

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
AND PUBLIC HEARING
OCTOBER 8, 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. (warrensburny.us)

PRESENT:	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 PUBLIC HEARING ON CDBG GRANT APPLICATION

RESOLUTION #126-2025

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

RESOLVED, to approve the Minutes of the Regular Town Board Meeting and Public Hearing Minutes for the CDBG Grant Application held on September 10, 2025.

RESOLUTION DULY ADOPTED OCTOBER 8, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

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

OPEN PUBLIC HEARING AT 7:05 PM:

Supervisor declares Public Hearing open on the proposed 2026 Preliminary Budget – privilege of the floor extended to anyone wishing to be heard on this matter.

Town Clerk Pamela Lloyd read the Public Hearing Notice that was published on October 2, 2025 in the Post Star Newspaper on 2026 Preliminary Town Budget.

Supervisor Geraghty read a synopsis of the 2026 Preliminary Budget proposed appropriations, revenues, and tax implications:

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- Total appropriations for general and highway funds combined are approximately \$3.82 million, reflecting an increase of about \$83,000 from previous year.
- Total revenues are forecasted at \$1.93 million, up by roughly \$51,500 compared to last year.
- The town plans to use approximately \$44,381 from the fund balance to balance the budget, which is slightly higher than last year's usage.
- Taxes to be raised to \$1.45 million, marking a \$50,000 increase over 2025, mainly driven by increased health insurance, retirement costs, and pay raises.
- The town tax rate is projected at \$2.919 per thousand, a 7.5 cents increase from the previous year.
- The lighting district saw a significant decrease in appropriations to \$86,000 due to the installation of LED lights, reducing costs by \$24,000. Correspondingly, the tax rate in this district will decrease by 7.2 cents per thousand, effectively a slight tax reduction for residents.
- The ambulance district budget increased modestly by \$10,000 to \$410,000, resulting in a 1.2 cents per thousand tax increase.
- The overall budget remains under the state-mandated tax cap, continuing a trend of fiscal responsibility.

Councilperson Alexander stated Supervisor did a marvelous job with another successful budget and keep under the tax cap, he believed the reevaluation of property helped as well, along with some new businesses in town to increase the sales tax. Also moving forward with National Grid in changing the lighting to LED has already saved the town a lot of money.

Councilperson Alexander also stated he wanted to make a change to the Preliminary Budget and asked Supervisor Geraghty to recuse himself from the rest of the discussion. John wanted to state that he has been on the board for 20 years now and this is his last year and it has been one the biggest honors of his life doing this for the taxpayers and the community and working with the Town Board and especially working Supervisor Geraghty, which they started at the same time. The town is in good fiscal shape and after all the things that the board has done under Supervisor Geraghty's leadership, Councilperson Alexander would like to make a motion to increase the Supervisors salary by an additional 3%.

Councilperson Sutphin stated he means no disrespect to the board members or anybody like that, but we just got done raising the rates on the Water and Sewer and the property tax increase due to the property reevaluations, he believes it would be wrong to increase Supervisors salary at this time.

REQUEST TO APPROVE A MOTION BY COUNCILPERSON ALEXANDER TO INCREASE SUPERVISORS SALARY BY 3%

RESOLUTION #127-2025

INTRODUCED BY: Councilperson John Alexander

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Warrensburg Town Board by, motion of Councilperson Alexander to increase the Supervisor's salary by an additional 3% percent on the Preliminary Budget.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved by three votes to increase Supervisor Geraghty's salary by an additional 3% percent.

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THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON OCTOBER 8, 2025, WHICH RESULTED AS FOLLOWS:

AYES: 3 NAYS: 1 RECUSE: 1

AYES: Councilperson Alexander, Rounds, Quintal II

NAYS: Councilperson Sutphin

RECUSE: Supervisor Geraghty

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 – John Alexander; 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.

COMMUNICATIONS: Resignation letter received from Sandi Parisi as the Town Historian. Sandi has asked that the last day of work be October 1, 2025. I would like to thank Sandi for her many years of service in the Town and the job she did maintaining the history of Warrensburg. We will be interviewing interested persons for the position of Town Historian in the near future. Please contact the Supervisor's office.

We received notice from Labella Associates that in the near future we will be getting closing document from DEC on the 11 King Street property so that no further investigation is needed. We will be able to discuss the possible sale of this property with our goal of having a developer construct senior housing on the site in the future.

Quarterly EMS Report received from Warrensburg EMS.

