obtain an order and judgment requiring Ash Real Estate Holdings, LLC to bring the Property at 7 Hudson Street, Warrensburg, into compliance with Town and State Codes or in the alternative, to authorize but not require the Town to take remedial action at the owner’s expense in the event the owner does not comply and to seek civil penalties; and

BE IT FURTHER RESOLVED that the Town Supervisor, Town Clerk, Town Code Enforcement Officer and Town Counsel are authorized to take any actions and execute any documents or instruments necessary to effectuate the intent of this Resolution.

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

AYES: 3 RECUSE: 1 ABSENT: 1

AYES: Supervisor Geraghty, Councilperson Combs, Sutphin

RECUSE: Councilperson Rounds

ABSENT: Councilperson Quintal II

DISCUSSION: Councilperson Rounds wanted to table this resolution as his business is involved in doing some demolition of the building at 7 Hudson Street for the upcoming new owner, that is why he recused himself from the vote. The other town board members wanted to proceed with the resolution.

REQUEST TO APPROVE WATER TAX ASSESSMENT FOR JOHN A. DELCIELO

RESOLUTION #54-2026

INTRODUCED BY: Councilperson Scott Combs
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

REGULAR TOWN BOARD MEETING – APRIL 8, 2026

WHEREAS, the Warrensburg Town Board received the Request for Change of Water Tax Assessment from John A. Delcielo at 3995 Main Street from commercial rate to residential rate. The current base rate is \$480.00 and if change is approved it will decrease to \$240.00.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board approved the Change of Water Tax Assessment to the residential rate of \$240.00 base rate per year.

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

AYES: 3 RECUSE: 1 ABSENT: 1

AYES: Supervisor Geraghty, Councilperson Combs, Sutphin

RECUSE: Councilperson Rounds

ABSENT: Councilperson Quintal II

REQUEST TO RENEW 3 YR CONTRACT WITH FLATLEY READ INC. FOR GRANT ADMINISTRATION

RESOLUTION #55-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Town Board of Warrensburg request to Renew 3 year Contract with Flatley Read, Inc. for Grant Administration with fee for services rate at \$125.00 per hour.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby Approved to renew 3 year contract with Flatley Read, Inc. 4 Washington Sq, Greenwich, NY 12834, for Grant Administration.

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

AYES: 3 NAYS: 1 ABSENT: 1

AYES: Supervisor Geraghty, Councilperson Combs, Rounds

NAYS: Councilperson Sutphin

ABSENT: Councilperson Quintal II

Working in conjunction with the Warrensburg Chamber of Commerce on seeking out new business to locate at the 3836 Main Street site, “Grand Union Plaza”.

DISCUSSION: Supervisor Geraghty stated he wrote three letters to different business who might be interested in the building and have not heard back anything yet.

APPROVE BUDGET MODIFICATIONS – (2)

RESOLUTION #56-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

REGULAR TOWN BOARD MEETING – APRIL 8, 2026

SECONDED BY: Councilperson Robert Sutphin

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

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

GENERAL FUND

A5410.120	Sidewalks - Pers. Svcs - Part-time	\$1,000.00	
A5410.110	Sidewalks - Pers. Svcs - Over-time		\$1,000.00
	To cover Sidewalks Over-time		
A2390	Shared Svcs – Other Govts	\$16,000.00	
A3510.100	Dog Control – Personnel Svcs		\$16,000.00
	To increase Dog Control Officer Shared Svcs		

NOW THEREFORE, BE IT

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

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

AYES: 4 NAYS: 0 ABSENT: 1

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin

ABSENT: Councilperson Quintal II

REQUEST TO PAY WARRANTS ON ABSTRACT #4-2026

RESOLUTION #57-2026

ON MOTION OF: Councilperson Bryan Rounds

SECONDED BY: Councilperson Scott Combs

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

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin

ABSENT: Councilperson Quintal II

RESOLVED, to pay the warrants outlined on **Abstract #4-2026** in the following amounts:

WARRANTS:	Total Claims	\$122,891.89
	General Fund:	\$41,271.80
	Cemetery Fund:	\$3,019.42
	Highway Fund:	\$36,281.36
	Highway Garage Demo:	\$583.09
	Lighting District	\$7,731.07
	Sewer Fund	\$18,604.16
	Water Fund:	\$15,400.99

REGULAR TOWN BOARD MEETING – APRIL 8, 2026

PUBLIC COMMENTS:

Supervisor Geraghty spoke about:

1st – received a letter from Cornell Cooperative Extension asking for Occupancy Tax Funds to help with the Youth Fair this summer and He make a commitment to help them with \$500.00.

2nd – He is still going over the plowing with Lake Luzerne of the county road. He did pay them the \$5,000 for this past year.

3rd – He welcomed Janelle Jones who just retired as the Public Health Director for Warren County Public Health Dept.

Jim Hull, as resident Taxpayer - Spoke about the Mass Gathering Lawsuit that happened in Glens Falls that was brought up at the last meeting and statements were made that the Town Warrensburg will get sued as well. Jim stated he did some research and he read the findings on the lawsuit. This can be heard on the Warrensburg YouTube page.

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

MEETING ADJOURNS

On motion of Councilperson Bryan Rounds, the meeting adjourned at 7:45 pm

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk