

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
MAY 8, 2024 - 7:00 P.M.
at Albert Emerson Town Hall**

PRESENT:

Supervisor	Kevin Geraghty
Councilperson	John Alexander
Councilperson	Bryan Rounds
Councilperson	Robert Sutphin
Councilperson	Jerold Quintal II

OTHERS PRESENT: Pamela Lloyd, Town Clerk; Jackie White, Town Attorney; Pete Bederian, Highway Superintendent; Tracy Benoit, Water/Sewer/Parks & Recs Manager; Joyce Reed, Water/Sewer Clerk; Jim Hull, Code Enforcement; Laura Moore, Museum; Sandi Parisi, Historian 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 TOWN BOARD MEETINGS HELD ON APRIL 10, 2024

RESOLUTION #59-2024

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

RESOLVED, to approve the Minutes of the Town Board Meeting held on April 10, 2024.

RESOLUTION DULY ADOPTED MAY 8, 2024 BY THE FOLLOWING VOTES:

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

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; No Landfill Report received for folders (Kevin read his copy); Planning Department, Highway - Bryan Rounds; Code Enforcement Officer – Jim Hull.

REPORTS OF COMMITTEES:

The Committee Reports were received and will be placed on the Town of Warrensburg Website and will no longer be read at the Town Board Meetings Per Supervisor Geraghty.

COMMUNICATIONS:

Received the Warrensburg Chamber of Commerce Annual Grant report.

Received notice that Local Law #1 of 2024 was filed on April 19, 2024.

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OLD BUSINESS:

We ask the people who reside in the Water District try to identify their water line, where it comes into your home, by taking a picture if possible. Please forward the picture to the Town and if you need help getting a picture please call the Town Sewer/Water clerk at 518-504-4114. EPA - Federal Government has mandated a service line inventory for every Town by October 2024.

NEW BUSINESS:

Bids for demolition of the old highway garage will be received by LaBella Associates up until May 30, 2024 by 3:00 p.m.at their office 20 Elm Street, Suite 110, Glens Falls, NY.

DISSCUSSION: Kevin stated that once LaBella reviews all the Bids then we will move ahead with taken down the old highway garage. The game plan is to put Senior housing at that location.

Six water rate changes were made to different customers with a net increase in \$1466.88 to water charges.

One sewer rate change was made with a decrease of \$200.00 to sewer charges.

DISSCUSSION: Kevin stated that both the water and sewer systems are working well and they are very pleased about getting the sludge out of the lagoons which hasn't been done since 1992 and should now last for a life time. The project came in at \$250,000 under budget. The town is still working on some ongoing upgrades up at the water tank and at the sewer dept.

REQUEST TO WAIVE TRANSIENT MERCHANT FEE FOR SHRINERS SPONSORED CIRCUS AT WARREN COUNTY FAIR GROUNDS

RESOLUTION #60-2024

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg received a request to Waive the Transient Merchant License Fee of \$125.00 for the Zerbini Family Circus sponsored by the Oriental Shriners to be held across the road from the Warren County Fair Grounds on Schroon River Rd on June 26, 2024.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved to Waive the Transient Merchant License Fee of \$125.00 for the Oriental Shriners sponsored Circus being held on June 26, 2024 at the Warren County Fair Grounds parking lot on Schroon River Rd.

DULY ADOPTED MAY 8, 2024 BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSTAIN:** 0

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

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REQUEST TO SUPPORT STATE LEGISLATION SENATE BILL S7696A & ASSEMBLY BILL A8183A

RESOLUTION #61-2024

INTRODUCED BY: Councilperson Joq Quintal II
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Warrensburg Town Board received a request to support State Legislation Senate Bill S7696A and Assembly Bill A8183A. Home Rule Request entitled AN ACT to amend the real property tax law and the real property law, in relation to the taxation of property owned by a cooperative corporation.

WHEREAS, this legislation, if enacted grants the Town the ability to change, by local law, how it assesses the value of condominiums.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the request to support State Legislation Senate Bill S7696A and Assembly Bill A8183A.

THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON MAY 8, 2024, WHICH RESULTED AS FOLLOWS:

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

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

REQUEST FOR A HANDICAPPED PARKING SPACE AT 15 HUDSON STREET

RESOLUTION #62-2024

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Warrensburg Town Board received a request to have a Handicapped Parking space and sign at 15 Hudson Street, which can be used by anyone who has a handicapped placard or license plate.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request to have a Handicapped Parking space and sign placed at 15 Hudson Street.

RESOLUTION DULY ADOPTED MAY 8, 2024, WHICH RESULTED AS FOLLOWS:

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

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

RESOLUTION TO AUTHORIZE THE COMMENCEMENT OF LITIGATION AGAINST JOSEPH DELCZEG FOR TOWN CODE AND NYS BUILDING AND FIRE CODE VIOLATIONS AT PROPERTY LOCATED AT 20 RIDGE AVENUE

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RESOLUTION #63-2024

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Town Board is aware that the property owned by Joseph Delczeg located at 20 Ridge Avenue in the Town of Warrensburg and identified as Tax Map Parcel Number 211.17-3-56 (the “Premises”) is currently in violation of the Town of Warrensburg Town Code and NYS Building and Fire Codes; and

WHEREAS, the Code Enforcement Officer has attempted to obtain compliance through cooperative and voluntary means and through enforcement proceedings in Warrensburg Town Court, and now recommends comments 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 New York State Codes; and

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

NOW, BE IT HEREBY RESOLVED THAT the Town Board hereby authorizes Town Counsel to commence an action in New York State Supreme Court against Joseph Delczeg to obtain an order and judgment requiring Mr. Delczeg to bring his real property (land and structures) at 20 Ridge Avenue, Warrensburg, into compliance with the Town Code and New York State Building and Fire Codes or, in the alternative, to permit the Town to take down the structure(s) and clean the property at the owner’s expense in the event the owner does not comply, and to make the costs of any Town action a charge against the real property; and seek any civil penalties and further relief that may be available; 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 implement the intent of this Resolution.