We received a request from Community Members for the Town Board to review our current law on short-term rentals in the Town. We should schedule a workshop meeting in the future to have discussion on the subject and seek further input from the community.

OLD BUSINESS: Richards Avenue parking lot paved today.

I will attend a meeting with the Chamber of Commerce to critique the recent World's Largest Garage. Again, the Town crews did an excellent job of cleaning up the during and after the sale. 7.8 tons of garbage were collected during this year's sale down from last year's 8.96 tons. I would ask the Town Board members and public to bring any concerns to myself or the Chamber.

NEW BUSINESS:

REGULAR TOWN BOARD MEETING – OCTOBER 8, 2025

RESOLUTION SETTING PUBLIC HEARING ON PROPOSED LOCAL LAW NO. 2 OF 2025 TO AMEND CHAPTER 211 “ZONING” OF THE TOWN OF WARRENSBURG TOWN CODE TO REQUIRE THE DISCONTINUANCE AND REMOVAL OF NONCONFORMING MOBILE/MANUFACTURED HOMES

RESOLUTION #128-2025

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Town of Warrensburg is considering adopting Local Law No. **2 of 2025** 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”; and

WHEREAS, if adopted, the Local Law would discontinue the nonconforming mobile/manufactured home use and require removal of the mobile/manufactured home in certain limited circumstances; and

WHEREAS, the Town Board wishes to hear public opinion on this possible legislative action and has caused the proposed Local Law to be filed in the Office of the Town Clerk.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board will conduct a Public Hearing on this proposed Local Law No. **2 of 2025** at the Town Hall, located at 3797 Main Street, Warrensburg, NY 12885 on Wednesday, November 12, 2025, at 7:00 PM; and be it further

RESOLVED, that the Town Clerk is hereby authorized and directed to duly post and publish the Notice of Public Hearing.

RESOLUTION DULY ADOPTED OCTOBER 8, 2025, BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 1 **ABSENT:** 0

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

NAYS: Councilperson Rounds

DISUSSION: Supervisor Geraghty explained a little bit about the Local Law and the non-conforming mobile homes and discontinuance and removal of such mobile homes and not allowing a nonconforming structure back on the property. There will be a public hearing to hear all the pros and cons at the November town board meeting. Councilperson Rounds would like to notify the people who own the homes in this overlay district to let them know what’s coming because he is dead set against it. Gary Cooper from Lake Ave asked what is considered non-conforming? Attorney Jackie White responded, this Local Law would not apply to the people in the overlay district only the ones outside the district that are non-conforming apply.

FURTHER COMMENTS AND DISCUSSION ON THIS LOCAL LAW AT THIS TIME CAN BE VIEWED ON THE YOUTUBE LINK LOCATED ON THE TOWN WEBSITE & FACEBOOK PAGE

The Town Board will also be scheduling a public hearing on a proposed Noise Ordinance for the Town of Warrensburg after doing some more research on the subject first.

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2025 Fall Cleanup starts on October 13th to October 17th and October 20th to October 20th. Times are from 6:30 am to 3:00 p.m. Monday through Friday

APPROVE BUDGET MODIFICATIONS – (2)

RESOLUTION #129-2025

INTRODUCED BY: Councilperson Robert Sutphin
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

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

**Town of Warrensburg
Budget Modification
October 8, 2025**

GENERAL FUND

A7110.200	Parks – Equipment	\$30,000.00	
A7110.400	Parks – Contractual		\$30,000.00
	To cover Contractual		

HIGHWAY FUND

DA5130.400	Machinery – Contractual	\$28,278.67	
DA5130.200	Machinery – Equipment		\$28,278.67
	To cover Equipment Expense		

NOW THEREFORE, BE IT

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

RESOLUTION DULY ADOPTED OCTOBER 8, 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 #10-2025

RESOLUTION #130-2025

ON MOTION OF: Councilperson John Alexander

SECONDED BY: Councilperson Bryan Rounds

RESOLUTION DULY ADOPTED SEPTEMBER 10, 2025, BY THE FOLLOWING VOTES:

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

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WARRANTS:	Total Claims	\$661,527.54
	General Fund	\$81,948.18
	Cemetery Fund	\$1,413.57
	Highway Fund	\$147,255.96
	Lighting District	\$6,931.57
	Sewer Fund	\$103,512.96
	Water Fund	\$22,844.57
	H15 Sidewalk	\$8,961.25
	H16 CDBG Grant	\$92,941.00
	H19 Gold Ave	\$3,787.00
	H20 Water WIIA	\$174,128.98
	H21 Crosswalk	\$5,400.00
	H22 Well House	\$12,402.50

COMMENTS:

Karl Duell - stated that the ATV that his brother and himself were riding in during garage sale weekend is legal with a state-to-state reciprocity. He also made comments that the political signs by law should not be placed the public right of ways and asked that the other people running in the election play by the rules. He will be going door to door and let residents know he could make a difference as a town board member and he has a lot of fresh ideas and has reached out to some of the other board members and has gotten no response and he represents a younger generation and believes that he can bridge the gap with the younger generation.

Amanda Bruce 6 Pasco Ave - Stated that she is new to Town and has been here only a few year now was and saw that Mr. Geraghty had commented on something in a local paper about an issue of nitrous oxide being sold in the smoke shops and wanted to bring up the issue of Kratom being sold in the smoke shops as well. She is nervous because these businesses in town are important, but as a mother she is concerned that these products are being sold in the town and if the people are aware and was hoping to get together as a community and think of some solutions. Kratom is being marketed as a natural product and similar to coffee, but it is actually being used similar to methamphetamine and opiates. She is just thinking about the children in our community and what we are messaging to them. Supervisor Geraghty asked if she could bring some information to him on this and he will bring it to supply it to Warren County Health which in turn has been imploring the state to do more with the smoke shops to curb some of these sales of these products.

Gary Cooper 87 Lake Ave - Stated that he was glad this was brought up. About 8 to 10 years ago there was a smoke shop where the barber shop is and they were selling glass pipes and the town shut them down. Why now can we have these two legal smoke shops and why is our zoning board allowing this obnoxious lighting? He has had several complaints brought to the town board to have these bright lights shut down. Gary also thanked John Alexander for his 20 years plus of service and stated that its going to be sad to see you go.

REQUEST TO ADJOURN TOWN BOARD MEETING TO CONVENE THE MEETING OF THE BOARD OF PUBLIC HEALTH TO HEAR A SEPTIC VARIANCE REQUEST

RESOLUTION #131-2025

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

REGULAR TOWN BOARD MEETING – OCTOBER 8, 2025

SECONDED BY: Councilperson John Alexander

WHEREAS, the Warrensburg Town Board request to adjourn the Town Board meeting to convene a meeting of the Board of Health to hear a Septic Variance Request on the property located at 412 Alden Avenue, Tax Map No. 236.-1-13. Mr. Thomas Hutchins, P.E., is here to represent Nicholas McCarroll.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved request to adjourn the Town Board meeting to convene a meeting of the Board of Health to hear a Septic Variance Request on the property located at 412 Alden Avenue, Tax Map No. 236.-1-13.

RESOLUTION DULY ADOPTED OCTOBER 8, 2025 BY THE FOLLOWING VOTES:

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

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

DISUSSION: Thomas Hutchins, P.E. Hutchins Engineers of Queensbury, Stated he was here representing the property owners, Nicholas McCarroll of 412 Alden Ave in reference to an on-site septic system that's in failure and needs to be replaced. It has been ailing for some time now. The property is 1.4 acres and there is enough room its long and narrow and bounded to the south by a stream that runs through the central portion of the property. To the west is a steep rock mountain and there is drilled water supply well. Right now the current system is 35 plus feet from the brook. They would like to take that absorption area and relocate it to the northern portion of the property and will maximize the distance from the stream and existing well, that we can with the physical constraints of the property. They are proposing a somewhat enhanced treatment system in Elgen sand filter system which provides a higher degree of treatment than a conventional system. It will be 50 feet from the existing well, however it is quite a bit downgrading it from that well and with the enhanced treatment they are proposing a home residential style ultraviolet disinfection system on the water supply in mitigation for not being able to meet the 100 foot setback from the well to that absorption field. They are looking for support from this local board as this is a replacement system. Some of the Board members were suggesting to have the Town Engineers take a look as a second opinion. **The Town Attorney Jackie White** stated she believes this is subject to a public hearing as per the town code. **Supervisor Geraghty** stated they will schedule a public hear and have the Town Engineer take a look at the plans.

REQUEST TO REOPEN TOWN BOARD MEETING

RESOLUTION #132-2025

INTRODUCED BY Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Warrensburg Town Board request to Reopen the Town Board Meeting after discussion on the Septic Variance Application Request on the property located at 412 Alden Avenue, Tax Map No. 236.-1-13.

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NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved to Reopen the Town Board Meeting .

RESOLUTION DULY ADOPTED OCTOBER 8, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

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

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 8:10 pm

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk