

July 21st, 2025

Kingsbury Town Board Meeting July 21st, 2025

The Town Board meeting for the Town of Kingsbury was conducted on Monday July 7th, 2025, at the Kingsbury Town Hall, 6 Michigan Street, Hudson Falls.

Present:	Dana Hogan, Supervisor Sean Akins, Councilman Jim Lindsay, Councilman Dan Washburn, Councilman
Absent:	Bill Haessly, Councilman
Others Present:	Jeff Meyer, Town Attorney Mason Leonard, Highway Superintendent Todd Humiston, CEO & DCO Mike LaRose Scott Lindsay Matt Mumblo 35 8 th Ave Glenda Cook 35 8 th Ave Travis and Andrea Gray 34 Vaughn Road Lisa Boucher 78 Hartman Road Ray and Lisa Crandall 33 8 th Ave Larissa Consoagio 36 8 th Ave Steve MacDuff 36 9 th Ave Bob Grogan 40 8 th Ave Ron Atkinson 2483 Burgoyne Ave

The meeting was called to order by Supervisor Hogan at 6:30pm and opened for business with the Flag Salute by Councilman Lindsay.

The minutes of July 7th, 2025, Town Board Meeting were accepted as submitted by the Town Clerk. A motion by Councilman Lindsay and seconded by Councilman Washburn and carried by a vote of 4 ayes.

I. Public Hearing for nuisance property

At 6:47pm Supervisor Hogan opened the public hearing for the nuisance property on 8th Ave. The Town's attorney Jeff Meyer informed everyone that a month ago the Town set a public hearing to consider whether the activities occurring at 35 8th Ave constitute a public nuisance. The property owners, Laura and Leon Dalaba, and the tenants of the property, were served with notice of the public hearing. He has a series of police reports within the applicable timeframe documenting sapient points under the Town's public nuisance law. Mr. Meyer is providing the Town Clerk with the documents he has just addressed. Now the Town will provide either the homeowners and or the tenants with an opportunity to speak on their behalf. That this is a public hearing so the public does have an opportunity to speak. That

the Town Board should remain focused on what is constituting a public nuisance within the local law. He knows based on the public comments from the last time that there is a lot of concern, but we need to focus on this and potential remedies.

Supervisor Hogan asked if the homeowners were present this evening and they were not. He then asked if the tenants Glenda Cook and Matt Mumblo would like to speak. Glenda Cook addressed the Board. She said the police reports started when she got custody of her grandson and that since June 18th he has been in a drug rehab. That most of those calls were related to problems in the home with her grandson. She said she knows it was bad and that it was bad living in the house with all that. The last few years have been rough since taking custody and she is working with the probation department and Kiernan White. Mr. White told her to make those calls to the police for certain situations to push through the court system for some sort of rehabilitation and he is in rehab now. Matt Mumblo informed the Board he's been on house arrest for the last year and has caused problems for the residents of the home but also the neighbors. Glenda said that for well over a year she's wanted to have him placed and there is a whole process to do that. She was looking for a detention center or rehabilitation. And he has been refused entry into a couple drug rehabs, and she was finally able to secure one for him. Supervisor Hogan asked if there have been any police calls for the home since he entered rehab. They had the fire chief there a few days before but other than that they haven't. Supervisor Hogan asked what the plan is going to be when he is released from the drug rehab, so we don't repeat these problems. Glenda said he is there for a minimum of 90 days up to a year depending on how well he does with the program, and he was set to be off probation in July but because he is in rehab Kiernan is looking to extend it. Supervisor Hogan asked if this was a Court ordered rehab placement. Glenda said it was recommended for the 90 days and that if it was voluntary he could have been out in 30 days. She's hoping that when he gets out, he will be in a better place, and they won't have more of these issues.

Lisa Crandall addressed the Board and said the fire department was called because the entire backyard was filled with smoke and she thought the house was on fire. She called Lynn because she thought it was her and they called the fire department. She said it's not just the kid in rehab that there is another kid who has come back and is living there as well. He rides lawnmowers up and down the street and dirt bikes in front of her driveway doing burnouts, but it hasn't happened since June 18th. She said she was threatened by the kid who is in rehab, and he is still a threat. Supervisor Hogan asked what the smoke was in the backyard. Glenda said they were making smores and an eleven-year-old wanted to toast the marshmallow but then proceeded to put dry grass on the fire. She told him to put that out and by the time the fire chief got there the fire was out. It was contained in the fire pit. Matt said it was the grass that caused the actual smoke, and he will be addressing fire safety with him. She said there is also a trailer parked next to her driveway with rodents and bees coming in and out of there and asked if it could be moved. Glenda said it was already planned to be moved. She said she uses it for eBay reselling as her office and storage, and she stopped doing eBay. She said she has over 1000 items in there and would need a few more weeks. She said there were no rodents and if there were she would see evidence on her products and papers inside. Lisa's last concern was stuff shoved against her fence that she would like removed and she hopes that all the issues they've had at this house stop for good.

Mr. Bombard said since the public hearing sign has been posted there has been improvement and it may be a coincidence that he went to rehab and the sign was posted and everything seems to have calmed down but what is going to happen down the road. That they don't want a repeat of the past incidents.

Mr. Grogan addressed the fact that they had a car parked in the road and he watched school buses pass around that car. He said many times cars would have to wait to go around the vehicle as well. That the Sheriffs were there numerous times and never made the car move. He asked if it's New York State law that you can't park in a travel lane. Supervisor Hogan said no one on the Board is in Law Enforcement so they wouldn't be able to answer that question. Mr. Grogan said there are signs posted that it is a law, and he knew the answer. Glenda said that the car belonged to the girlfriend, and she was not wanted in the house and their remedy because he was on house arrest was to park in the road because she wasn't allowed in the property. She called the police a couple of times about it. When she thought they were having sex in the car she called the police about it. She said she has an eleven-year-old grandson and that it was inappropriate for him to see. The police told her to deal with it and so she put the No Trespassing signs up, installed cameras and tried everything she could to stop this because she knew it was a problem. Matt Mumblo then offered to make a public apology because he recognizes the issues with the police presence and understands its causing heartache and stress. He said he is supposed to be home in about 45 days, and they hope he improves. That they are working with probation and the County on next steps.

Larissa Consoagio wanted to make sure that they are conscious that there are kids all around the neighborhood. She personally has a three-year-old and a six-month-old and doesn't want them exposed to what's been happening.

Supervisor Hogan believes everyone can agree there have been issues at this property. That the Town has never had to utilize this Nuisance Law and it's troubling to have to do it now. There was a long list of issues, and he knows that they are aware of the issues and not being defiant. It's troubling that the homeowners are not present. Glenda informed Supervisor Hogan that her sister is the homeowner and both her and her husband are in poor health and that's why they couldn't make it to the Public Hearing. Supervisor Hogan let the room know that it's been suggested by our Attorney that we table the matter. He understands that things have gotten better on the street but aren't perfect. Councilman Washburn asked if we table it 30 days will that make it so the violations are no longer in a valid timeframe to enforce anything. He doesn't want to push it out for 30 days and in 2 weeks activity picks back up. The Attorney reassured him it would still be applicable. Supervisor Hogan asked Glenda if before the next public hearing she could take care of moving the grape vines, kayaks and trailer as requested by Lisa Crandall. Matt Mumblo said he could certainly try with the grape vines, but they keep returning. He then said he may try to shock the grass, but it may do damage to surrounding vegetation. He will get them off the fence. A motion by Councilman Washburn and seconded by Councilman Lindsay and carried by a vote of 4 ayes to table the public hearing until August 18th and monitor the situation.

II. Zoning Amendments

Attorney Jeff Meyer sent the Board a summary of the zoning amendments. The Board had a copy of these changes from last year and this summary is essentially just the changes that

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have already been proposed. Jeff informed the Board it would be a series of Local laws, and he will put it altogether and at the first or second meeting in August, he will give it back to the board to schedule a public hearing.

III. Moreau Letter of Support

Dana got an email from the Town of Moreau seeking support for the waterfront revitalization program entitled Moreau Riverfront Park. A motion by Councilman Lindsay and seconded by Councilman Akins and carried by a vote of 4 ayes to send a letter of support.

IV. Legal Updates

Reports

Code Enforcement Officer, Todd Humiston

Todd informed the Board that the issue with the old Rite Aid/ Walgreens has been pushed to court because of the vacancy of the property. They gave them 30 days to comply with the States' requirements about code issues and maintenance of the property. They failed to respond to the letter and now it's going to court.

Fee adjustments were made about a year ago and one of them was the Building Permit renewal fee and it was recommended to change the fee from \$25.00 a year to an increased yearly permit renewal. They have since run into an issue where someone just keeps renewing the permit with no movement and a second permit issued to someone different has run into a delay with the building but still working have two different renewal prices and it's not fair for both parties. Ross Cortez had suggested doubling the fee each year, so it won't be based on the size of the project. The County charges a \$50.00 renewal fee for the first year so the Town is also suggesting charging that and doubling from there. According to the Attorney it's just a resolution to change these fees to what the Board seems fit. A motion by Councilman Lindsay and seconded by Councilman Akins and carried by a vote of 4 ayes to adjust the fees for renewals.

Councilman Lindsay

He had a question for Mason on the water study and Mason informed him there was a meeting scheduled July 30th at 9:00am at the Highway Department.

Supervisor Hogan opened public comment.

Travis Gray from 34 Vaughn Road addressed the board with concerns over repeated use of Jake brakes on the section of Vaughn Road between Route 4 and Dix Ave. It's created a lot of unnecessary noise and disrupting the peace in the neighborhood. Not only is it disruptive to the residence on the street but also the Primary school that sits right across from them. Jake brakes help large trucks stop by releasing compressive air but it's also extremely loud and not properly muffled. It's supposed to be used on steep hills or for emergencies, but it's also used unnecessary on flat roads at low speeds such as on Vaughn Road. The result is a sudden disruptive noise that sounds like a machine gun or a jack hammer and not only is it unpleasant but it's avoidable. Travis would like to ask the board to consider enforcing the existing noise-ordinance or posting no Jake-breaking signs on that portion of Vaughn Road. He is happy to work with the Board and provide documentation and he also knows that it's a County Road which makes it a little more complicated.

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Supervisor Hogan informed Mr. Gray that he and the Highway Superintendent had been talking to the County quite a bit regarding jake-breaking. That Mason spoke to the DPW Superintendent and one of the suggestions that was made was the Town would pass a resolution to have those signs made and she will put them up. He said that wasn't a problem, but enforcement would be. That they may not get satisfaction with enforcement. Supervisor Hogan spoke to the Deputy Superintendent today and he said they will put the signs up, but the State of New York has already said they won't enforce jake-breaking laws. Supervisor Hogan has an article on it and offered it to anyone that would like to see it. That there are safety issues enforcing jake-breaking laws and it's a school zone. It may only be a 35 mile an hour zone but if a child gets hit and the Town has no jake-breaking law the Town will be responsible. Mr. and Mrs. Gray questioned why it's a 35-mile-an-hour area, if it's a school zone and why are there no school zone markings. The Town did apply for those markings, but the State of New York denied it because there are not enough walkers to allow those signs. It doesn't matter that we have two crossing guards at that intersection twice a day and drivers are going much faster than is allowed. Supervisor Hogan said that the Town can't enforce drivers to follow the speed limit. That the Washington County Sheriffs or New York State Troopers would have to enforce this. Mr. and Mrs. Gray said that it would make him feel better to know that there is a sign saying no jake-breaking. A motion by Councilman Akins and seconded by Councilman Washburn and carried by a vote of 4 ayes to pass a resolution to request no jake-breaking signs from Washington County DPW.

Ron Atkinson 2483 Burgoyne Ave would like to voice his concern over the closing of the Kingsbury transfer station. It's causing hardship for the residents of Kingsbury, and the closing is forcing residents who don't have haulers to go to Warren County to dispose of their waste. A lot of the transfer stations in Warren County also require that you are a resident there. Ron said he knows that the Washington County Board of supervisors is working on a waste management plan that was due for 2020 to 2029 and is still not complete. He thinks this is an opportunity for something to be done. He thinks Supervisor Hogan should use his role to voice concerns of the residents. He also believes a lot is being pushed off to Warren County. He knows that they use grants and try to chip in for the recycle process and that will keep a lot out of landfills and incinerator plants. He said that there are emails that are sent weekly letting people know of grants available.

Ron Atkinson also wanted to address Bio solvents. He said it is sewage sludge and what he's heard through our local businesses who are a part of our Right to Farm it is a "soil enhancer". The concern is that this soil enhancement that is formed into a pellet is being offered free of charge to the farmers in this area. He spoke to the Supervisor Hall of Fort Ann and expressed interest in a moratorium on bio solvents which would prevent this from coming into the community. Mr. Atkinson believes that should be done in Kingsbury as well as other communities because it's proven to contain poison that affects the soil. He would like to ask if a moratorium is put in place and he also has a template copy if they would like. Currently it's been banned in Albany County, Schoharie County and two other Towns. He said in Maine there were "Do not eat" orders on deer and turkey in the part of the state that had been using these bio solvents in the soil. It's currently being burned in Glens Falls and it's a big issue. He does understand there are costs associated with this and that complicates it, but we can't turn a blind eye to it.

Supervisor Hogan asked if Sam Hall said he was going to promote a resolution at the County. Mr. Atkinson said he did, and he even gave him a copy. Supervisor Hogan told him that's where it needs

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to be done. Supervisor Hogan had spoken to Mr. Atkinson before this meeting and told him that this matter was addressed by Kingsbury three to four years ago. That some of this stuff got dumped down at Smith bason and for about three to four weeks the smell would knock you over if you drove through there with your windows down. The Town called the EPA and the DEC, and they said there was nothing we could do about it. Supervisor Hogan called Mr. Birch and thankfully he was responsive enough to take it from Kingsbury. He then brought it to Fort Ann. The issue is they are giving it away because they are drowning in human waste in Boston where it originally came from. The Towns Right to Farm committee met with them and it was moved within days. Supervisor Hogan informed Mr. Atkinson that if the Town does a moratorium, they will simply bring it to Fort Ann. Supervisor Hogan is going to ask Bob Henke to invite Mr. Atkinson to one of the committee meetings. That its either public safety or Health and human services but he will let him know. That needs to be done at the County level, not the Town. Councilman Lindsay did inform Mr. Atkinson that a couple of farmers did try it and saw some benefits in the first year and then it burns the soil and doesn't do well year two, three and four.

A motion by Councilman Lindsay and seconded by Councilman Washburn and carried by a vote of 4 ayes at 7:22pm to enter executive session to discuss a legal matter with no action expected.

A motion by Councilman Akins and seconded by Councilman Washburn and carried by a vote of 4 ayes at 7:24pm to exit executive session.

A motion by Councilman Akins and seconded by Councilman Washburn and carried by a vote of 4 ayes at 7:24pm to adjourn.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Paige Zahaba".

Paige Zahaba, Town Clerk