RESOLUTION DULY ADOPTED MAY 8, 2024, WHICH RESULTED AS FOLLOWS:

AYES: 5 NAYS: 0 ABSENT: 0

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

**RESOLUTION AUTHORIZING A TEMPORARY LICENSE TO
ALLOW CHURCH OF ST. CECELIA ACCESS OVER TOWN LANDS
LOCATED AT 123 & 149 HUDSON STREET**

RESOLUTION #64-2024

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, Church of St. Cecelia (the “Church”) owns certain real property located at 123 & 149 Hudson Street, within the Town of Warrensburg and identified as Tax Map Parcel Number 210.15-1-7 (the “Premises”); and

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WHEREAS, the Church wishes to access the Premises for the propose of clear cutting lands for cemetery use; and

WHEREAS, there is no access to the Premises sufficient for the equipment needed to clear cut the Premises; and

WHEREAS, the Church wishes to access the Premises over town-owned land located on Beach Avenue and identified as Tax Map Parcel No. 210.2-1-10 (“Town Property”) for these purposes; and

WHEREAS, in order to accomplish this, the Church will need to temporarily remove a portion of fence on said Town Property to access the Premises; and

WHEREAS, the Church agrees to fully replace said portion of fence once clear cutting is completed; and

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board hereby authorizes the granting of a temporary license to the Church of St. Cecilia for the purposes described above and authorizes the Town Supervisor to execute a Temporary License Agreement containing an indemnification and hold harmless clause in favor of the Town allowing the Church access to the Premises over the Town Property located on Beach Avenue upon receipt of proof of insurance, as approved by Town Counsel and the Town Supervisor; and be it further

RESOLVED, that the Town Board authorizes and directs the Town Supervisor, Town Clerk and Town Counsel to take such additional actions and execute such additional documents as they deem necessary to effectuate the Temporary License Agreement in accordance with the intent of this Resolution.

RESOLUTION DULY ADOPTED MAY 8, 2024, WHICH RESULTED AS FOLLOWS:

AYES: 5 NAYS: 0 ABSENT: 0

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

APPROVE BUDGET MODIFICATIONS – (1)

RESOLUTION #65-2024

INTRODUCED BY: Councilperson John Alexander

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

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

Budget Modification

May 8, 2024

GENERAL FUND

<u>GL Number</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>
A911	Fund Balance – Unreserved Unappropriated	\$ 30,000.00	
A1355.400	Assessors – Contractual To complete payment on revaluation project		\$ 30,000.00

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NOW THEREFORE, BE IT

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

RESOLUTION DULY ADOPTED MAY 8, 2024 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 #5-2024

RESOLUTION #66-2024

ON MOTION OF: Councilperson Bryan Rounds

SECONDED BY: Councilperson Joq Quintal II

RESOLUTION DULY ADOPTED MAY 8, 2024 BY THE FOLLOWING VOTES:

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

RESOLVED, to pay the warrants outlined on **Abstract #5-2024** in the following amounts:

Resolution request to pay the bills on Warrant #5

WARRANTS:	Total Claims:	\$94,220.60
	General Fund:	\$53,073.93
	Cemetery Fund:	\$3,295.90
	Highway Fund;	\$4,306.86
	Lighting District:	\$7,447.58
	Sewer Fund:	\$18,048.94
	Water Fund:	\$8,047.39

COMMENTS:

Jennifer Merry-Bierman - Asked about the flooding and drainage issues that were going on behind the Grand Union plaza. **Brian Rounds responded** – Quite a bit of work has gone into that issue. They brought in a robotic camera to scope the pipes and found that a pipe had collapsed and the town crew have been bypassing one particular catch basin that had been plugged and diverting drainage into the next catch basin down the line. They have isolated where the problem is and are in the process of putting a plan together to address the issue. **Supervisor Geraghty responded** – The problem is this is old piping and no mapping on file of where all the piping goes. That area used to be a pond. They have had the town engineers over there and talked about by-passing those catch basins and re-routing the water away from that area. Kevin and Brian stated that this is the worst that it has ever been over years and believe that they have found the problem.

Sarah Gebbie-Measeck – Richards Library – She supplied a report that is put together by Southern Adirondack Library System of everything that is done at Richards Library including some programs they are now offering in 2024 such as the Seed Library, Repair Cafe. The report can be viewed on the Richards Library website: therichardslibrary.com and the Towns: warrensburgny.us.

Laura Moore, Town of Warrensburg Museum – Letting everyone know that May 9th they are having the Floyd Bennett Honoring at 1pm at the Bandstand, the Town Historian Sandi Parisi will read some of the accomplishments of Floyd Bennett. They will have opening day on May 25th.

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Kevin Geraghty, Supervisor - He stated he has a couple of things to share.

1st - The Band concerts schedule is out and there is 12 concerts every Wednesday evening at 7pm at the Town Recreation Field Pavilion.

2nd - There was a spirited debate about the School Budget at the last meeting that he was unable to attend. The School has reworked their Budget and they got it down to a reasonable increase and Amy has sent him the Budget at a glance.

3rd – Stated that the School is introducing a new Emergency Medical Technician Program this fall, which will be very important to the community along with the volunteers for the EMS and Fire Depts that are in need of people.

4th – There will be a Memorial Day Parade on May 27th that is being put on by the American Legion and starts at 9am at the cemetery.

MEETING ADJOURN

On motion of Councilperson John Alexander, the meeting was adjourned at 7:35 pm

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk