

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
SEPTEMBER 10, 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, Michelle DeGarmo, President of Flatley Read, Inc 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 HELD ON AUGUST 13, 2025

RESOLUTION #118-2025

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

RESOLVED, to approve the Minutes of the Regular Town Board Meeting held on August 13, 2025.

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

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, 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 – John Alexander; Justice – Robert Sutphin; Dog Control – No Report; 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. (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.

REGULAR TOWN BOARD MEETING – SEPTEMBER 10, 2025

COMMUNICATIONS: NONE

OLD BUSINESS: HHHN Crosswalk is complete.

NEW BUSINESS: Recognize Employee of the Quarter – Patti Corlew Planning/Zoning Administrator.

RESOLUTION AUTHORIZING APPLICATION FOR HOUSING IMPROVEMENT PROGRAM GRANTS

RESOLUTION # 119-2025

ON MOTION OF: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Board finds it in the best interests of the Town to seek grant funding for community revitalization in the Town of Warrensburg; and

WHEREAS, NYS Homes & Community Renewal provides funding for such projects to municipal applicants; and

WHEREAS, the Town has determined a Home Improvement Program to be in the best interest of supporting community and economic revitalization in the target area; and

WHEREAS, the proposed Home Improvement Program Grant will help support continued sustainable economic growth in the community by alleviating health and safety issues in 1-4 unit owner-occupied residences, and mobile and manufactured home replacement; now, therefore, be it

RESOLVED, that the Town of Warrensburg has agreed to submit FY25 applications for Community Development Block Grant (CDBG), HOME Mobile Home Replacement, NYS Mobile & Manufactured Home Replacement, and HOME Housing Rehabilitation funding and as such, the Town Supervisor is hereby designated as the representatives for the grants and are further authorized to sign such documentation and provide such information as may be required for timely completion of the applications.

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

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

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

REQUEST TO APPOINT TOWN SUPERVISOR AS FAIR HOUSING OFFICER FOR CDBG GRANT

RESOLUTION #120-2025

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

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WHEREAS, the Town of Warrensburg has agreed to submit FY25 NYS Community Development Block Grant (CDBG), HOME, and NYS Mobile & Manufactured Home Replacement applications for a Home Improvement Program Grant and;

WHEREAS, any projects that include federal funds must be assessed in accordance with the National Environmental Policy Act of 1969 (NEPA) and related authorities listed at 24 CFR Part 58.

NOW, THEREFORE, BE IT

RESOLVED, that The Town of Warrensburg has designated the Town Supervisor, Kevin B. Geraghty as certifying officer for all activities associated with the Environmental Review process to be completed in conjunction with all NYS Homes & Community Renewal FY 25 grant applications.

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

AYES: 5 NAYS: 0 ABSENT: 0

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

REQUEST TO APPROVE WATER RATE CHANGES

RESOLUTION #121-2025

INTRODUCED BY: Councilperson Robert Sutphin
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Warrensburg Town Board received a request to approve the Water Rate changes for three (3) residential properties to Senior rate and one (1) commercial property to vacant. This resulted in a reduction of \$185.25 in the Water Rates.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board approved the reduction of \$185.00 to the Water Rate changes.

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

AYES: 5 NAYS: 0 ABSENT: 0

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

REQUEST TO APPROVE INCREASE OF ALL RATES FOR WATER USAGE

RESOLUTION #122-2025

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Warrensburg Town Board received a request to approve an increase of all Water usage rates to:

Senior Rate: \$68.00 single rate to \$120.00 yearly rate
Residential Rate: \$215.00 base rate to \$240.00 yearly rate
Business Rate: \$440.00 base rate to \$480.00 yearly rate.

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NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board approved the increase of all Water usage rates due to the rising cost of maintenance of the water system.

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

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

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

We continue to make improvements to water system each year, some using grant monies and others using water district budget funds. We will seek grant funding whenever possible. Two items next on year's agenda are replacing one of old well house structures on Horicon Avenue and an installation of a new well located in northeast section of Town.

