

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
MAY 11, 2022 - 7:00 P.M.
at Albert Emerson Town Hall**

THIS MEETING WAS HELD VIA YOUTUBE INTERNET BROADCAST AND OPEN TO THE PUBLIC. THE YOUTUBE LINK CAN BE FOUND ON THE TOWN WEBSITE.

PRESENT:

Supervisor	Kevin Geraghty
Councilperson	John Alexander
Councilperson	Bryan Rounds
Councilperson	Richard Larkin

OTHERS PRESENT: Pamela Lloyd, Town Clerk; Dani Oliver, Supervisors Secretary; Robert Hafner, Town Attorney; Jim Hull, Code Enforcement Officer; Tracy Benoit, Water/Sewer/Parks & Recs Manager; Joyce Reed, Water/Sewer Clerk; Laura Moore, Museum Director; Teresa Whalen, Beautification; 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 Salute to the Flag.

APPROVE MINUTES OF TOWN BOARD MEETING HELD ON APRIL 13, 2022

RESOLUTION #63-2022

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

RESOLVED, to approve the Minutes of the Town Board Meeting held on April 13, 2022.

DULY ADOPTED BY THE FOLLOWING VOTES:

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

NAYS: None

REPORTS OF TOWN OFFICIALS:

The Town Officials reports were received and read by the following: Town Clerk – Pamela Lloyd; Supervisor – Kevin Geraghty; Assessor, Justice – John Alexander; Dog Report – Supervisor Geraghty; Planning Department – Bryan Rounds; Code Enforcement – Jim Hull.

REPORTS OF COMMITTEES:

The Committee Reports were received and read by the following: Beautification – Teresa Whalen; Highway – Bryan Rounds; Economic Development – Richard Larkin; Landfill – No Report; Lighting - No Report; Historian – Kevin Geraghty; Museum – Laura Moore; Parks/Recreation, Sewer/Water – John Alexander; Youth – No Report

COMMUNICATIONS:

Received a Statement of Findings from the Adirondack Park Agency on their denial of our application to make changes to the Hamlet.

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Received notice Revolution Rail Co. that they would be starting to run railbikes on a portion of the County Rail line from Thurman Station out to 1000 Acres Ranch.

DISCUSSION: Supervisor Geraghty spoke of the 3 different locations that railbikes run, they include Thurman Station, North River, and Lake Luzerne.

Received notice that the State of New York is offering a new round of Consolidated Funding Applications. Applications are due by July 29, 2022.

REQUEST FOR DONATION TO WARRENSBURG CHAMBER OF COMMERCE FOR 2022 GOLF TOURNAMENT SPONSORSHIP

RESOLUTION #64-2022

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Richard Larkin

WHEREAS, the Town of Warrensburg received a request from Warrensburg Chamber of Commerce for a Donation towards the 2022 Golf Tournament sponsorship. The event is scheduled for Sunday June 5, 2022 at Cronin’s Golf Resort.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved a \$100 Bronze Donation to Warrensburg Chamber of Commerce for the 2022 Golf Tournament Sponsorship.

DULY ADOPTED MAY 11 2022 BY THE FOLLOWING VOTES:

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

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

UNFINISHED BUSINESS:

APPOINTMENT OF A STEERING COMMITTEE ON COMPREHENSIVE PLAN UPDATE

RESOLUTION #65-2022

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg received requests from the following people: John Alexander, Gary Cooper, Laura Moore, Joyce Reed, Sharon Sutphin and Teresa Whalen to work as the Steering Committee on the Town Comprehensive Plan along with Town Planning Department and Code Enforcement.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the personnel listed above as the Steering Committee to work with the Planning Department and Code Enforcement on the Town Comprehensive Plan update.

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DULY ADOPTED MAY 11 2022 BY THE FOLLOWING VOTES:

AYES: 4 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

NEW BUSINESS:

REQUEST TO ALLOW SUPERVISOR TO ATTEND AATV MEETING IN LAKE PLACID

RESOLUTION #66-2022

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Richard Larkin

WHEREAS, the Town of Warrensburg received request to allow the Town Supervisor, Kevin Geraghty to attend the Adirondack Association of Towns and Villages Membership Meeting to be held on June 5th and 6th 2022 in Lake Placid NY at an estimate cost of \$200.00.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved Town Supervisor to attend the AATV Membership Meeting on June 5th and 6th in Lake Placid NY.

DULY ADOPTED MAY 11 2022 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0 ABSTAIN: 1

AYES: Councilperson Alexander, Rounds, Larkin

ABSTAIN: Supervisor Geraghty,

REQUEST TO ACCEPT LOWEST BID RECEIVED FOR WATER TRANSMISSION MAIN PROJECT

RESOLUTION #67-2022

INTRODUCED BY: Councilperson Richard Larkin
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Town of Warrensburg request to accept the lowest responsible bid for the Water Transmission Main project, subject to **review by the Town Engineer** first. There were (2) two bids received at bid opening held on May 11, 2022 at 3:00 pm at the Town Hall. **Bids received from:**

**BORDERLINE EXCAVATING - BASE \$658,950 WITH ALTERNATE OF \$98,000
ST JOHNSVILLE, NY**

**CUTTING EDGE GROUP - BASE \$994,800 WITH ALTERNATE OF \$153,425
LAKE GEORGE, NY**

WHEREAS, the Town of Warrensburg received notification of a Grant awarded in the amount of \$745,050 to use towards installation of Transmission Line and Valve Replacement from the storage tank off Maggie’s Road to the Water System.

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NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg will hereby accept the lowest responsible bid subject to Town Engineer Review.

DULY ADOPTED MAY 11, 2022 BY ROLL CALL VOTE ON WHICH RESULTED AS FOLLOWS:

THE FOLLOWING VOTES:

AYES: 4 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

REQUEST A CAPITAL PROJECT FUND H2O ACCOUNT FOR WATER TRANSMISSION MAIN PROJECT

RESOLUTION #68-2022

INTRODUCED BY: Councilperson Richard Larkin
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Town of Warrensburg request to establish a Capital Project Fund H2O account for the Water Transmission Main project.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved a Capital Project Fund H2O account for the Water Transmission Main project.

DULY ADOPTED MAY 11 2022 BY THE FOLLOWING VOTES:

AYES: 4 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

REQUEST TO SEND LETTER TO PARTICIPATE IN WARREN COUNTY MULTIJURISDICTIONAL HAZARD MITIGATION PLAN

RESOLUTION #69-2022

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Richard Larkin

WHEREAS, the Town of Warrensburg request to allow the Town supervisor to submit a letter to Warren County Soil and Water Conservation District to participate in the Warren County Multijurisdictional Hazard Mitigation Plan.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved to submit a letter of participation to Warren County SWCD.

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DULY ADOPTED MAY 11 2022 BY THE FOLLOWING VOTES:

AYES: 4 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

DISCUSSION:

Supervisor Geraghty stated that he did sign a Memorandum of Understanding with Warren County Soil and Water Conservation District for activities related to culvert replacement and erosion control on Alden Avenue. This is a Highway Project and a Grant is in the process to pay for this project.

REQUEST TO ACCEPT RFP FROM FLATLEY REED INC. FOR CONSULTING SERVICES

RESOLUTION #70-2022

INTRODUCED BY: Councilperson Richard Larkin

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg request to accept and award the Request for Proposal for Consulting Services received from Flatley Reed, Inc. on April 28, 2022 to perform Administration and Project Management services to pursue Housing Grant opportunities. Housing Grant preparation will be billed at \$85.00 per hour.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby awarded the RFP for Consulting Services to Flatley Reed, Inc. 12 Spring Street Schuylerville, NY 12871.

DULY ADOPTED MAY 11 2022 BY THE FOLLOWING VOTES:

AYES: 4 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

REQUEST TO SCHEDULE PUBLIC HEARING CONCERNING PROPOSED REPLACEMENT OF LIGHTING DISTRICT STREET LIGHTS

RESOLUTION #71-2022

INTRODUCED BY: Supervisor Kevin Geraghty

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Warrensburg Town Board duly established the Warrensburg Lighting District (the "District") in accordance with New York Town Law; and

WHEREAS, the Town Board wishes to replace 495 street lights contained within the District, all in accordance with Town Law Section 202-b; and

WHEREAS, Town Law Section 202-b does not require a map, plan or engineering report for the improvement of Lighting Districts; and

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WHEREAS, the Town Board has determined that the Project is a Type II Action under the State Environmental Quality Review Act (SEQRA) and no further SEQRA review is required.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The proposed improvements will include, but will not be limited to, the replacement of 495 street lights with Light-Emitting Diodes (LED lights) that the Town will take ownership of and a two year service package.
2. The estimated cost of such improvement is \$587,218.91.
3. The cost of the improvements will be paid from obligations to be issued by the Town of Warrensburg on behalf of the District.
4. The Town Board shall meet and hold a public hearing at the Warrensburg Town Hall, 3797 Main Street, Warrensburg, New York at 7:00 p.m., on June 8, 2022 to hear all persons interested in the improvement of the District’s facilities described above and to take such other and further action as may be required or authorized by law.
5. The Town Board hereby authorizes and directs the Warrensburg Town Clerk to duly publish and post a Notice of Public Hearing not less than ten (10) days nor more than twenty (20) days before the public hearing date, as required by Town Law §202-b.

DULY ADOPTED MAY 11, 2022 BY ROLL CALL VOTE ON WHICH RESULTED AS FOLLOWS:

AYES: 4 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

RESOLUTION OPPOSING THE PASSING OF CONSERVATION SUBDIVISION DESIGN BILL S1145/A4074

RESOLUTION #72-2022

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, The Adirondack Park Agency Adopted a Large Subdivision Permit application that incorporated many of the action items in the Conservation Subdivision Design Bill, and

WHEREAS, implementation of the Adirondack Park Agency Large Subdivision Permit, is possibly more protective of the Environment than the Conservation Subdivision Design allows for, and

WHEREAS, Conservation Design laws are seldom mandatory, and are a tool to keep open space in urban areas, and

WHEREAS, the State of New York as of March 20, 2018 owned 2,505,802 or 44.6 percent of the Adirondack Park in fee, the State as of November 12, 2018 also owns 785,434 acres of Conservation Easements, where development and subdivision rights have been extinguished, and

WHEREAS, this means there are more than 3.3 million acres of a 5.9-million-acre Adirondack Park that will never be developed or subdivided, and

WHEREAS, of the remaining 2.6 million acres of private land, existing development, roads, lakes, rivers, streams, steep slopes, wetlands and high elevations are not suitable for development, and

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WHEREAS, the proposed legislation would amend the existing Adirondack Park Agency Act which has been in effect for 50 years, and

WHEREAS, before major Adirondack Park Agency permit application processes are changed, a public hearing process needs to be implemented so that property owners have an opportunity to understand and comment on how this proposed law will affect their property values, and

WHEREAS, this change would require private property owners to incur undue burden to hire external consultants to complete additional ecological assessments that will add significant time to proceed with proposed developments, and

WHEREAS, this proposed law could eliminate the potential for development on certain lands, which could be a “taking” without compensation, current law already protects and regulates these lands by the Adirondack Park Agency, and

WHEREAS, the proposed bill places additional burden on property owners that is not necessary to protect environmental and ecological systems and is not beneficial to the well-being of the Adirondack Park and its residents.

NOW THEREFORE BE IT RESOLVED, that the Town Board of Warrensburg does not approve of the proposed Bill, and

BE IT FURTHER RESOLVED, that the Town Board of Warrensburg does hereby call upon the local governments to stand together, individually and through our associations to insist that the Conservation Subdivision Design Bill (S1145/A4074) be withdrawn, and

BE IT FURTHER RESOLVED, that copies of this Resolution be forwarded to Governor Kathy Hochul, Senate Majority Stewart-Cousins, Assembly Speaker Heastie, All the Adirondack Legislators, Adirondack Intercounty, the Association of Adirondack Towns & Villages.

DULY ADOPTED MAY 11, 2022 BY THE FOLLOWING VOTES:

AYES: 4 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

REQUEST TO USE THE TOWN RECREATION FIELD FOR THE ANNUAL SMOKE EATERS JAMBOREE

RESOLUTION #73-2022

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Richard Larkin

WHEREAS, the Warrensburg Town Board received a letter of request from Warrensburg Volunteer Fire Company asking permission use the Recreation Field for the Annual Smoke Eaters Jamboree from Monday July 25th thru Sunday July 31st 2022. The event will be held on July 29th and 30th 2022.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request to hold the Annual Smoke Eaters Jamboree at the Town Recreation Field.

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DULY ADOPTED MAY 11, 2022 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0 ABSTAIN: 1

AYES: Councilperson Alexander, Rounds, Larkin

ABSTAIN: Supervisor Geraghty

**REQUEST FROM WARRENSBURG VOL FIRE FOR \$500 TOWARDS JAMBOREE
FIREWORKS DISPLAY**

RESOLUTION #74-2022

INTRODUCED BY: Councilperson Richard Larkin

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg received a request from the Warrensburg Volunteer Fire Company asking the town to contribute \$500 toward the annual Smoke Eaters Jamboree Fireworks Display being held on July 30, 2022. Source of funding to be contributed from account A7550.400 Celebrations.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request from Warrensburg Volunteer Fire Company for a \$500 contribution towards the Smoke Eaters Jamboree Fireworks Display.

