

Village of South Glens Falls
46 Saratoga Avenue, South Glens Falls, NY 12803
September 3, 2025
Regular Village Meeting @ 7:00 PM

Regular Village Board Meeting
MAYOR JOSEPH ORLOW PRESIDING
Minutes

Attendance:

Mayor Orlow	Clerk Treasurer Samantha Berg
Trustee Baxter	Deputy Clerk Treasurer Lorie Gollhofer
Trustee Comstock	Deputy Clerk, Part-Time Elizabeth Hewitt
Trustee Middleton	DPW Superintendent TJ Chagnon
Attorney Bill Nikas	Chief David Gifford
Alan Dubois	Tony Girard
Patti Girard	Nick Havens
Tim Pease	Alex Portal
Kevin Gallagher	Xavier DeRush
Gavin Holligan	Ricky Buser
Paige Buser	Dan Collins
Dennis Davall	Terrie Davall
Bryant Lawrence	Sue Chagnon
Harry Gutheil, Jr.	Jeanne Gutheil
Robert Ulrich	Bob M
CR	J
J	J
X	

Absent: Trustee Carota

The Mayor opened the meeting at 7:00 PM.

Pledge of Allegiance

Recognition of Employee - TJ Chagnon, Superintendent of Public Works: The Village Board of Trustees presented a service award to Timothy J. Chagnon as a token of appreciation for his hard work, dedication, and years of service to the Village of South Glens Falls. The Village wished to thank him for his years of service to the community. He was employed with the Village for more than 15 years.

Mayor Orlow left the meeting at 7:08 pm. Trustee Baxter presided over the remainder of the session.

Public Forum

- **Dennis Davall - 209 Main St:** Concerned about the paving starting on Main Street - traffic will probably be detoured to Hudson Street, which may become the new “speed corridor.”
 - **Harry Gutheil, Jr. - 23 Spring St:** Personally wanted to thank TJ Chagnon for his service to the Village. He also inquired about the possibility of selling bulk water. He requested an update on Ferry Blvd - Item 2D voting to engage an engineer and going out to bid.
 - **Tim Pease - South Glens Falls Fire Department:** There were discussions earlier this year about replacing floors in the Fire House, and he asked for an update on when the Village has that scheduled. He will meet with Trustee Middleton for follow-up.
1. **Energy Savings Program - Andrea McMaster:** Andrea made a presentation regarding Energy Rates with a handout example. Trustee Middleton to follow up regarding contract details.
 2. **Grant Projects Update**
 - a. **Motion 090325-1 to allow the Mayor to sign the Clean Water Long-Term Disbursement #2 Request:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.
Discussion: In closing out the long-term bond, it was discovered that two disbursements were made by the Village that could be covered.
 - b. **Carbon Filtration:** Final disbursement of retainage to Jersen has been made, and the project can be closed out.
 - c. **GIGP:** A test read of compound meters is needed in order to confirm the fix worked, and then the Certificate of Completion is ready to be signed. Trustee Middleton to follow up with all parties to close out.
 - d. **CDBG Grant:**
 - i. **Motion 090325-2 to allow the Mayor to sign the contract to immediately go to bid for construction based on Barton & Laguidice timeline:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.
Discussion: None.
 3. **Motion 090325-3 to pay for the replacement of Parks Bathroom Doors from Reserve A 878.0400:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.
Discussion: None.
 4. **Motion 090325-4 to approve Transfers:** Trustee Comstock motioned, Trustee Middleton seconded. All in favor, motion passed.

a.	A 1990.400	A 3410.0401	\$4,000.00	Fire Dept contract June 25 - Dec 25
	A 878.0400	A 7110.0406	\$8,035.00	Replace Betar Byway bathroom doors

5. **Motion 090325-5 to approve the Bills and Payroll as Audited:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.
 - a. General - \$101,694.39
 - b. Water - \$10,297.44
 - c. Sewer - \$1,454.43
 - d. Special - \$3,855.00
 - e. Payroll -
 - i. 08/20/25 - \$25,254.26
 - ii. 08/27/25 - \$30,543.08

6. **Motion 090325-6 to approve the July Report for Building and Codes and the August Reports for DPW, PD, Animal Control, and Building & Codes:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.
Discussion: None.

7. **Motion 090325-7 to approve the Minutes from 07/21/25, 08/06/25, 08/20/25, and 08/27/25:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.
Discussion: None.

8. **Motion 090325-8 for the Mayor to sign the Verizon Easement Offer:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.
Discussion: MD7 has offered to purchase a permanent easement on the water tower for \$1,383,000.00. With technology advancing, cell tower leases can be adjusted. Interest on a principal would be a regular income like the lease payment. Additionally, if other carriers lease their additional square footage, the Village would receive 50% of the proceeds. There would be no restriction on the income.

9. **48 Harrison Ave Zombie House:** The bank has finally agreed to proceed with the cleanup.

10. **Motion 090325-9 to schedule a Public Hearing on 9/24/25:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.
Discussion: The Board received a request to waive the penalty due to the resident not receiving the tax bill initially. They purchased the home recently, and there was a software error that did not remove the penalty when the assessment roll was loaded into Edmunds. There needs to be a public hearing to formally waive the penalty. Taxes are due annually regardless of the closing paperwork or where the bill was sent. Daniel Collins, 6 Wedgewood Dr, addressed the Board that he closed on his property in November 2024, and did not know the tax bill

was due June 1st. He did not receive any mail until the July late notice. He told the Board he has never been late or not paid a bill. Attorney Nikas noted that real estate closings are notorious for this type of mix-up, and it's not uncommon. The resident needs to bring a letter from his attorney for the Public Hearing, so a precedent isn't set.

11. The Village would like to recognize the 20th anniversary of the Eagles Club Haunted House by reading and passing a resolution acknowledging such. The Eagles will be hosting a "haunted hangout" on October 25th starting at 1:00pm to celebrate their anniversary.

**Resolution Honoring the 20th Anniversary of the Haunted House
Hosted by the South Glens Falls Fraternal Order of Eagles #2486**

WHEREAS, the South Glens Falls Fraternal Order of Eagles #2486 has been a proud and active member of the community, dedicated to charitable service, civic involvement, and fraternal unity; and

WHEREAS, for the past twenty years, the members and volunteers of Eagles #2486 have organized and operated a Haunted House, which has grown into a cherished local tradition that brings joy, excitement, and spine-tingling fun to families and thrill-seekers of all ages; and

WHEREAS, the Haunted House has not only served as a source of Halloween entertainment, but also as a meaningful fundraiser supporting numerous community programs, youth initiatives, and local charities; and

WHEREAS, the Haunted House's success over two decades is a direct result of the creativity, hard work, and dedication of the countless volunteers, members, and supporters who have contributed time, talent, and resources year after year; and

WHEREAS, the 20th anniversary marks a major milestone in the Haunted House's history, celebrating its legacy of community impact, tradition, and frightful fun;

NOW, THEREFORE, BE IT RESOLVED, that we honor and commend the South Glens Falls Fraternal Order of Eagles #2486 for their outstanding commitment to community service through the Haunted House, and congratulate them on the occasion of its 20th anniversary, with best wishes for continued success and spooktacular celebrations in the years to come.

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

12. Old Business

- a. Paving Project Main Street:** Proceeding as planned.
- b. Update on Speed Signs:** Chief Gifford spoke with DPW. There will be permanent posts for each school, one on Main St and one to be determined. Trustee Middleton to meet with Dennis Davall for recommendations.
- c. Personnel Committee:** Trustee Middleton stated that having just the Mayor on the Personnel Committee makes it difficult for an employee to air grievances about their supervisor if it's to their supervisor. There should be at least one or two Trustees on the Personnel Committee. Tabled for the next meeting to include the Mayor in the discussion.
- d. Committee Appointments:** Tabled.

13. New Business

- a. Grant Street dry well:** When Meerkat put in their parking lot, next to Massie's parking lot, the water runoff has caused some issues with residents on the west side of Grant Alley, flooding basements and yards. There needs to be some research done on the Code Enforcement site plan review.

14. Trustee Reports

- a. Trustee Baxter:** Main Street paving - the City of Amsterdam has some "soft" ways to slow down traffic. He would like to do some more research.
- b. Trustee Middleton:** He has sent an email regarding the status of the traffic study. He has found a SAM grant for \$200,000 non-matched state funds for sidewalks that he's starting the process on.

15. Mayor's Report: None

16. Motion 090325-10 to adjourn the public session and enter executive session at 7:55 pm to discuss PBA negotiations, employment history of Unnamed Person, and the hiring of a new employee: Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.

17. Motion 090325-11 to adjourn executive Session and re-enter the public session at 8:30 pm with no action taken: Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.

18. Motion 092035-12 to adjourn the meeting at 8:32 pm: Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.