This past week we completed a new 4" water line on Jenni Jill Loop to improve the flow and water in that part of Town. We will be doing similar repair and maintenance on the lower end of Jame Street, which should also improve those residents' water quality also.

REQUEST TO APPLY FOR GRANT FUNDING THROUGH WARREN COUNTY PLANNING

RESOLUTION #123-2025

INTRODUCED BY: Councilperson Joq Quintal II

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Warrensburg Town Board request to propose a Grant application through Warren County Planning Department for funding to loop the water mains at the southern end of Town to do away with dead ends and improve the water flow. This project would only move forward if we were successful with obtaining grant funding.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board approved to apply for Grant Funding through Warren County Planning Department to improve the water flow in the south side of town.

RESOLUTION DULY ADOPTED SEPTEMBER 10, 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 #9-2025

RESOLUTION #124-2025

ON MOTION OF: Councilperson Robert Sutphin

SECONDED BY: Councilperson John Alexander

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	\$399,171.25
	General Fund	\$50,667.43
	Cemetery Fund	\$521.96
	Highway Fund	\$255,317.60
	Lighting District	\$6,430.26
	Sewer Fund	\$8,407.78
	Water Fund	\$55,745.51
	H17 Highway	\$12,236.96
	H18 Pole Barn	\$6,837.50
	H19 Gold Ave	\$2,205.00
	H21 Crosswalk	\$801.25

REQUEST TO AUTHORIZE TOWN SUPERVISOR TO SIGN A PROPOSAL FOR SOIL ASSESSMENT FROM ECS MID-ATLANTIC, LLC

RESOLUTION #125-2025

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Warrensburg Town Board received a request to authorize the Town Supervisor to approve and sign a proposal for a soil assessment agreement received from ECS Mid –Atlantic, LLC due to an ongoing litigation on property located on Route 9 in the Town of Warrensburg.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board approved the Town Supervisor, Kevin B. Geraghty, to sign and authorize the proposal for soil assessment received from ECS Mid-Atlantic, LLC.

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

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

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

COMMENTS:

Mark Murray 96 Lake Ave - Stated he has two issues, one is the noise ordinance issue or the lack there of. There is a neighbor that plays very loud music until 2:00am on a regular basis and there should be a noise ordinance in the town of Warrensburg he knows that Bolton Landing has one. The other issue is short-term rentals, there is too many and the town should have limit imposed. **Supervisor Geraghty replied** that in order to enforce a noise ordinance the town would have to hire somebody to go out with a decibel rate reading meter every time there is a complaint, there has been discussion on this and it won't hold up in court and he feels it is not feasible for a town this size. The police should be able to help with this noise issue. Mark states that the police always say there is no noise ordinance. **Jim Hull, Code Enforcement stated**, he has looked up the law and the police can arrest the person for disorderly conduct for disturbing the neighborhood. **Supervisor Geraghty replied** on the short-term rentals and the board has already had discussions about this and they are very close to putting a limit on how many the town should allow.

Sherry Davis 95 Lake Ave – Also complaining about the same neighbor and the noise problem and she also has called the police and again they say they can't do anything. **Supervisor Geraghty stated**, he will call the State police and discuss this issue with them

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Diane Murray 96 Lake Ave - Also complaining about the same neighbor and this problem has been going on for quite a while and it is just progressing. This person has also trespassed on to her property and verbally threatened her and they call the police and there is no recourse, so now they are coming to the town for help and feeling like they are at a dead end and just want their peaceful neighborhood back. **Board members Bryan Rounds and Joq Quintal II** spoke of some suggestions to try with dealing with this neighbor and that they will have an executive session and bring the other board members up to speed on the individual causing the issues and will get the Sheriffs involved to address all these complaints.

Another issue she has is that there is a neighbor who lives on Karen Street that is running a wood cutting business out of their house and the noise goes on all day. **Jim Hull, Code Enforcement** stated that they are not doing it anymore; he talked to them the other day.

Andrew Short & Marie Cipullo 13 James St – They have two questions:

1st - They want to know the status of the sewer lines coming down James St., they were told at one point it was in the plan and was wondering when that might be happening. **Supervisor Geraghty replied**, the chances of expanding the sewer district would be to apply for more grants and the town is on the EFC list that the town would like to expand the sewer district down Library Avenue and we don't qualify so much for those type of grants unless we had some major raw sewage leaking into the river then we might be at the top of the list. **Supervisor Geraghty stated** that he has been talking to the town engineers, and they are always checking into those types of grants that the town would be eligible for. He said he will reach out to the town engineers again about the James Street neighborhood to see if it is feasible to apply for a grant and if there is the town will certainly apply.

2nd - The street lights that were recently modernized are twice as bright as they used to be and is affecting our quality of life. Are they going to put up a light guard or a filter for the blue light? **Supervisor Geraghty stated**, they will talk to National Grid to see if there is something they can do.

Gary Cooper 87 Lake Ave - Stated he has several issues to talk about:

1st - What is happening with the streets that need fixing, such as Lake Ave, James St, Sanford, Grandview and several more that were mentioned?

2nd - There are drainage problems on a lot of back streets and the trenches are not being addressed which is causing puddles everywhere.

3rd - Property appearance, is there somebody going around to look at the property? And why are we not addressing the corner of Hudson St., Lake Ave., and Third Ave. where there is a 24 hour garage sale on?

4th - Karen St. is running a wood cutting business.

5th - Air B&B's has a lot of noise regulations such as quiet time which is 10pm to 8am. There needs to be a noise ordinance for the residence as well.

6th - Selling water across the bridge and the rates?

7th - The curfew in the town is 10pm, how is this enforced? **Supervisor Geraghty stated** you must call the police.

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

**MINUTES
TOWN OF WARRENSBURG
PUBLIC HEARING TOWN BOARD MEETING
SEPTEMBER 10, 2025 - 7:00 P.M.
at Albert Emerson Town Hall**

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PRESENT:	Supervisor	Kevin Geraghty
	Councilperson	John Alexander
	Councilperson	Bryan Rounds
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	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, Michelle DeGarmo, President of Flatley Read, Inc 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.

OPEN PUBLIC HEARING AT 7:06

Public Hearing for the purpose of hearing comments on the 2nd Community Development Block Grant (CDBG) and to discuss the submission of the Community Development Block Grant Application.

Town Clerk, Pamela Lloyd read the Public Hearing Notice that was published on August 14, 2025 in the Post Star Newspaper.

PUBLIC COMMENTS:

Supervisor Geraghty – Stated that this CDBG grant has been very successful, and Michelle DeGarmo, the President of Flatley Read felt very good about being approved for the 2025 CDBG program and he let her know the town would like to continue by applying for the 2025 CDBG along with the assistance from Flatley Read, Inc. Supervisor Geraghty had asked, Michelle how many homes were approved and part of the program? Michelle DeGarmo had responded that seven all together, unfortunately one resident had passed away prior to the project being completed, so there is five completed and one still in progress.

Gary Cooper, Lake Ave – Asked what six properties received the grant funding, and wanted to know what streets were involved? Michelle DeGarmo responded that she was not able to disclose that information unless the owners agree to it, she also explained that the Housing Rehabilitation grant involved scattered sites around the town and none for this grant were on Main Street, which has a separate grant that is targeted just for Main Street and is in process at this time as well. Michelle also stated that Flatley Read, Inc. has all the files which will be given to the Town Clerks office after the projects are closed out and at that time the town officials will have access to those files. Supervisor Geraghty commented that the town was not involved in the process of approving the applications received in order of keeping the politics out of the process.

CLOSE PUBLIC HEARING:

Supervisor Kevin Geraghty declared Public Hearing Closed at 7:17 PM.

Respectfully Submitted,
Pamela M. Lloyd, Town Clerk