DULY ADOPTED MAY 11, 2022 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0 ABSTAIN: 1

AYES: Councilperson Alexander, Rounds, Larkin

ABSTAIN: Supervisor Geraghty

Letter received from Warrensburg Emergency Medical Services, Inc. about the steps needed to establish an EMS Taxing District. I would like to work with the Town Attorney and Corey Ouellette to start gathering information to move this along.

DISCUSSION: Supervisor Geraghty stated that he agrees with starting the process to establish EMS Taxing District and asked the board members if they also agree and all stated Yes. Attorney Hafner stated some procedures that would need to take place before this can be approved, such as a Public Hearing. **Complete Discussion can be heard on the Warrensburg YouTube link located on the Town Website.**

REQUEST TO REAPPLY FOR THE HAMLET EXPANSION UP MAIN STREET

RESOLUTION #75-2022

INTRODUCED BY: Councilperson Richard Larkin

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg request to reapply for Hamlet Expansion going up Main Street to encompass the following parcels:

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Tax Map# 210.8-1-3 / 4036 Main Street,
Tax Map# 210.8-1-2 / Warrensburg Inn & Suites, Inc.
Tax Map# 210.8-1-1 / vacant lot owned by Jean Hadden.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved to reapply for Hamlet Expansion up Main Street.

DULY ADOPTED MAY 11 2022 BY THE FOLLOWING VOTES:

AYES: 4 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

Request from Donne Lynn Winslow to contact the successful bidder on the Tennis and Pickle Ball project from last year.

REQUEST TO PURCHASE 2022 MORBARK BRUSH CHIPPER FOR HIGHWAY DEPT BY NYS CONTRACT.

RESOLUTION #76-2022

INTRODUCED BY: Councilperson Richard Larkin

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg received request from the Highway Superintendent to purchase a 2022 Morbark brush chipper at the NYS Contract price of \$92,388.88.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request to purchase a 2022 Morbark brush chipper for the Highway Dept. at the NYS Contract price.

DULY ADOPTED MAY 11, 2022 BY FOLLOWING VOTES:

AYES: 4 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

REQUEST TO PAY WARRANTS ON ABSTRACT #5-2022

RESOLUTION #77-2022

ON MOTION OF: Councilperson Richard Larkin

SECONDED BY: Councilperson John Alexander

DULY ADOPTED MAY 11, 2022 BY THE FOLLOWING VOTES:

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

NAYS: NONE

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RESOLVED, to pay the warrants outlined on **Abstract #5-2022** in the following amounts:

WARRANTS:	Total Claims:	\$109,183.10
	General Fund	\$39,927.04
	Cemetery Fund	\$6,003.33
	Highway Fund	\$11,497.43
	Lighting District	\$7,681.28
	Sewer Fund	\$10,392.39
	Water Fund	\$22,466.40

COMMENTS:

Supervisor Geraghty – Some residents asked again about the Summer Rec Program being held at the school. Supervisor Geraghty explained the details of the program, which can also be found on the Town Website.

Gary Cooper - 1st asked again about the Crooning Pines Area lot on Echo Lake. The town Attorney, Robert Hafner answered him, that they did check into this back in November when he asked and was told that the town does not own the parcel. There are several residents that own this parcel and he would have to contact them if interested in purchasing.

2nd asked about the Warrensburg Town Assessor and complained about his assessment on his property. Supervisor Geraghty told Mr. Cooper that he would have to go to the Grievance Day in front of the Board of Assessment review with his complaints and concerns.

SUPERVISOR GERAGHTY CALLED AN EXECUTIVE SESSION AT 7:54 PM

REQUEST FOR AN EXECUTIVE SESSION TO DISCUSS A POSSIBLE LITIGATION

RESOLUTION #78-2022

ON MOTION OF: Councilperson Richard Larkin
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town Board of Warrensburg requested for an Executive Session to discuss a possible litigation. All Board members and the Town Attorney went into a closed door Executive Session at 7:54 pm.

NOW, THEREFORE, BE IT RESOLVED,

The Town Board of Warrensburg ended Executive Session at 8:04pm, with the results of “No Action Taken”.

DULY ADOPTED MAY 11, 2022 BY THE FOLLOWING VOTES:

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin
NAYS: NONE

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**PLEASE SEE COMPLETE DISCUSSIONS ON ALL COMMENTS ON THE YOUTUBE LINK
LOCATED ON THE TOWN WEBSITE & FACEBOOK PAGE.**

MEETING ADJOURN

On motion of Councilperson Alexander, the meeting was adjourned at 8:05 pm

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk