



Town Board
Town of North Greenbush
MINUTES
November 13, 2025
7:00 p.m.

Supervisor Bott called the meeting to order @7:12 P.M. Supervisor Bott led the Pledge of Allegiance, he then asked the Town Clerk, Janice Hannigan Kerwin, to call attendance. The following Board Members were present.

Supervisor Bott	<u>Present</u>
Councilwoman Hoffman	<u>Present</u>
Councilwoman Merola	<u>Present</u>
Councilman Gordon	<u>Present</u>
Councilwoman Sabo	<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 asked for a moment of silence for Jason Cupp, town resident, who passed away from an accident at his home.

Supervisor Bott announced that the Annual Christmas parade will be December 6, @ 6:00 p.m. starting from St. Jude's parking lot to town hall for the Starry Night Tree lighting.

Public comments on Agenda Items:

Bill Stewart, Brianna Blvd. wanted to state that he endorses the lowering of the speed limits in town as stated on the agenda tonight.

New Business:

Resolution 2025-11-114: Councilwoman Hoffman made a motion in the matter of adopting Local Law #3 of 2025 adjusting the speed limits on the following roads in North Greenbush (see attached sheet), seconded by **Supervisor Bott**. All board members voted Aye, motion carried.

Resolution 2025-11-115: Councilwoman Merola made a motion in the matter of adopting Local Law #4 of 2025, "Smoking, Vaping and Tobacco use on Town Property", seconded by **Councilwoman Hoffman**. All board members voted Aye, motion carried.

Resolution 2025-11-116: Supervisor Bott made a motion in the matter of the adoption of the 2026 Final Budget, Special District Assessment Roll and the Operation & Maintenance charges, seconded by **Councilman Gordon**. All board members voted Aye, except for **Councilwoman Sabo**, who stated she did not feel comfortable on the budget numbers. The motion carried, 4 to 1.

Resolution 2025-11-117: TABLED In the matter of authoring the Town to direct bill operation and maintenance charges for water districts **Supervisor Bott** made a motion to table the resolution, seconded by **Councilwoman Sabo**. All board members voted Aye, motion carried.

Resolution 2025-11-118: Councilwoman Sabo made a motion in the matter of approving the purchase of laptop computers for the Police Department, seconded by **Councilwoman Merola**. All board members voted Aye, motion carried. Chief Keevern stated that they are needed in the cars & station, laptops are used every day.

Resolution 2025-11-119: Councilman Gordon made a motion in the matter of approving the purchase of a gun safe for the Police Department, seconded by **Supervisor Bott**. All board members voted Aye, motion carried. Chief Keevern stated that the previous safe was broke and needed to have Mangione's come and break into the safe twice. We secure guns in the safe and we need it to be functional.

Resolution 2025-11-120: Supervisor Bott made a motion in the matter of authorizing the execution of an agreement with NYS DCJS for the Body-Worn Camera Program seconded by **Councilwoman Hoffman**. All board members voted Aye, motion carried. Supervisor Bott commended the chief for doing a great job on this.

Resolution 2025-11-121: Councilwoman Hoffman made a motion in the matter of approving the purchase of Body-Worn Cameras for the Police Department seconded by **Councilwoman Merola**. All board members voted Aye, motion carried. Councilman Gordon thinks this is great and he is very supportive of the resolution, not just for the safety and prosecution, but for the accountability of the officers.

Resolution 2025-11-122: Councilwoman Merola made a motion in the matter of amendments to agreements with Paul Lombardi for the proposed Route 4 Wastewater Pump Station, seconded by **Supervisor Bott**. All board members voted Aye, motion carried. Supervisor Bott stated that the County is in support of the Wastewater Pump Station. Councilwoman Sabo asked if everyone will be able to hook up allow the side streets. Nia Cholakis, Town Attorney, said the project will not bring water to all the properties, but along the Rt.4 area will.

Resolution 2025-11-123: Councilwoman Sabo made a motion in the matter of amending the definition of "Substantially Complete Permit Application" under the All-Electric Buildings Act, seconded by **Councilman Gordon**. All board members voted Aye, motion carried. Eric Westfall, Town Engineer, said the new proposed law will allow the builders to continue the process so that they don't have to change everything over to electric if the law passes that all new construction must

be electric. This is not a blanket for all those who have building permits already involved with the town. Nia stated that the action pending in Federal Court and this will protect the buildings who are still building with gas or propane in their plans.

Resolution 2025-11-124: Councilman Gordon made a motion in the matter of scheduling a Public Hearing for the purpose of amending Section 169-4 (A) and 169-5 of the Town Code to provide for partial exemptions from Town Taxes, seconded by **Councilwoman Merola**. All board members voted Aye, motion carried. Supervisor Bott mentioned that the County already passed this at the County level for seniors.

Resolution 2025-11-125: Supervisor Bott made a motion in the matter of declaring a negative Declaration for Route #4 Sewer Extension Project (SEQURA), seconded by **Councilman Gordon**. All board members voted Aye, motion carried.

