

The meeting was held in person and called to order by the Supervisor at 7:00 p.m. with an attendance roll call and the pledge of allegiance.

|                 |                    |               |
|-----------------|--------------------|---------------|
| <b>PRESENT:</b> | John Donohue       | Councilmember |
|                 | Laura Garrant      | Councilmember |
|                 | Patrick Killian    | Councilmember |
|                 | Mark Stewart       | Councilmember |
|                 | Jesse A. Fish, Jr. | Supervisor    |

|                      |               |                        |
|----------------------|---------------|------------------------|
| <b>ALSO PRESENT:</b> | Erin Trombley | Town Clerk             |
|                      | Glen Bruening | Town Counsel           |
|                      | Chris Abrams  | Highway Superintendent |
|                      | Reed Antis    | Town Historian         |

**OTHERS PRESENT:** John Cox (South Glens Falls Fire Co.), Krista Bennett, Sandra Heydrick, Max Heydrick, Kellie Ose, Ritchie Wiltshire, Bruce Lant, Mike Shaver, Maureen Dennis, Cam Cardinale, Gabby Wood, Pam DeLucia, Carl DeLucia, Alex Portal (Post-Star)

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## **UPCOMING EVENTS & ANNOUNCEMENTS**

Nothing was announced

## **PRIVILEGE OF THE FLOOR**

Supervisor Fish opened the floor for comments.

Max Heydrick said they were there to support flying the pride flag to help people understand the world isn't pure evil, and said that regardless of age, gender or other differences, everyone should accept that they are all human. They said the pride flag makes them feel seen, and that it will help remind people to be more kind.

Krista Bennett read the following prepared statement:

"Good Evening, for those who aren't familiar with me, my name is Krista Bennett. I'm a community mental health provider and homeowner in Moreau. Two weeks ago I set out with a simple goal: to ensure the voices of this town were heard. Not anonymous clicks online. Not to signatures from outside our community and possibly in other parts of the world. But to actual Town of Moreau residents: our neighbors, taxpayers, parents, veterans, and small business owners.

Tonight, I am proud to present a petition hand signed by more than 50 of my neighbors, each signature witnessed, each one a voice from this community, each one supporting a reasonable compromise: the adoption of a community flag pole policy. This matters because compromise is not surrender. Compromise is leadership.

A government that serves all people must be careful not to silence community expression simply because disagreement exists.

At the same time, it must maintain inclusion, and reduce legal vulnerability. A designated community flag pole does exactly that. This proposal offers a balanced approach; preserving official town representation while establishing a clear, transparent framework for community participation that reflects the values of Moreau.

It is practical. It is inclusive. It reflects the very best of local government, not division, but problem-solving as a team. I want to sincerely thank those board members including Laura, Mark and JD, who I

saw act as a team and had shown the courage to engage with this issue thoughtfully and who were willing to pursue common ground rather than political convenience.

In a time when division too often defines public life, your openness to compromise demonstrates something better, leadership rooted in service to the whole community. What stands before you is not simply a policy decision about one flag pole. It is a decision about what kind of town we choose to be. Will we be a town that reacts to fear and conflict? Or will we be a town confident enough to create clear policies, uphold constitutional principles, and foster community pride? Moreau has an opportunity tonight to lead; not by choosing one voice over another, but by creating a structure where all voices can be represented responsibly and respectfully. This petition is proof that local residents do support that vision.

I urge you take a stand; be a leader; choose inclusion over fear, policy over polarization, and compromise over division. Let this board show that Moreau is strongest not when we remain silent, but when we build something better together. Thank you.”

Reed Antis asked if the Board could give some background on agenda item #7 when they got to it, the Glens Falls Sewer Agreement update.

Maureen Dennis referenced agenda item #5, the Farnan Road sewer pump. She asked how the expense would be divided between sewer accounts. Supervisor Fish said he wasn’t sure of the percentage split, but that it would be billed to the district that was using it, and he would get the information for her. Ms. Dennis asked if the Glen Falls sewer agreement was in the agenda supplemental information. The Supervisor said the agenda item was just an update that they had gone to Glens Falls to ask them to update something and they agreed. Ms. Dennis said she believed the Town had overpaid the buy-in. She said she believed they had paid with \$1 million from the Industrial Park which wasn’t rented, and that Rich Schermerhorn also paid a buy-in. She said she thought Harrison Village and Sisson Reserve because they had been Leonelli property, which had a separate contract. She suggested the Town look into whether they overpaid.

## **OLD BUSINESS**

### Proclamation

Supervisor Fish said there had been a County ceremony honoring deceased veterans the week prior, and that Moreau’s Bruce Abare had been honored there. He asked the Town Clerk to read the proclamation. She read:

**“WHEREAS**, Bruce Edward Abare was born on May 16, 1951 to Edward and Anna (Howe) Abare of South Glens Falls, NY, was one of nine children, grew up on Harrison Avenue, and graduated from South Glens Falls School District in 1970; and

**WHEREAS**, upon enlisting in the US Air Force on February 24, 1971, and completing Basic Training in March 1971, Bruce went on to complete the Aircraft Maintenance Technician Course in April 1972 and the Aircraft Maintenance Specialist, Jet Aircraft Over Two Engines Course in September 1972; and

**WHEREAS**, serving with the 307th Organizational Maintenance Squadron and the 438<sup>th</sup> Military Airlift Wing, Bruce Abare was stationed at U-Tapao Air Base in Thailand, in direct support of the Vietnam War; and

**WHEREAS**, Bruce Abare honorably served our Country with distinction, receiving the National Defense Service Medal, Air Force Longevity Service Award, Vietnam Service Medal, Air Force Good Conduct Medal with Oak Leaf Cluster, and The Republic of Vietnam Campaign Medal, he was discharged at the rank of Sergeant on March 29, 1978; and

**WHEREAS**, Bruce Abare was a member of the South Glens Falls American Legion Post 553, Hudson Falls American Legion Post 574, the VFW in Saratoga Springs and the VFW Post 2475 in Glens Falls; and

**WHEREAS**, after his time in the Air Force, Bruce made his way back to South Glens Falls and the Town of Moreau, where he raised his five children and spent 32 years with his wife Sandra, holding different jobs, including years an officer with the Lake George Police Department, driving and repairing trucks, and time at Finch Pruyn; and

**WHEREAS**, Bruce assumed the role as caretaker of his father's~ beloved ice rink on Harrison Avenue, he ultimately brought that role with him, when he began his employment with the Town of Moreau's Recreation Department in 1998 and later worked at the Town's Transfer Station, until his retirement in 2018;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Moreau does hereby extend its appreciation and gratitude to Bruce Edward Abare for a lifetime of service to his country, his family, and to the Town of Moreau.”

Supervisor Fish added that when Mr. Abare got out of the service, he had a pig farm in South Dakota.

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#### Flag Policy

Supervisor Fish asked the Town Clerk to read the draft resolution. She read:

**WHEREAS**, the Moreau Town Board has considered the adoption of a policy relating to the flying of flags on flagpoles located on property owned or controlled by the Town, including Town Hall, Highway Garage and Harry J. Betar Recreation Park; and

**WHEREAS**, flagpoles on property owned or controlled by the Town are used exclusively for government speech and have not been made available as a public forum or otherwise as a means for private expression; and

**WHEREAS**, the purpose of flags on flagpoles located on property owned or controlled by the Town has been to acknowledge that the Town is a municipal corporation located in the State of New York and United States of America, and to remember public service members who have been prisoners of war or missing in action; and

**WHEREAS**, the Moreau Town Board does not wish to allow flagpoles located on property owned or controlled by the Town to be used for private expression or as a public forum; and

**WHEREAS**, the Moreau Town Board wishes to establish one Town Commemorative Flagpole on Town property to be used at the Town Board's sole discretion for commemorative purposes in its exercise of government speech.

**NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:**

1. No flagpoles located on property owned or controlled by the Town of Moreau shall be used for private expression or as a public forum.
2. Flagpoles located on property owned or controlled by the Town shall fly only flags expressly endorsed by the Town Board in the Town Board's exercise of government speech.
3. The Town Board may designate one flagpole located on property owned or controlled by the Town of Moreau as the Town Commemorative Flagpole.

4. Only the following flags are authorized to be flown on flagpoles located on property owned or controlled by the Town of Moreau: the official flags of the United States of America, State of New York, County of Saratoga, and Town of Moreau, and the official POW-MIA flag; except that this limitation shall not apply to the Town Commemorative Flagpole.
5. Flags on flagpoles located on property owned or controlled by the Town, other than the Town Commemorative Flagpole, shall be lowered to half-staff according to official New York Gubernatorial and United States Presidential half-staff proclamations.
6. The Town Commemorative Flagpole shall fly only flags that have been expressly endorsed by the Town Board, and flown only for the duration expressly determined by the Town Board, in the Town Board's exercise of government speech. The Town Board intends to fly such ceremonial, celebratory, or commemorative flags for national, international, state, county or local events or periods of time that express or are otherwise consistent with the values of the Town Board in its sole discretion.
7. To be flown on the Town Commemorative Flagpole each flag must first be acquired by the Town by purchase or by the acceptance of a donation, and shall remain the exclusive property of the Town. Such flags shall measure two feet by three and be visible on both sides.
8. The Town Supervisor shall designate appropriate staff to implement this policy.”

Councilmember Stewart said the resolution presented for review was a compromise the Board had come to after hearing both sides, working with the Town’s attorney to limit liability. He said the policy gave the Board sole discretion to decide which flags will fly. He said issues in other Towns were resultant of incorrectly implemented policy. He suggested they could establish an area and budget for the new flagpole. Councilmember Donohue thanked Lower Adirondack Pride. He said he had originally thought “No way” but after the community flagpole was suggested, he thought that idea could work. The flagpole should not divide the community, he said, and should be seen as a good thing. Examples of causes he said might be celebrated by flying a flag on the new pole included a baseball tournament win or South High Marathon Dance. He said he wanted to move forward, let the residents review the policy, and that the Board could act on a resolution at the next meeting.

Councilmember Garrant thanked Attorney Bruening for his patience and said she was excited to move forward the right way at the next meeting. Councilmember Killian said there was a lot of information to consider, society is changing and it was time to move with the times. He said there were pros and cons to all options. Councilmember Donohue also thanked Attorney Bruening for answering all his questions.

No action was taken.

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### Stop Signs

Supervisor Fish said the stop signs in the Pine Valley neighborhood had not been installed in compliance with code, because stop signs are not meant to control traffic speed. He said the Pine Valley signs were installed to slow traffic speed and that he wanted them removed. Counsel said if the Board was sure they were installed without Board approval, it was okay to remove them. Supervisor Fish said that when he asked Highway Superintendent Abrams to put in the signs on Pine Road, he didn’t know it was against the code. Councilmember Donohue said he was on the Board at the time the signs were installed and called it a political favor. He said the community did not bring the issue to the Board and that he supported removal.

Councilmember Stewart said he was also on the Board and had misspoken about the Board’s authority on stop signs, but he said he disagreed with Councilmember Donohue about it being a political favor. He said there were multiple requests from the community and that in June of 2023 he believed the Board approved their installation. He went on to say that the agenda wasn’t explicit about the stop signs in question and that residents from the Pine Valley neighborhood were therefore not present to support or oppose removal of the signs. He said they may need a study to avoid making a decision based on emotions, and that if the signs were removed, residents will complain. Councilmember Donohue said based on what Superintendent Abrams had said at the

prior meeting about installing them to slow traffic, he said they should be pulled out. He said there hadn't been that much development in that area in the past 30 years.

Councilmember Killian said he was concerned about liability and that he preferred to table action until more research could be done. Councilmember Garrant thanked the Highway Superintendent, said he did have authority to install signs, and had a relative struck by a car on a similar road. She said if a child were injured there would be problems. Councilmember Killian asked if there had been any petitions in opposition or support? Councilmember Donohue said the next agenda should make it clear they would be discussing Pine Valley stop signs. Councilmember Stewart said the main entrance to Tanglewood Elementary School had changed and that people were cutting through these neighborhoods to bypass the school buses. He said it was not a debate about speed or kids playing in the road, and that they needed to decide with information rather than emotion. Councilmember Donohue asked if ADK would do a traffic study. Councilmember Stewart said they had discussed a townwide traffic study before, and that one more side road to help the Planning Board make decisions would help the smart growth of the Town in the future.

Supervisor Fish tabled action for more information and discussion. He also cautioned attendees about yelling out at the Board.

## **TOWN COURT**

Supervisor Fish said the Court was requesting authorization to attend New York State Association conferences in September. He said Judge McCabe requested to stay overnight because he is a NYS Board of Directors. He asked the Town Clerk to read a prepared resolution. She read:

**“BE IT RESOLVED**, that the Town Board authorizes the Town Justices; Honorable Jeff McCabe and Honorable John Hogan, and the Court Clerks; Kara Gutowski, Ella McFadden, Danielle Relyea, Kristine Brown and Parker Taft to attend the New York State Association Conferences at the Desmond Hotel in Albany from September 27 through September 30, 2026; at a total cost not to exceed \$3,500, which includes mileage, meals and registration for the entire court staff, plus lodging for Judge McCabe; and further resolved that the cost will be paid from account A1110.4.”

**Resolution 153-2026** A motion was made by Councilmember Killian, seconded by Councilmember Garrant to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

## **HIGHWAY DEPARTMENT**

Supervisor Fish said they needed to rescind a resolution because someone had decided not to accept a job.

**Resolution 154-2026** A motion was made by Councilmember Garrant, seconded by Councilmember Stewart to rescind the resolution passed at the March 10, 2026 (*correction, April 14, 2026*) Town Board meeting hiring John Hewitt as a Highway Flagger.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

Supervisor Fish asked the Clerk to read a prepared resolution. She read:

**“BE IT RESOLVED**, that the Town Board accepts the schedule for Friday coverage at the Highway Department, for the duration of the 2026 paving season which shall be from April 17 through October 30, 2026.”

**Resolution 155-2026** A motion was made by Councilmember Stewart, seconded by Councilmember Garrant to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

## **WATER & SEWER DEPARTMENT**

Supervisor Fish said action on a spare pump for Farnan Road had been tabled previously in hopes that grant funds could be secured to pay for it. He said they didn't find any grant funds available so he asked the Town Clerk to read the resolution. He said \$48,000 had been budgeted for the pump for 2026, and the account balance in question was \$54,650.

**Discussion:** Councilmember Stewart questioned whether the bypass pump could be used at this station. Supervisor Fish said there was no bypass system at that station. The Councilmember said the plan was always to have backup equipment in the event of a breakdown so buying this pump is the next step. Councilmember Killian said it would be nice if there was a universal pump they could keep for any instance. Councilmember Stewart said the connections and housings were specific. Supervisor Fish said they always had three pumps, and when they upgraded the station they only bought two pumps.

**Resolution 156-2026** A motion was made by Councilmember Stewart, seconded by Councilmember Garrant to authorize the purchase of a spare pump for the Farnan Road Pump Station from Emerick Associates, at an amount not to exceed \$50,430.68 to be paid from account GH8110.2 and GV8110.2.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |

|                       |     |
|-----------------------|-----|
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

## **RECREATION DEPARTMENT**

Supervisor Fish said the Board had awarded the winning bid for the recreation courts, and asked the Town Clerk to read the resolution authorizing him to sign the agreement. She read:

**“BE IT RESOLVED**, that the Town Board hereby authorizes the Town Supervisor to sign an agreement with Edward & Thomas O'Connor, Inc, for the construction of the tennis, pickleball, and basketball courts at the Harry J. Betar Recreation Park, per their bid proposal submitted, and subsequently accepted by the Town Board, pending approval by the Town's Attorney.”

**Discussion:** Councilmember Donohue asked if the contract were ready for review because he said O'Connor put the Town ahead of other projects on their schedule. The Supervisor said the Town had an RFP (request for proposal). Confidential Secretary Bennett said there had been some question about whether the Town of Contractor makes the contract. Councilmember Donohue asked if the contract could be as simple as a document stating the Town will pay the agreed amount for the work detailed in the RFP. Attorney Bruening said it depended on the details of the RFP, and that if it was done as it had been in the past, it would be straightforward. Councilmember Stewart said a contractor the size of O'Connor would have a contract to provide with disbursement schedule. He asked if it were normal for the Town to re-write it. Counsel said in many cases the RFP goes out and the agreement is essentially a cover page with a signature referencing the content of the RFP. He said it could be very simple and the Town had done it before. Councilmember Stewart asked if it were okay to pre-authorize the Supervisor to sign the contract pending legal review. Attorney Bruening said he hadn't seen a contract yet. Councilmembers Donohue and Killian indicated they were eager for the contract to be approved and signed.

**Resolution 157-2026** A motion was made by Councilmember Stewart, seconded by Councilmember Killian to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

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### **Big 3 Basketball Camp**

Supervisor Fish said Bookkeeper Smith advised that the Town should have a contract with the camp coaches. He asked the Town Clerk to read a prepared resolution.

**“BE IT RESOLVED**, that the Town Board authorizes the Big 3 Summer Basketball Camp to proceed for four weeks, beginning June 29th, per the flyer presented to the Town Board; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby authorizes the camp to be directed by Al Vasak Ill and an assistant, pending completion and submittal of a W-9, background check, and additionally authorizes the Town Supervisor to execute a contract, with each coach.”

**Discussion:** Supervisor Fish said a third coach was needed. He asked if there were only two basketball courts, and therefore why would they need three coaches. Councilmember Stewart said they hoped to have three basketball courts because one is scheduled to be built, but that the number of coaches was based on enrollment. He also said the Recreation Director had requested an increase to \$60 from \$50 for coaches because they added a day and the daily program would last longer. He said the Director and Assistant director got raises this year so he was in favor of increasing the rate to \$60/week. Councilmember Killian said it would be good to have a third coach because 12 kids per coach was a lot. Councilmember Stewart added that someone needed to escort kids to the restrooms and so on, which can take a coach away from the group, and he said the free programs the school offered at the same time will not being offered this year.

**Resolution 158-2026** A motion was made by Councilmember Stewart, seconded by Councilmember Killian to accept the resolution as read with the change of rate to \$60 per week.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

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### Pavilion 2 Damage

Supervisor Fish said there would be a \$13,239 insurance payout for storm damage to pavilion 2 and a field dugout at the recreation Park with a deductible \$4,327.

## **SUPERVISOR’S OFFICE**

### Water Contract

Supervisor Fish said he and Councilmember Donohue had been to Glens Falls to meet with the Mayor about the sewer agreement. He said in the re-write of the contract, they added 190,000 gallons per day capacity for sewer district 1 extensions 1-4, with so much allocated to the various entities. He said to this point, they were not metered, so they didn’t know how much was being generated. He said they had upgraded the system got \$6,000 which would include real time remote readings. The Supervisor said Glens Falls was happy to make those changes. Reed Antis asked if District 1 extensions 1-4 effluent go North to Glens Falls, which the Supervisor confirmed, adding that Extension 5 and the Industrial Park flow South.

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Supervisor Fish said they had met with the Fire Company and they need equipment to refill the firefighter air tanks and there were sufficient funds from sales tax to pay for it, so they would add the expense to the existing contract, but he needed permission to sign the addendum. He asked the Town Clerk to read the following:

**“BE IT RESOLVED**, that the Town Board authorizes the Town Supervisor to execute an addendum to the 2026 South Glens Falls Fire Company Contract, for the purpose of funding a new cascade system at a cost of \$62,916.00.”

**Resolution 159-2026** A motion was made by Councilmember Stewart, seconded by Councilmember Garrant to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

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Supervisor Fish said a budget amendment was needed, and asked the Town Clerk to read the resolution. She read:

**“WHEREAS**, the Town of Moreau Principal Account Clerk has duly initiated, justified and deemed compliant the following Budget Amendment Requests with Town operating procedures and accounting practices,

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Moreau hereby authorizes and directs the Bookkeeper to take all action necessary to make the following fund transfers: from account A912--Unrestricted Fund Balance, to account A9901.9--Interfund Transfers to Other Funds in the mount of \$62,916.00.”

**Resolution 160-2026** A motion was made by Councilmember Garrant, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

## **TOWN CLERK’S OFFICE**

Supervisor Fish said the Town Clerk had chosen a new Deputy Town Clerk and that the Board had set the salary at 38,000-46,000. He said it was important to recognize that there are clerks with longer tenure. He asked what the Board wanted to do with the salary.

**Discussion:** Councilmember Stewart said that two years prior, all clerks’ pay was leveled and seniority was not considered. He said to he supported recognizing seniority, but he did not support restructuring it this way. He said he supported paying the budgeted amount. He added that the elected officials could lose their position in a future election, and their appointees could also lose their jobs. Councilmember Killian said he agreed and did not want to go backward on pay. He said the position is important and keeping people would be based on fair pay. Councilmember Garrant agreed and said they should keep the pay consistent and try to achieve longevity.

Supervisor Fish said at budget time they could set an entry level pay with an upgrade after some period of time. Councilmember Stewart said he agreed 100% and supported establishing base rate and supported hiring this role at the budget rate of \$48,204.00.

**“BE IT RESOLVED**, that the Town Board authorizes the salary of \$48,204.00 for Kristine LaBrake as Deputy Town Clerk 1, and be it further resolved that her start date will be May 4, 2026, pending successful completion of a background check and pre-employment physical.”

**Resolution 161-2026** A motion was made by Councilmember Stewart, seconded by Councilmember Garrant to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

## **MONTHLY DEPARTMENT REPORTS**

Supervisor Fish asked the Town Clerk to read the following:

**“BE IT RESOLVED**, that the Town Board accepts the Monthly Department Reports for the Building, Planning and Development Office, Town Clerk and Dog Control Officer.”

**Resolution 162-2026** A motion was made by Councilmember Stewart, seconded by Councilmember Garrant to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0.

## **PRIVILEGE OF THE FLOOR**

Mike Shaver said he had minutes that show the stop signs on Pine Valley were installed at the request of two people, and that the Board never voted on it. He asked if they were going to do a traffic study, would there be quotes by the next meeting. He asked how they move forward, and recommended removal.

Councilmember Stewart said they would follow guidance, and no matter what they did, there would be liability, and some unhappy residents. He said he would take the lead on pricing a traffic study for Pine Valley, would look at Pine Road, where signs are being considered, and that there was consensus that a town-wide traffic study would help with Town growth. He said that study would slow the process and could cost hundreds of thousands of dollars. He said he was okay with spending the money and compared this to the expense of a back-up pump to be prepared for an emergency. He said the study would help them make the right choice.

Mr. Shaver asked if the Town would do a study or take down the signs. Councilmember Stewart said the people who asked for the signs complained about traffic speed, and Mr. Shaver complained about speed, but they had different solutions to the problem. Mr. Shaver said the speeding wasn't there before the signs went up. Councilmember Stewart said there was an issue reported that prompted the signs to be installed. He said the study would take the emotion out of the decision, and no matter what they do someone will be unhappy. Councilmember Killian said he agreed with the study. He said he wasn't sure if things were done correctly, but said he wanted more input from neighbors. Councilmember Stewart said there were related emails from before the signs were installed that he hadn't been able to research yet. He said for the next meeting he would have information to help make a decision about how to proceed. Secretary Bennett said that Building, Planning & Development Coordinator Westfall said the Adirondack Glens Falls Transportation Council is paying for a GIS traffic study later in 2026.

Krista Bennett said she lives on West Road which is across Feeder Dam Road from the end of Merritt Road. She said children who live in that area have to walk or be driven to school. She said there is a speeding issue. She said the school changed the start times at the schools and that they are incredibly inconvenient, and turning off her street was nearly impossible. She said she had to drive around and now goes down Pine Valley, which she had never driven down before this year. She said the stop signs are awkward, and people honk at her because she won't speed. She said speed was an issue on Feeder Dam, where she said multiple people have been killed since she moved here in 2006 because there is no sidewalk. She said it was a police issue, but when she called about a person being assaulted with a bat, it took an hour for police to arrive. She said something needed to be done. Mr. Shaver said the school has a resource officer so if there's an issue, they should call the sheriff. He said if they issued some tickets, it would slow traffic down.

Maureen Dennis asked how she could find out how the Farnan Rd. pump payment would be broken down. According to Ms. Dennis, the approved budget shows the Moreau Industrial Park has \$5,150, Extension 5 has \$49,500 for a total of \$54,650. She said if you take away \$50,430, \$4,250 remains. She asked which account pays for grinder pump repairs on Extension 5. She said that she was waiting on a Freedom of Information request and had been given information that no one in Extension 5 had been billed for those expenses. Supervisor Fish said there had been bills for those expenses. She asked which account the Town uses to pre-pay for materials before they receive payment. She said she had sent an email asking for a budget amendment for the fund balance for Extensions 1-4. She said based on the budget in November, the balance was \$0, and according to December reconciliation through 11/30/25 there was a balance in Extensions 1-4 totaling \$1,378,617.37.

She said that Glens Falls hadn't been paid yet for 2025 sewer. She said she had taken actual readings prior to the use of MasterMeter and made a spreadsheet, which she handed out to the Board (see appendix). She said she believed Hexion had been billed incorrectly. She said she had asked for EDU counts and billings via FOIL. She said she was told the information would be available in June, and asked how the Town could budget or bill for sewer without EDU numbers. She said the Home of the Good Shepherd had been grossly undercharged. Supervisor Fish said it was being worked on. She said Rich Schermerhorn asked for a refund for overbillings/overpayment for three years. The Supervisor said Mr. Schermerhorn's rate had been reduced from \$365 per EDU to \$95 per EDU. Ms. Dennis said the Town went to EDU rates in March 2025 with Local Law 4 of 2025. She said in 2024 Hexion paid \$28,163 for sewer and in 2025 she said they paid \$16,000. She asked how they paid less. Supervisor Fish said they didn't use as much. Ms. Dennis said it should not have been based on use, but EDU after Local Law 4 of 2025 passed.

Ms. Dennis said resolution 162-2025 included a reference to an Operations & Maintenance (O&M) cushion of \$138,000. She did some calculations and said they were currently operating with a cushion of 70%. She said the debt service interest was not in the 2026 budget for Extension 5. Consolidation of extensions 1-4 had been discussed but never took place, she said, and said she would like to see budget line items for all the sewer extensions. She also asserted that there must be more than 1 bank statement because the November reconciliation amount was not reflected in the operating account.

Councilmember Stewart said he understood her frustration and said there was action being taken behind the scenes. He said there are errors and confusion, and after reviewing EDU assignments in 2025, some EDUs needed adjustment. He agreed the Home of the Good Shepherd should be adjusted and needs a special category. He said that getting this all straight was a priority because it should be updated before June billing. He mentioned back-billing for damages and repairs, that some had gone out two months prior but not been paid yet. He questioned how to collect fees and penalties. He mentioned this is why Tim Burly was brought back on board—to create a district user map.

The Councilmember said the billing system was set up to bill based on water use, but there are sewer users who do not use Town water. He said he believed Ms. Dennis was correct and that some people had never been billed. He said they needed professionals with infrastructure knowledge to navigate this. Ms. Dennis asked how the fund balance was handled. Supervisor Fish said in October 2026 they would review sewer rates to determine whether they can be reduced. Ms. Dennis said they never looked at the fund balance until after the settlement agreement with Mr. Schermerhorn was signed. She said the sewer billings were about \$180,000 for the year, and their fund balance is \$1 million. She said they pay for their own repairs. Councilmember Stewart said they hired outside professionals who originally set the EDU rates much higher, and that the EDU rates for Extension 5 is higher than Extensions 1-4 to cover the debt service and repairs. Councilmember Stewart said he understood that according to the Comptroller's Office, they should not carry a balance of more than five years, and that he shared Ms. Dennis' concern. Ms. Dennis said it should not have more than 15% above expected costs, according to the Comptroller. She calculated \$158,000 actual expenses including salaries and benefits, and the balance was \$1.171 million in December, not including subsequent revenue. Councilmember Stewart said the 2025 Glens Falls sewer payment had not been made yet, which is the biggest annual expense from the account. Ms. Dennis said Harrison Place was billed ten times what the Nest is billed.

Max Heydrick said gender neutral restrooms would be appreciated at Town Hall.

Reed Antis asked if there no price included for the pickleball court. Councilmember Stewart said the information had been given at the previous meeting.

Mr. Antis said the speed on Reservoir Road had been reduced from 45 miles per hour to 30 miles per hour by past Highway Superintendent Brody, and a ticket issued for speeding in that zone was thrown out because it was not an authorized speed zone. He said if a ticket was issued for failing to stop at a stop sign on Pine Valley, it could be thrown out of the stop sign wasn't installed properly. He also suggested a crosswalk at Merritt Road and Route 9 since it is a busy intersection, especially at the beginning and end of the school day, and it is within the walking distance of the school. Mr. Antis asked how frequently troopers patrol in Moreau.

John Cox of South Glens Falls Fire Co. thanked Councilmember Donohue for attending the Fire Company banquet and thanked the Board for supporting the fire company and helping them serve the community.

A community member who did not identify herself thanked the Board for their patience with her grandchild (Max).

Pam Galusha said she lives at the corner of Gansevoort Road and the rec road, and she said the posted speed is 20 MPH and people speed there. She said she called the Sheriff and was told they would try to monitor it. She said many children use the road to walk or ride a bicycle and that it was dangerous. She said the new development will make changes to slow traffic, but it could take years to materialize. Ms. Galusha asked if additional speed bumps, radar signs, and/or signs could be added. Supervisor Fish asked if there were speed limit signs on the road. Ms. Galusha said there were two 20 MPH signs and some "Look Out For OUR Children" signs exist but have become overgrown. She said there were speed bumps at the Jan Avenue park entrance where she assumed they were on Town property. She asked the Board to take action. Mr. Shaver said there had been recent speed studies done during the planning process for the new developments, and they could stop at the Building. Planning & Development Department to get the information from Mr. Westfall.

## **COMMITTEE REPORTS**

### Recreation

Councilmember Stewart said the new playground installation was progressing and that he hoped it would be complete in early May. Staff and BOCES students had been pulling stumps, he said, so extra parking should be ready for summer tournaments and events.

### Sweet Road Access

Councilmember Stewart asked if there was an update on Sweet Road. Highway Superintendent Abrams said the piles were long-established because of a dangerous corner at the intersection with Fort Edward Road. Mr. Music wanted to use it for recreation access for bicycles and horses, he said, and that they were waiting on paperwork from BPD Coordinator Westfall regarding the permanent closure. The road was never officially abandoned, Mr. Abrams said, and the piles were installed decades ago. Councilmember Stewart asked if it could be closed to traffic and pedestrians. He said an employee had threatened someone with arrest even though the road has not officially been abandoned and there were new piles on the road. Mr. Abrams said that Mr. Music had an excavator and was removing the piles, and was told the police would be called. Councilmember Stewart said he thought the closure was meant to stop traffic, asked if they had the authority to close the shoulder of a County road, and how they could stop Mr. Music from going from a State road to an open Town road with a stroller or bike. He asked if this was within a Highway Superintendent's discretion, or if it was an issue the Board should act on.

Attorney Bruening said threatening arrest was not allowed, that a complaint or report could be filed instead. With regard to closing the shoulder, he said it was hard to tell where the Town property line was, and asked Building, Planning & Development (BPD) Coordinator Westfall and Superintendent Abrams if they could find or develop accurate maps. The portion of the roadway between the piles and State highway was abandoned, he said, though the paperwork was never properly filed with the Town Clerk. He said this was in the works, and that the shoulder of the road was public space.

Councilmember Stewart said he would not want people to cross at Sweet, but now that he knows that is not what Mr. Music was trying to do, Councilmember Stewart said would also prefer to use the closed portion of Sweet Road for recreation if it were him. He questioned why it would be closed to foot traffic. He said he would like the Town to support making the end of Sweet Road accessible to pedestrians. On the question of who has authority to make the decision, Mr. Abrams said it is a Town Board decision. Counsel said actually neither have authority because the roadway is already abandoned, but that as Town property, they could control its use. He also said he did not know of any basis to stop pedestrian traffic. Highway Superintendent Abrams said when Mr. Music moved the piles himself, 4-wheelers showed up, which is what brought the activity to the Town's attention. The Highway Department had replaced the piles to stop the 4-wheelers, and they saw Mr. Music removing them with the excavator, Mr. Abrams said.

Counsel said if there were safety concerns, the Town can control Town property, adding that Mr. Music had offered to properly close the junction to vehicle traffic in exchange for pedestrian egress. Councilmember Killian agreed to allow pedestrian access. Councilmember Stewart suggested the Town should open the walkway and said he wouldn't want Mr. Music to damage his equipment or incur any liability in trying to open a walkway. Superintendent Abrams said he would talk to Mr. Music. Counsel said Mr. Music had made a proposal in writing. Councilmember Donohue said he would like to participate in the conversation with Mr. Music.

### Transfer Station

Councilmember Donohue said the Electronics Recycling program had been open to the general public for Earth Day. He thanked the Transfer Station Manager and Confidential Secretary for coordinating the day. He said two palettes of e-waste was collected, which cost the Town nothing. He said he hoped to run the program again in 2027.

### Traffic Study Open House

Councilmember Killian said there would be a traffic study open house on April 30 at Fitzgerald's. He invited everyone to attend.

Server Room

Councilmember Killian said he needed more quotes air conditioning for the server room, that \$12,000 for a mini split seemed expensive.

Assessor

Councilmember Garrant said she had spoken with Sole Assessor Cronin and that anyone could contact the Assessor's office with concerns they may have about their assessment.

**ADJOURNMENT**

**Resolution 163-2026** A motion was made by Councilmember Donohue, seconded by Councilmember Garrant to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

|                       |     |
|-----------------------|-----|
| Councilmember Donohue | Aye |
| Councilmember Garrant | Aye |
| Councilmember Killian | Aye |
| Councilmember Stewart | Aye |
| Supervisor Fish       | Aye |

The motion carried 5:0. The meeting was adjourned at 9:00 p.m.

Respectfully submitted,  
*Erin Trombley*  
Erin Trombley  
Town Clerk

|     |       |       |      |       |      |       |        |
|-----|-------|-------|------|-------|------|-------|--------|
| EDU | 91    | 240   | 146  | 21    | 26   | 116   | 640    |
| SB  | 122   | 197   | 30   | 160   | 17   | 114   | 640    |
|     | 19.1% | 30.8% | 4.7% | 25.0% | 2.6% | 17.8% | 100.0% |

|        |                      |                          |                             |                               |                                     |                                      |            |               |
|--------|----------------------|--------------------------|-----------------------------|-------------------------------|-------------------------------------|--------------------------------------|------------|---------------|
| Master |                      |                          |                             |                               |                                     |                                      | 27,063,420 | 2021          |
|        | District 1<br>HEXION | District 1, Ext 2<br>BBV | District 1, Ext 1<br>SISSON | District 1, Ext 3<br>The Nest | District 1, Ext 3<br>Harrison Place | District 1, Ext 4<br>Harrison Quarry | TOTALS     |               |
| Jan    | 647,500              | 645,277                  | 113,500                     | 535,000                       | 23,600                              | 378,740                              | 2,343,617  |               |
| Feb    | 657,000              | 608,507                  | 102,900                     | 511,000                       | 49,900                              | 285,830                              | 2,215,137  |               |
| Actual | 1,304,500            | 1,253,784                | 216,400                     | 1,046,000                     | 73,500                              | 664,570                              | 4,558,754  | 2020 2 months |
| Master | 5,157,500            | 8,302,217                | 1,264,400                   | 6,732,000                     | 713,100                             | 4,809,660                            | 26,978,877 | 2020 YEAR     |
|        | 6,599,000            | 7,873,546                | 6,147,000                   | 1,344,000                     | 704,900                             | 3,559,537                            | 26,227,983 | 2019          |
|        | 5,607,000            | 7,950,383                | 10,100,000                  | 1,460,000                     | 718,700                             | 2,342,763                            | 28,178,846 | 2018          |
|        | 5,607,000            | 8,068,900                | 6,278,000                   | 1,277,500                     | 680,100                             | 1,134,250                            | 23,045,750 | 2017          |
|        | 11,616,000           | 8,323,940                | 5,501,000                   | 1,301,200                     | 771,500                             | -                                    | 27,513,640 | 2015          |
|        | 5,476,000            | 7,799,220                | 3,193,190                   | 939,500                       | 343,500                             | -                                    | 17,751,410 | 2014          |
|        | 4,939,000            | 5,922,120                | 1,463,000                   | 198,100                       | -                                   | -                                    | 12,522,220 | 2013          |
|        | 9,099,000            | 4,116,680                | 280                         | -                             | -                                   | -                                    | 13,215,960 | 2012          |
|        | 7,908,000            | 1,625,840                | -                           | -                             | -                                   | -                                    | 9,533,840  | 2011          |

|                      |           |   |                            | 11/30/2025<br>Fund Balance |            |                |
|----------------------|-----------|---|----------------------------|----------------------------|------------|----------------|
| Totals by Extension: |           |   |                            | EDU's Billed               | % of Whole | \$1,378,617.37 |
| District 1           | Extension | 1 | SRH Harrison Village       | 241                        | 27.99%     | \$385,884.77   |
| District 1           | Extension | 1 | Sisson Reserve             | 146                        | 16.96%     | \$233,772.52   |
| District 1           | Extension | 2 | SRH Bluebird Village       | 240                        | 27.87%     | \$384,283.59   |
| District 1           | Extension | 3 | SRH Harrison Place         | 26                         | 3.02%      | \$41,630.72    |
| District 1           | Extension | 3 | The Nest Home Good Shepard | 21                         | 2.44%      | \$33,624.81    |
| District 1           | Extension | 4 | SRH Harrison Quarry        | 117                        | 13.59%     | \$187,338.25   |
| District 1           | Extension | 4 | SRH Bluebird Trace         | 70                         | 8.13%      | \$112,082.71   |
|                      |           |   |                            | 861                        | 100.00%    | \$1,378,617.37 |
| TOTALS by owner:     |           |   |                            |                            |            |                |
| Schmerhorn           |           |   |                            | 694                        | 80.60%     | \$1,111,220.04 |
| Sisson Reserve       |           |   |                            | 146                        | 16.96%     | \$233,772.52   |
| The Nest Home Good   |           |   |                            | 21                         | 2.44%      | \$33,624.81    |
|                      |           |   |                            | 861                        | 100.00%    | \$1,378,617.37 |

**From:** Maureen H. Dennis <mdennis@schermerhornholdings.com>

**Sent:** Tuesday, April 28, 2026 3:31 PM

**To:** 'Krystal Smith' <accounts@townofmoreauny.gov>; Erin Trombley <townclerk@townofmoreauny.gov>; Maria Jennings <deputyclerk2@townofmoreauny.gov>; Jesse Fish <moreausuper@townofmoreau.org>; Patrick Killian <pkillian@townofmoreau.org>; Mark Stewart <mstewart@townofmoreauny.gov>; JD Donohue <jdonohue@townofmoreau.org>; lgarrant@townofmoreau.org

**Cc:** Maureen H. Dennis <mdennis@schermerhornholdings.com>; Erin Donegan <edonegan@schermerhornholdings.com>

**Subject:** Please respond accordingly by responsible individual and would like logged into formal record in tonight's board meeting

Krystal:

Thank you for the response, based on Jeffrey's 12.30.2025 Agenda items that were passed into record by Board Resolution 517-2025 establishing three separate sewer fund balances, my concern is as of 11/30/2025 the sum of the three funds balances GH, GV, GI total \$1,824,137.44 did not total what the balance in bank account 7615 only shows \$1,156,269.22, not to mention the other Fund balances total on Approved Budget totaled \$1,327,857. Is there a 2<sup>nd</sup> bank account, investment or sweep kindly provide those statements as well from 9/2025 to 4/30/2026 in response to our original FOIL dated 3/10/2026? Technically supposed to come from the Records Officer who is Erin Trombley, including her here in request. If there is a second bank account how is the interest earned broken out by separate funds?

Additionally, concerning actually alarming is the Approved Budget submitted to the NYS Comptrollers office signed by Erin 11/12/2025 denoted a TOTAL Fund Balance of all accounts A-WS as \$1,327,827, but NO fund balance for GI – Sewer District 1, Ext 1-4, as well as the amount shown on budget is significantly less for GI District 1 – MIP, and GV District 1, Ext 5. At this time we would formally ask that the Budget be amended to reflect the proper fund balances of the sewer districts individually, as District 1, Ext 1-4 has not formally consolidated, it is our understanding that comingling fund balances is not proper either, they should be broken out by Extensions, we did reach out to comptrollers office as instructed, awaiting a formal response to our concerns. Based on our research we believe that GI should be broken down by extension, as to date it has not yet legally consolidated. Although it appears that the town has consolidated District 1-4 on paper, but not legally, and we are of the opinion we paid into the majority of said fund balance, based on all billings prior to 6/1/2025 by EDU: We sought a refund of over billings for three years, and reached a settlement agreement coincidently the same day as Jeffrey presented the sewer fund balances. The fund balance for GI District 1, Ext 1-4 should be broken down by Extension as Schermerhorn – 694 or 80.60%, Sisson Reserve – 146 or 16.96%, and Home of the Good Shepard – 21 or 2.44% - total 861 We are of the opinion The Nest aka Home of the Good Shepard has never been properly billed, grossly undercharged and underestimated EDU count, I've provided detailed backup to the Board, Counsel and Water & Sewer Supervisor and have never heard back, they should not benefit from our over funded Fund Balance breakdown by user & extensions is as follows:

□

|                      |           |   |                            | 11/30/2025   |                |                       |
|----------------------|-----------|---|----------------------------|--------------|----------------|-----------------------|
|                      |           |   |                            | Fund Balance |                |                       |
| Totals by Extension: |           |   |                            | EDU's Billed | % of Whole     | \$1,378,617.37        |
| District 1           | Extension | 1 | SRH Harrison Village       | 241          | 27.99%         | \$385,884.77          |
| District 1           | Extension | 1 | Sisson Reserve             | 146          | 16.96%         | \$233,772.52          |
| District 1           | Extension | 2 | SRH Bluebird Village       | 240          | 27.87%         | \$384,283.59          |
| District 1           | Extension | 3 | SRH Harrison Place         | 26           | 3.02%          | \$41,630.72           |
| District 1           | Extension | 3 | The Nest Home Good Shepard | 21           | 2.44%          | \$33,624.81           |
| District 1           | Extension | 4 | SRH Harrison Quarry        | 117          | 13.59%         | \$187,338.25          |
| District 1           | Extension | 4 | SRH Bluebird Trace         | <u>70</u>    | <u>8.13%</u>   | <u>\$112,082.71</u>   |
|                      |           |   |                            | <b>861</b>   | <b>100.00%</b> | <b>\$1,378,617.37</b> |

**TOTALS by owner:**

|                    |            |                |                       |
|--------------------|------------|----------------|-----------------------|
| Schermerhorn       | 694        | 80.60%         | \$1,111,220.04        |
| Sisson Reserve     | 146        | 16.96%         | \$233,772.52          |
| The Nest Home Good | <u>21</u>  | <u>2.44%</u>   | <u>\$33,624.81</u>    |
|                    | <b>861</b> | <b>100.00%</b> | <b>\$1,378,617.37</b> |

Based on the Engineer Approved EDU schedule and Board Resolution 160-2025 of April 8, 2025 the estimated O&M costs for District 1, Extensions 1-4 is \$138,000 in the current year with no debt service, if you take the Amended EDU counts Schermerhorn 692, Sisson 146, and The Nest 35 =  $873 * \$270 = 235,710$  equates to 70% more than estimated, allotting \$20K for personnel services equates to 67% higher. The budget estimates the total appropriations for District 1, Ext 1-4 to be \$266,302, which we believe to be grossly overstated compared to PY billings paid to City of Glens Falls prior to District 5 connecting, and now since District 1 Moreau Industrial Park (Hexion) is also flowing south as of 10/24/2025, attached is link to the Audit from the comptrollers office presenting the overfunded Fund balance and improperly estimated appropriations from 1/1/2015-3/31/2017 [www.osc.ny.gov/files/local-government/audits/pdf/lgsa-audit-town-2018-moreau.pdf](http://www.osc.ny.gov/files/local-government/audits/pdf/lgsa-audit-town-2018-moreau.pdf)

Even if you consider the \$266,302 (which we believe to be grossly overstated), The Fund Balance as of 11/30/2025 \$1,378,617.37 less the \$270,000 settlement for over billings previously received as of 12/31/2025. Results in a fund balance to cover appropriations for five years, which is exorbitant. Again we would ask that you amend the Budget accordingly to reflect the proper fund balances of each extension respectfully, correct the appropriations, to include individual extensions as sewer consolidation has not yet occurred. Present the over funding properly by payer percentage, we would also request the EDU charges based on over funding, and underbilling of both the Nest and Hexion based on Local Law, and actual usage. We've been seeking an EDU count for sewer district since 4/30/2025, the most recent FOIL response from Erin regarding EDU counts is expected to be finalized in June 2026, more than a year after LL 115 was enacted is non-sensical, how could the town properly billed in 2025 in accordance with Local Law without said information, we remain of the opinion, we've been overbilled and over paid, and clearly Jeffreys Fund Balance Reconciliation reflects the same. Clearly several users have been underbilled which again is discriminatory, since 2022.

We are still awaiting actual invoices for all users in District 1, and District 1-4 (excluding Schermerhorn) as previously requested on 3/10/2026 email sent to Erin on 4/21/2026 advising incorrect information was provided, to date my email has not yet been acknowledged. The reply was of totals combining water & sewer and not at all helpful. We would request this email be logged into record for tonight's Board Meeting, I'm happy to get up but don't think I'll be able to cover everything on record in only 3-5 minutes. In the meantime we will await the formal response from the Clerk, Board & Bookkeeper regarding our questions & concerns.

Ps the last email I sent to everyone but Krystal was only recognized received by Supervisor Fish, your acknowledgement of receipt and consideration of requests and clarifications would be greatly appreciated.

Many thanks Maureen

**Maureen Dennis**

*Schermerhorn Real Estate Holdings*  
 536 Bay Road Suite 2  
 Queensbury, NY 12804  
 (518) 798-0674 office  
 (518) 743-9653 fax  
[mdennis@schermerhornholdings.com](mailto:mdennis@schermerhornholdings.com)

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[Schermerhorn Residential Properties - YouTube](#)