

A regular meeting of Town Board of the Town of Kingsbury was conducted on May 4, 2026 - 6:30 p.m. at 6 Michigan Street Hudson Falls.

Town Board Present:

Dana Hogan, Town Supervisor

James Lindsay, Councilman

Dan Washburn, Councilman

Sean Akins, Councilman

Scott Lindsay, Councilman

Others Present:

Billy Jo MacDuff, Town Clerk

Diane Eddy, Deputy Clerk

Jeff Meyer, Town Attorney

Ross Cortese, Code Enforcement

Mason Leonard, Highway Superintendent

Ardie Russell, Feeder Canal Alliance

Mike LaRose

The meeting was called to order at 6:30 pm, by Supervisor Hogan and opened for the order of business with The Pledge of Allegiance by Councilman Akins.

1. Approval of Minutes (April 20, 2026)

A motion was made by Councilman Akins and seconded by Councilman S. Lindsey and carried by a vote of 5 ayes.

2. Presentation – Canal Organization Representative (Artie Russell)

Artie Russell addressed the Board regarding ongoing work with the canal trail organization, including a wayfinding project funded through a matching grant. The grant award is **\$150,000**, with a total project cost of approximately **\$310,000**, with planned fundraising through private foundations and corporate partners along the canal corridor.

Ms. Russell requested:

- **Annual municipal contribution** toward insurance costs (noted as previously requested by the former director), and
- **A letter of support/endorsement** to assist with fundraising efforts and external funding requests.
- Supervisor Hogan noted the Town budget includes **\$1,500** for canal-related contractual/parks expenses and stated the Comptroller would be asked to confirm the status of the payment.

<https://www.kingsburyny.gov>

A motion was made by Councilman Akins and seconded by Councilman S. Lindsay and carried by a vote of 5 ayes to provide a letter of support to Ms. Russell.

3. RFQ – Sewer District Expansion (Engineering Services)

The Board reviewed RFQs related to engineering services for a sewer district expansion. The Supervisor noted the budget for engineering services is **\$20,000** for the year. Discussion followed regarding evaluation criteria, including qualifications and scope of work.

The Board agreed to proceed with contacting **C.T. Male** to discuss moving forward and to further define the scope of work.

A motion was made by Councilman Washburn and seconded by Councilman J. Lindsey and carried by a vote of 5 ayes to authorize outreach to C.T. Male.

4. Nuisance Property – Scheduling Public Hearings

The Board discussed a nuisance property in the Town of Kingsbury at 3569 Burgoyne Ave. and reviewed two related resolutions addressing:

1. actions under the “Nuisance Properties” Chapter 192 of the Code of the Town of Kingsbury.

TOWN BOARD OF THE TOWN OF KINGSBURY COUNTY OF WASHINGTON, STATE OF NEW YORK

Resolution No. 3 of 2026
Adopted May 4, 2026

Introduced by Councilman Dan Washburn who moved its adoption
Seconded by Councilman Sean Akins

RESOLUTION CONCERNING THE PROPERTY LOCATED AT 3569 BURGOYNE AVENUE TOWN OF KINGSBURY

WHEREAS, pursuant to Chapter 192 of the Code of the Town of Kingsbury, “Nuisance Properties,” the Town of Kingsbury has the authority to declare certain parcels nuisance properties where they pose a threat to the interest of the public in the quality of life and total community environment, commerce in the Town, property values and public health, safety, peace, comfort, conveniences and general welfare; and

WHEREAS, the Town Board has received reports from the Washington County Sherriff's Office, Dog Control Officer, and complaints from the public and the Sherriff's Office relative to nuisance activities at property located at 3569 Burgoyne Avenue in the Town of Kingsbury; and

WHEREAS, the property located at 3569 Burgoyne Avenue, Town of Kingsbury, (the "Property") has accumulated sufficient points under Chapter 192 to warrant a public hearing; and

WHEREAS, the Property is titled to ALBERT E. HART and LAUREN S. HART, both of whom are deceased, with UMB Bank, NA, as legal title trustee for LVS Title Trust XIII, mortgagee of the Property; and

WHEREAS, there are tenants currently occupying the Property, stated to be BRIAN HART, THERESA MARIE JONES, JENNIFER FORTUNE, and ERIC FORTUNE; and

WHEREAS, pursuant to Chapter 192 sufficient information exists to hold a public hearing on this matter and based on the facts and evidence contained therein render a determination on the merits.

NOW, THEREFORE BE IT

RESOLVED, that the Town Board, upon due deliberation of public comments and materials submitted and evaluating this material in the best interests of the Town of Kingsbury finds that the property located at 3569 Burgoyne Avenue, Town of Kingsbury, has accumulated sufficient points under the Town's Nuisance Law to warrant a public hearing and a determination on the matter; and be it further

RESOLVED, that necessary parties of above Property be provided an opportunity to be heard by the Town Board at a public hearing to be held on May 18, 2026 at 6:30 p.m. at the offices of the Town of Kingsbury, 6 Michigan Street, Hudson Falls, NY; and be it further

RESOLVED, that the Town Board is empowered to seek any and all available remedies and penalties available pursuant to Chapter 192 of the Code of the Town of Kingsbury; and be it further

RESOLVED, the Town Clerk is hereby authorized to publish, post, and serve the requisite public hearing notices; and be it further

RESOLVED, that this resolution shall take effect immediately.

2. actions requiring the Board to convene as the Board of Health regarding garbage accumulation in the garage and suspected on the premises outside what's commonly seen by the public. Conclusion to that hearing essentially authorizes the

Supervisor of the Town to pursue avenues within the Washington County Supreme Court to condemn the property and eventually revoke The Certificate of Occupancy.

**BOARD OF HEALTH OF THE TOWN OF KINGSBURY
COUNTY OF WASHINGTON, STATE OF NEW YORK**

Resolution No. 4 of 2026
Adopted May 4, 2026

Introduced by Councilman JAMES LINDSAY who moved its adoption
Seconded by Councilman DAN WASHBURN

**RESOLUTION BY LOCAL BOARD OF HEALTH CONCERNING PROPERTY
LOCATED AT
3569 BURGOYNE AVENUE, TOWN OF KINGSBURY,
WASHINGTON COUNTY, NEW YORK**

WHEREAS, the Town Board of the Town of Kingsbury sits as the Local Board of Health pursuant to the Public Health Law; and

WHEREAS, it is the duty of the Local Board of Health to enforce the Public Health Laws of the State of New York; and

WHEREAS, pursuant to the New York State Sanitary Code and the Public Health Law, the Local Board of Health shall investigate complaints that may prove to be a nuisance; and

WHEREAS, the Town Board has been provided with documentation from Town Code Enforcement and the local health officer tending to show that the above referenced property may become or has become a public nuisance due to the accumulation of garbage, attraction of vermin, and infestation at said property in violation of the Public Health Law; and

WHEREAS, the Local Board of Health does wish to offer the owners and tenants thereof the opportunity to appear before the Town Board acting as the Local Board of Health to be heard on such matters.

NOW THEREFORE BE IT:

RESOLVED, that the Town Board sitting as the Local Board of Health hereby determines that the potential issues identified above could constitute a public nuisance in violation of the Public Health Law; and be it further

RESOLVED, that the Town Board sitting as the Local Board of Health does hereby direct that notice be sent by the Town Supervisor, or his designee, to the property owners and tenants of the above property; and be it further

RESOLVED, that the owners and tenants of the above property be provided an opportunity to be heard by the Town Board sitting as the Local Board of Health at a public

hearing to be held on May 18, 2026 at 6:30 p.m. at the offices of the Town of Kingsbury, 6 Michigan Street, Hudson Falls, NY; and be it further

RESOLVED, that violation of an order of the Local Board of Health can be a violation of the Public Health Law and punishable as such; and be it further

RESOLVED, that this resolution shall take effect immediately.

The Board entered as Board of Health at 6:47 PM, motioned by Councilman Washburn seconded by Councilman S. Lindsay carried by 5 ayes.

The Board then convened as the **Kingsbury Town Board of Health** to consider materials including photographs and enforcement documentation. Motion by Councilman J. Lindsay seconded by Councilman Washburn carried by a vote of 5 ayes.

The Board exited the Board of Health session at 6:48 PM and returned to the regular Town Board meeting. Motioned by Councilman Washburn seconded by Councilman J. Lindsay carried by 5 ayes.

Supervisor Hogan wanted to thank Mason and his crew for going above and beyond handling such a dirty job and appreciate the attitude, demeanor and professionalism that all showed.

5. Public Comment

No public comments were offered.

Mason – Highway Superintendent suggesting 2 trail cameras to place at 2 dumping sites. Problems with people dumping debris and garbage.

6. Executive Session

Enter Executive Session at 6:50 PM to discuss personnel matters and legal matters pertaining to the town. Motion by Councilman Washburn seconded by Councilman S. Lindsay carried by a vote of 5 ayes.

Exit Executive Session at 7:35 PM motioned by Councilman Akins seconded by Councilman S. Lindsay carried by a vote of 5 ayes.

7:35 PM -Reenter Regular Town Board Meeting

7. Approval of Resolutions – Court Clerk Coverage. A motion was made to approve coverage for the court clerk position while the current clerk is out for four weeks. The arrangement includes utilizing accrued comp time (estimated at approximately 140 hours). Motioned by Councilman Washburn seconded by Councilman Akins carried by a vote of 5 ayes.

8. Temporary Work Arrangement- A motion was made to approve salary continuation for Jen to work up to 6 hours a week through end of May. To assist with ongoing and current court cases and related work. A motion by Councilman S. Lindsay seconded by Councilman J. Lindsay carried with a vote of 5 ayes.

9. Salary Increase- Court Clerk. A motion was made to approve a \$2,000 annual salary increase for the court clerk. The increase will take effect upon her return to work. A motion by Councilman Washburn seconded by Councilman Akins carried with a vote of 5 ayes.

Meeting Adjourned – 7:40 PM

Respectfully Submitted,

BillyJo MacDuff, Town Clerk