



PUBLIC HEARING MINUTES
Town of North Greenbush
Town Board
October 9, 2025
6:50 p.m.

Supervisor Bott called the Public Hearing to order 6:50 a.m. and led those present in the Pledge of Allegiance. Supervisor Bott asked the Town Clerk, Janice Hannigan Kerwin, to do a roll call. The following Board Members were present.

Supervisor Bott	<u>Present</u>
Councilwoman Hoffman	<u>Present</u>
Councilwoman Sabo	<u>Present</u>
Councilwoman Merola	<u>Present</u>
Councilman Gordon	<u>Present</u>

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin
Deputy Clerk, Janet Dickinson
Town Attorney, Nia Cholakis

**6:50PM: CONSIDER AMENDING LOCAL LAW SECTION 175-34
SCHEDULE IX ENTITLED "PARKING PROHIBITED" TO
PROVIDE FOR NO PARKING ON A SECTION OF
BLOOMINGROVE DRIVE FROM US ROUTE 4 (NORTH
GREENBUSH ROAD) TO WASHINGTON AVENUE EXTENSION
ON BOTH SIDES OF THE ROAD**

COMMENTS:

No comments were received from public or town board

ADJOURNMENT:

Supervisor Bott made a motion to close the Public Hearing, seconded by **Councilman Gordon**. All board members present voted Aye; motion carried. Public Hearing ended @ 6:52 p.m.

Due to technical issues the October 1, 2025 Public Hearing did not record, normally you may do the following below to view every board meeting:

- **A COMPLETE ACCOUNTING OF ALL DISCUSSIONS ON THE AGENDA IS AVAILABLE TO REVIEW VIA STREAMING ON THE TOWN'S WEBSITE www.townofng.com**

Respectfully Submitted,
Janice Hannigan Kerwin
Town Clerk, Town of North Greenbush



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7:00 p.m.**

Supervisor Bott called the meeting to order @ 7:00 P.M. and led all in the Pledge of Allegiance. Supervisor Bott asked the Town Clerk, Janice Hannigan Kerwin, to do a roll call. The following Board Members were present.

Supervisor Bott	<u>Present</u>
Councilwoman Hoffman	<u>Present</u>
Councilman Sabo	<u>Present</u>
Councilwoman Merola	<u>Present</u>
Councilman Gordon	<u>Present</u>

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin
Deputy Clerk, Janet Dickinson
Town Attorney, Nia Cholakis

Announcements from Supervisor:

Supervisor Bott started the meeting with an announcement about the 2025 Halloween Parade. It will be on Sunday, October 26th at 2:00 p.m. starting from the parking lot at the Family Dollar and ending at town hall for the costume contest. Councilwoman Hoffman wanted to make an announcement about the Christmas trees will be going on sale next month, but this year the price will be going up, but we will be ordering several more for people to order.

Councilwoman Sabo wanted to comment on 2 items that she asked to be the agenda but were not. She wants the Financial Report and wants the total spending to date on the Snyder's Lake Project. She saw a report that the town was on the internet and said that the town was insolvent. She continued to express concern over the amount of money the town has been spending. She wanted to know how we are going to increase the fund balance...because if we do not it will drive us to



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financial ruins. Supervisor Bott asked the Comptroller, Michael Chaires, to explain the steps that have been taken since receiving the report. Michael spoke of the letter he received informing him that the town had not filed the 2023 and 2024 Annual Financial Report (AFR). The Town contracts with the external auditor, Cusack & Co. CPAs to file the report. He continued that he contacted the NYS Office of the Comptroller and the representative informed him that the "snapshot date" for that report is August 30th. In 2023, the report was filed late because of the transition to the new accounting system and 2024 was filed in June but under review at the snapshot date, so it is recorded as not filed. Joe certified the 2024 report during the last week in September. He wanted Councilwoman Sabo to understand that it was completed and received, but just not in the time frame to be listed as received. Michael continued to explain the purchases that were made, some emergency vehicle purchases were made, as the Utilities Department was in need of working vehicles and Sewer Jets for examples of the purchases. The sewer jet was not in working condition and we were paying a company for its service every time we needed to clean out the lines. The town also had major reconstruction updates due to Mold Remediation and Asbestos removal, both which were mandatory and needed for everyone's health here at town hall. The playground was a different need, but the difference was that the blueprints were not based on a hill, so work needed to be done to make it safe for the location with the retaining walls. He wanted her to understand that no loans were taken for vehicle purchases that were purchased and we have a healthy balance. He explained he is also waiting to collect receivable from DOT several payments. He will not sign off on the project until he receives the money owed to the town. Councilman Gordon spoke of the sales tax revenue, stating it is trending very high. Councilman Gordon asked when do you think we will receive the money? Michael stated he had no idea when it would be sent. Councilman Gordon asked if someone should reach out and see when the money will be sent, Michael mentioned that if someone on the board could check to see when it would be sent that would be ideal. Councilman Gordon asked that when we receive the payments, does Michael feel that will set us at a healthy balance? Michael said yes, once we get the funds we will have the recommended Fund Balance. Councilman Gordon then said, so that this is not a spending story, as Councilwoman Sabo stated, he added that it's actually a good story, as we will be right where we should be once we receive the payments.

Councilwoman Sabo stated that the board never ok'd the spending on the 3-million-dollar on a building only being used 2 months out of the year. Councilwoman Hoffman spoke up and said that it was very ironic that Councilwoman Sabo just said that, as she was one of the 1st to rent the building for her own personal use. She continued to say that the old building was falling down, and we had over 100 children out there daily at the summer camp and they were running around, and it needed to be renovated, and it is much safer and utilized by town residents more since we did it. Councilwoman Sabo said that in her opinion it was reckless spending.



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Supervisor Bott ended by saying that the town's fund balance is healthy and we are doing good.

Public comments on Agenda Items:

No comment from the public was received.

New Business:

Resolution 2025-10-99: Supervisor Bott made a motion in the matter of correcting numbered Resolution from the October 2025 Special meeting dated October 1, 2025, seconded by **Councilperson Merola**. All members voted Aye; motion carried. Supervisor Bott stated this is just a housekeeping resolution, which means we are fixing an error in numerical labeling for our resolutions

Resolution 2025-10-100: Councilperson Hoffman made a motion in the matter of scheduling a Public Hearing for Special District Assessment Rolls, seconded by **Councilperson Merola**. All members voted Aye; motion carried.

Resolution 2025-10-101: Councilperson Merola made a motion in the matter of scheduling a Public Hearing for Operation and Maintenance Charges, seconded by **Supervisor Bott**. All members voted Aye; motion carried.

Resolution 2025-10-102: Councilperson Gordon made a motion in the matter of scheduling a Public Hearing for the 2026 Preliminary Budget, seconded by **Councilperson Sabo**. All members voted Aye; motion carried.

Resolution 2025-10-103: Supervisor Bott made a motion in the matter of adopting Local Law #2 for 2025 Amending North Greenbush Town Code Section 175-34 entitled "Parking Prohibited" to Prohibit parking on a section of Bloomingrove Drive, seconded by **Councilperson Hoffman**. All members voted Aye; motion carried.



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Resolution 2025-10-104: Councilperson Hoffman in the matter of accepting dedication of roadways Stormwater Management Area Parcel and Drainage Easement in Bloomingrove Terrace Subdivision, seconded by **Councilperson Gordon**. All members voted Aye; motion carried.

Resolution 2025-10-105: Councilperson Merola made a motion in the matter of authorizing an Out of District Water User Agreement with Christine & Samantha Sharp, seconded by **Supervisor Bott**. All members voted Aye; motion carried.

Resolution 2025-10-106: Councilperson Gordon made a motion in the matter of classify project as an unlisted action & declare intent for the environmental Quality Review Act (SEQRA) Lead Agency, seconded by **Supervisor Bott**. All members voted Aye; motion carried.

Resolution 2025-10-107: Councilperson Hoffman made a motion in the matter of scheduling a Public Hearing on Local Law #3 of 2025 to consider amending certain speed limits with the town, seconded by **Supervisor Bott**. All members voted Aye; motion carried.
Councilperson Sabo asked how they came about the information for these roads in town, what's the process for this. Councilperson Hoffman stated that it comes from requests from town residents and Public Safety always includes the Police Department for their input. The committee looks at several factors: walking ability, increased number of cars, children and relying on the Chief for input.

