

Village of South Glens Falls  
46 Saratoga Avenue, South Glens Falls, NY 12803  
July 16, 2025  
Regular Village Meeting @ 7:00 PM

**Regular Village Board Meeting**  
MAYOR JOSEPH ORLOW PRESIDING  
Minutes

**Attendance:**

Mayor Orlow	Clerk Treasurer Samantha Berg
Trustee Carota	DPW Superintendent TJ Chagnon
Trustee Comstock	Tim Pease
Trustee Middleton	Harry Gutheil, Jr.
Attorney Bill Nikas	TJ Wade
Lynne Macy	Steve Macy
CR	James
JM	JM
Nick	

The Mayor opened the meeting at 7:00 PM.

Pledge of Allegiance

**Public Forum**

- **Lynne Macy - 2 Stillwood Lane:** spoke to Chief Gifford regarding the gentleman who has been peering through a window at her residence. He is one of the people who are camped out in the woods at the park. In trying to clean up the area, she stubbed her toe on a discarded hypodermic needle. She contacted the police, and a gentleman from Washington County was scheduled to come on Sunday. This representative came and cleaned up other discarded hypodermic needles. As they were cleaning up, she noticed items that had been missing from her shed: tarps, blankets, and outdoor cushions. She asked the Board about assistance. TJ Chagnon is going to investigate if the area is on Village property and contact National Grid regarding the street light.
- **Harry Gutheil, Jr. - 23 Spring Street:** inquired if the Board receives a Building and Code Inspector Report - yes. Asked if Agenda Item #5 Curb Cut was supposed to be linear foot, not square foot, corrected. Wanted to know if the new Labor Counsel hired travel time was additional or included with his contract - no. The Village was prompted by advice of counsel that it was needed to engage someone as quickly as possible due to the need to address certain policies, as the current

attorney did not respond to either phone or email. Asked who was hired at \$19.00 per hour to the Clerk's office - name will be announced later in the session. Mr. Gutheil noted there were changes in the appropriated fund balance and that the Trustees' and Mayor's salaries were adjusted. 05/21/25 Minutes Motion 052125-13 was not Trustee Orlow - changed to Trustee Middleton. Wanted to know when the Village would go to bid on Ferry Boulevard - the Board has followed the rules of procurement of the grant project. To date, 4 proposals have been received and once an engineering firm has been hired to complete the design, we will get it out to bid. The current design is 30-50% completed. Inquired about the Harrison Avenue burn-out building, and if the Village updated the laws to deal with this issue. The Bank has to remediate the property and is working on asbestos evaluation.

- **TJ Wade - 29 Second Street:** Asked if the Village knew if there were any plans for the mill property - there has been some interest, but nothing to report at this time.

## **1. Grant Projects Update**

### **a. GIGP**

- i. **Project Update:** A meeting is being requested regarding the compound meters and how best to handle them. They are currently not reading properly by Harmony. Samantha Berg, Mayor Orlow, and TJ Chagnon met earlier today with Ferguson to try to come up with a solution to read the compound meter. Harmony is having an issue with reading two separate meters at the same address. Ferguson and Harmony are also working together to see how this can be done.

- b. **CDBG Grant Update:** RFP and RFQ are currently open. We will be accepting proposals until 07/21/25 at 3:00 pm. We have already received 4 proposals and are expecting a few more. A special meeting on 7/21/25 at 3:30 pm has been scheduled to coordinate interviews and select an engineer so we can quickly go to bid. Water Sewer Committee to meet and discuss on 7/22/25 at 3:30 pm.

## **2. Motion 071625-1 to approve the Bills and Payroll as Audited:** Trustee Baxter motioned, Trustee Middleton seconded. All in favor, motion passed.

- a. General -\$17,629.51
- b. Water - \$22,818.34
- c. Sewer - \$3,347.04
- d. Parade - \$824.62
- e. Payroll -
  - i. 07/02/25 - \$25,579.69
  - ii. 07/09/25 - \$24,922.33

3. **Motion 071625-2 to receive and file the DPW, PD, and Animal Control June monthly reports:** Trustee Middleton motioned, Trustee Carota seconded. All in favor, motion passed.
4. **Motion 071625-3 to approve the Minutes 05/21/25, 06/04/25, 06/09/25, 07/10/25:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.
5. **Motion 071625-4 to raise fees 50/50 Sidewalk program fees to \$7.00/sq foot sidewalk and \$11.00/linear ft for curb cut:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.
6. **Motion 071625-5 to approve 37 Stewart Avenue Hydrant Move:** Trustee Baxter motioned, Trustee Middleton seconded. All in favor, motion passed.  
**Discussion:** The owners of 37 Stewart Avenue have requested that a fire hydrant be moved. The resident will cover the cost in full.
7. **Motion 071625-6 to approve the tile floor replacement from Kellogg's Karpet \$7,368.00 (A 3120.412) at the Police Dept:** Trustee Middleton motioned, Trustee Carota seconded. All in favor, motion passed.  
**Discussion:** The Police Dept tile floors need replacement. This was included in his budget requests.
8. **Motion 071625-7 to approve Clerk's Office Staff, Mayor Orlow, and Trustee Middleton to attend the September 15-19, 2025 NYCOM Fall Training School:** Trustee Baxter motioned, Trustee Comstock seconded. All in favor, motion passed.  
**Discussion:** To be paid as follows: 1) Clerk's Office - A1325.402 - \$2,970.00 plus the cost of hotel, 2) Mayor - A1010-402 - \$990.00 plus the cost of hotel, **and** 3) **Board of Trustees:** A1210.402 - \$990.00 plus cost of hotel.
9. **Motion 071625-8 to engage Attorney Goldberger as New Labor Counsel:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.  
**Discussion:** Mayor Orlow and Trustee Middleton met with Mr. Goldberger from Goldberger and Kremer to interview him to consider retaining him as Village labor counsel. He has met with them a few times regarding PBA negotiations and non-union labor questions.
10. **Site Plan Review Local Law:** Counsel has reviewed the Village's code regarding site plan review and its requirements. Counsel has advised amendments to the local code should be made. The Public Hearing will be 8/6/25 at 7:00pm.
11. **Traffic Study of Main & Harrison:** In considering the current dissatisfaction with traffic on Main St and meeting with the Safety Committee, it was suggested that

AGFTC be approached to assist in conducting a traffic study to see if a 4-way stop at the corner would be feasible.

**12. Motion 071625-9 to approve the Mayor to sign the Rise Energy contract:**

Trustee Baxter motioned, Trustee Middleton seconded. All in favor, motion passed.

**Discussion:** An energy audit was recently conducted. Rise Energy has agreed to provide replacement fixtures at no cost to the Village. This will provide savings in the monthly energy bills. TJ has proposed staggering the delivery of the units so that we can meet the 30-day installation window, as we will need to install them ourselves or contract with someone to do so. One-time delivery, window negotiable.

**13. Motion 071625-10 to approve new Fire Department member Sarah Hanchett:**

Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** None.

**14. Engineering Discussion:** The Village does not have a local engineering firm contracted for general things. Zach Baxter to follow up with a Water Sewer committee meeting.

**15. Planning and Zoning Board Vacancies:** There are currently 2 vacancies on the Planning Board, and 2 vacancies (Chairperson and 1 member) on the Zoning Board. The Village has projects coming up that need these positions filled.

**16. Motion 071625-11 to approve Senior Tax Exemptions:** Trustee Comstock motioned, Trustee Middleton seconded. All in favor, motion passed.

**Discussion:** Per counsel, this does not require a public hearing. The Town Assessor has advised that the Village should adopt the Town's senior tax exemptions retroactively as a matter of procedure. The residents have already been given the exemption, but this is a matter of procedure.

**17. Old Business: None.**

**18. New Business**

**a. Motion 071625-12 to approve Main Street Paving (A 5112.200):** Trustee Carota motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** DPW would like to continue paving Main Street to tag onto the County project.

**b. Motion 071625-13 to approve Surplus Water Sales:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.

**Discussion:** We are currently returning a large amount of water to the river. The Village could be selling this water to pool companies, etc. Discussion to set a rate, TJ Chagnon to follow up.

**c. Power Washing of the Water Tower:** Maintenance is needed on the

outside of the tower by way of power washing as preventative maintenance. The water tower also needs to be put back on a 5-year preventative maintenance plan. TJ Chagnon to follow up with the Water Sewer Committee.

- d. **Cell Tower Contract Buyout:** The Village received a letter from a company suggesting a lump-sum buyout of Verizon's annual cell tower contract. Verizon is consolidating cell equipment and offering to pay a lump sum of \$750,000. Attorney Nikas suggests the Village would earn around its current per year payment in interest. It would need to be put in a reserve fund. Attorney Nikas to research and follow up with the Board.

- e. **Motion 071625-14 to establish HE Fund for CDBG capital project:** Trustee Carota motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** As we progress with the project, a fund needs to be established on the balance sheet for the accounting of the project.

- f. **PFAS Payment:** We have received our first installment of the PFAS settlement. According to the Clerk Treasurer's calculations, the lump sum payment should be approximately \$4,270,706.95, less any attorney fees. We have received \$629,678.17, which represents a 20% payment. The letter advised that we should receive another 50% by September, with the remainder being paid over the next 8 years.

**19. Trustee Reports: None.**

**20. Mayor's Report: None.**

- 21. Motion 071625-15 to adjourn the Regular Village Board Meeting at 8:01 pm and enter into Executive Session for PBA Negotiations, Personnel, Water/Sewer:** Trustee Carota motioned, Trustee Middleton seconded. All in favor, motion passed.

**Discussion:** None.

- 22. Motion 071625-16 to adjourn Executive Session and enter the Regular session with no action taken at :** Trustee Carota motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** None.

- 23. Motion 071625-17 to hire a new full-time police officer, subject to a background check:** Trustee Carota motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** None.

- 24. Motion 071625-18 to pay Molly DeVaux her vacation and personal time per her request:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.

**25. Motion 071625-19 to adjourn the Regular Village Board Meeting at 8:32 pm:**  
Trustee Carota motioned, Trustee Baxter seconded. All in favor, motion passed.