Resolution 2025-10-108: Councilperson Merola made a motion in the matter of amending resolution 2025-09-94 regarding Life Insurance for town employees, seconded by **Councilperson Hoffman**. All members voted Aye; motion carried. Michael Chaires, Town Comptroller, called Benetec for clarification of the language and Benetec stated all employees are eligible, as there is no cost to the town whatsoever.

Resolution 2025-10-109: Supervisor Bott made a motion in the matter of establishing Ride-Along- and Internship Programs, seconded by **Councilperson Merola**. All members voted Aye; motion carried.

Supervisor Bott asked the Chief of Police to tell everyone a little about this program. Chief Keevern answered that we have been doing this type of program for years and has always felt there should be



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a process with waivers for the cadets. It's open to 14–21-year-olds and there is open enrollment in person, we do not do online, please reach out to the Police Department for more information if you are interested.

Resolution 2025-10-110: Supervisor Bott made a motion in the matter of authorizing a refund for a water billing overpayment, seconded by **Councilperson Gordon**. All members voted Aye; motion carried.

Supervisor Bott explained that the homeowner received a new meter, and it was the wrong size, and he continued to pay the high-water bill until someone questioned it. The town went and inspected the meter and found it to be a 1-inch meter instead of the $\frac{3}{4}$ inch that he was supposed to have. Once they figured out the cause they recalculated his billing.

Resolution 2025-10-111: Councilperson Gordon made a motion in the matter of scheduling a Public Hearing to consider adopting a Local Law Prohibiting Smoking, vaping and the use of smokeless tobacco in all Town Facilities and on Town Properties, seconded by **Councilperson Hoffman**. All members voted Aye; motion carried.

Councilperson Hoffman commented that the Public Safety Committee has been considering this and wanted to define the area for a non-smoking area on town properties. Councilperson Hoffman added that Councilperson Sabo has also brought this topic up in the past. The committee discussed the smokeless tobacco issues too. Councilperson Sabo asked about including no smoking in town vehicles to the resolution, but Councilperson Hoffman stated that it is already a law.

Resolution 2025-10-112: Supervisor Bott made a motion in the matter of defining what constitutes the submission of a “Substantially Completed Building Permit Application”, seconded by **Councilperson Merola**. All members voted Aye; motion carried.

Supervisor Bott had Eric Westfall, Town Engineer, explain that all houses starting January 2026 will be required to build only electric homes, no gas will be allowed in NYS. This resolution allows the builders to continue to build their projects with gas until they are completed. Councilperson



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Hoffman asked if it allows builders to do additional phases of properties and be grandfathered in? Eric said there will be no grandfathering to this NYS Law.

***Added to Agenda:**

Supervisor Bott made a motion to add **Resolution 2025-10-113** to the agenda, seconded by **Councilperson Gordon**. All members voted Aye; motion carried.

Chief Keevern spoke briefly on the resolution stating that this was by grant and to start the process we need permission from DOT permission for the set up of the license plate readers, Seargent Deeb has been working on this grant, and this is the final step for us to begin.

Resolution 2025-10-113: Supervisor Bott made a motion in the matter of granting permission, subject to upon NYS Department of Transportation (NYSDOT) approval, to the North Greenbush Police to install License Plate Reader equipment within the geographic jurisdiction of the Town of North Greenbush and the State of New York, seconded by **Councilperson Hoffman**. All members voted Aye; motion carried.

Department Reports:

Councilperson Sabo expressed concern with the Highway Superintendent's report, she wanted to know why the report stated A base coat of asphalt was put into place after the pipe installation and the final layer of asphalt will be added next year on McWood Place. Michael Martinez, Highway Superintendent, explained as it a safety concern when plowing and turning around the town trucks.

Public comment on town business:

Mike Caery, West Sand Lake Road, began his comments with expressing his disappointment that 78 Hemmingway Lane was not on the agenda, or at least sent to the Planning and Zoning Boards. He continued to discuss the violations that he had seen there at that address. After 78 WSL Road he went into a discussion on Pheasant Lane access to Pastures and the wetlands and then about protective land and streams. He mentioned that there was supposed to be a park and Greenspace from previous years, where are the parks going now? Mr. Carey added information about the Birchwood Hills basin and Mc Wood Place area issues. Supervisor Bott warned him of his time limit and that he was at 5 minutes but let him continue. He then went onto 261 Bloomingrove and the



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PDD issues he had found. Supervisor Bott let him know his time was up and asked him what he wanted from all the locations he spoke of and what he was looking for. Mr. Carey stated he just wants everyone to follow the laws and rules, and the town needs to abide by them too.

Councilperson Sabo said there is no money to build a park, as you missed the beginning of the meeting...we have no money. Supervisor Bott thanked him for his Insite, and they will take it into consideration. Councilperson Sabo asked Eric Westfall if there was any danger in what Mr. Carey said about the streams. Eric answered it's on the list of items for remediation. All pipes needed to be replaced as they were not working or were not draining properly. The class C stream has not been touched as it is behind the area.

Karen Martin, Douglas Street, expressed disappointment with the board for not allowing Councilperson Sabo to read her fair share of the resolutions. This should spread along the town board evenly she stated. She added that she would like to know why she was left out. Supervisor Bott stated she was not left out and read a resolution. Councilperson Sabo said it's alright; they are all bullies. A discussion went back and forth between board members about involvement with resolutions.

Sally Lauletta, Hillview Court, stated that she agrees with Karen Martin, Mary Frances should always have the opportunity to read the resolutions as everyone else on the board did. She felt it was obvious that she was left out and felt that she's an Elected Official and should have equal involvement as all other board members do.

Matt Brockbank, Worthington Terrace, wanted to start out on a good note and thank the North Greenbush Police Department for the traffic survey they did in his neighborhood. Councilperson Hoffman stated that the Public Safety committee has been working with the chief and wanted to make sure he reached out to him about the study. Mr. Brockbank said thank you and he hopes it happens since everyone in the neighborhood wants it. He has met several town residents, as everyone knows, and wanted to talk about the proposed construction happening in town, mostly behind the Pastures. He stated that several town residents told him that they called the Supervisor looking for answers and left messages but haven't received answers. He hopes that the Supervisor has the time to call them back and answer them. He added he also hopes the town is following the rules and will be transparent with everyone. He continued to say that the town hasn't had an audit in over a decade, and he plans on filing an Audit request with the NYS Comptroller's office and the Inspector General's Office.



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Approval of Minutes:

Supervisor Bott made a motion excepting the minutes from September 11, 2025. Roll call was done, the town board voted as follows:

Supervisor Bott	<u>AYE</u>
Councilperson Sabo	<u>AYE</u>
Councilperson Gordon	<u>ABSENT</u>
Councilperson Hoffman	<u>AYE</u>
Councilperson Merola	<u>AYE</u>

Supervisor Bott made a motion to be accepted for the minutes from the Special Meeting on October 1st, seconded by Councilperson Merola. Roll call vote was taken, the town board voted as follows:

Supervisor Bott	<u>AYE</u>
Councilperson Sabo	<u>AYE</u>
Councilperson Gordon	<u>AYE</u>
Councilperson Hoffman	<u>ABSTAIN</u>
Councilperson Merola	<u>ABSTAIN</u>

Councilperson Hoffman stated that she was not at the meeting due to a medical procedure and she contacted the Town Clerk letting her know of the procedure and that the Town Clerk notified the Supervisor and Town Attorney to make sure the board had a quorum for the meeting on Wednesday October 1st. Councilperson Hoffman stated she would like an apology from Councilperson Sabo for posting on social media that she chose not to show up to the meeting. Councilperson Hoffman stated that if Councilperson Sabo had called or asked, she would have known that she was unable to come that morning due to a medical procedure but instead chose to post a comment on Facebook.

Councilperson Sabo stated she was sorry she had a medical procedure and hoped it all went well. Motion carried to except for the minutes.

Supervisor Bott made a motion to close and adjourn the town board meeting, seconded by **Councilperson Merola**. All members voted Aye; motion carried. Meeting adjourned at 8:28 P.M.



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Due to technical issues the October Public Hearing and the beginning of the regular October meeting did not record, normally you may do the following below to view every board meeting:

- **A COMPLETE ACCOUNTING OF ALL DISCUSSIONS ON THE AGENDA IS AVAILABLE TO REVIEW VIA STREAMING ON THE TOWN'S WEBSITE**
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Respectfully Submitted,
Janice Hannigan Kerwin
Town Clerk, Town of North Greenbush