Resolution 2025-11-126: Councilwoman Hoffman in the matter of accepting the Map Plan & Report & set a Public Hearing for the Extension of the Consolidated Sewer District in Conjunction with the Route #4 Sewer Extension Project, seconded by **Councilwoman Merola**. All board members voted Aye; motion carried.

Supervisor Bott stated that packets for bids should be going out in January, it is a part of the application process. Councilwoman Sabo mentioned that Bell Top School was supposed to be involved. The Supervisor said there was no funding or money available to include them. Councilwoman Sabo asked so only route#4 & Sunset will benefit from this then?

Resolution 2025-11-127: Councilperson Sabo made a motion in the matter of implementing Town of North Greenbush Motor Vehicle Rules & Regulations for town of North Greenbush Vehicles, seconded by **Supervisor Bott**. All board members voted Aye, motion carried. Councilwoman Sabo asked who will be getting the reports that are sent. Michael Chaire, Comptroller, stated he will as he is the person who deals with the insurances. PD is exempted for emergencies. The Chief of Police takes care of his own department as the Chief of Police with the insurance company. The PD has had this in place for many years.

Resolution 2025-11-128: Councilman Gordon made a motion in the matter of authorizing the purchase of pipe for stormwater improvements from Pershing Avenue to Route#150 at Snyders Lake outfall, seconded by **Supervisor Bott**. All board members voted Aye, motion carried.

Resolution 2025-11-129: Supervisor Bott made a motion in the matter of authorizing an out of district water user 4627 NY 43(Christopher Williams & Angela DiJohn), seconded by **Councilperson Merola**. All board members voted Aye, motion carried.

Eric Westfall explained that several people are having issues with their wells on 43, so we may be getting several more requests to make additional extensions. Supervisor bott added that everything is paid in full up front by the homeowner before the board votes.

Resolution 2025-11-130: Councilperson Hoffman made a motion on the matter of approving the purchase of New York State Building Codes, seconded by **Supervisor Bott**. All board members voted Aye, motion carried.

Resolution 2025-11-131: Councilperson Merola made a motion in the matter of approving the purchase of Fire & Building Safety Inspection Program, seconded by **Supervisor Bott**. All board members voted Aye, motion carried.

Bill Miller explained that the current program does not allow the town to add violations after. This program will give us control to add violations at anytime to the parcel. Right now, we do not have access once a permit is closed. This company also added a free tablet with the purchase for the other inspector to have use. Councilperson Sabo asked if anyone else uses this program locally. Bill said yes, but he doesn't have a compiled list of users.

Resolution 2025-11-132: Supervisor Bott made a motion in the matter of authorizing the Town of North Greenbush to pay Music Licensing Fees to SESAC LLC., seconded by **Councilperson Merola**. All board members voted Aye, motion carried.

Nia Cholakis, Town Attorney, explained that Sean Robert sent to her, once we completed one company the others sent letters letting us know we needed to complete their paperwork too.

Department Reports:

Supervisor Bott requested that the board members review the reports at their leisure.

Approval of Minutes:

Councilperson Gordon made a motion to accept the meeting minutes from the October Public Hearing and Regular Board meeting minutes, seconded by **Councilperson Merola**. All board members voted Aye, motion carried.

Public comment on town business:

- 1.) **Jacob & Bailey Hodom, Van Dyke Drive South.** Passed out a packet to describe their parcel. There is a paper street that is directly in front of their yard and the water drainage dumps onto their lawn and would like to purchase the section, as she was told it is a paper street. Nia Cholakis, Town Attorney, explained that they will need to contact the County and she gave them her contact number if they needed help. Eric Westfall had been explaining the situation to her, and they did some research about the paper street.
- 2.) **Mchael Esposito, Stacey Way.** He attended the Planning Board meetings when the condos were approved as Owner Occupied Units. Owner occupied was the way it was approved, but it is now all being rented. He will pursue an attorney about the units being rented for apartments and not owner occupied as the Planning Board approved.
- 3.) **Reginald Harnish, Stacey Way.** The condo units are in violation of Zoning and Town Law. The gate at the end is never locked, when will it be securely locked? The gate has already been damaged. Will the gate be locked when the last building is completed?

4.) **Joe Styczynski, Hillview Court.** Congratulations to those who won the elections last Tuesday. He stated the Planning board said back at the meeting, that there will never be rentals over there, it would be owner occupied units. Councilperson Sabo spoke up when she saw the apartment signs back in 2019, she brought it to the attention of this board. We let him do this and get away with it. The developer should know the law and be responsible for following it.

Mr. Styczynski wanted a reply to the zoning issue at 78 WSL Road. The recent multi-Family is in a R1- Single family zone. What is the action of the board on this? Nia Cholakis stated we cannot do spot zoning, it is illegal and the house was 4 or 5 units for many years. We have a Comprehensive Plan Study in process, and we are waiting on the Grant. Joe has a picture of the original home that was supposed to be built at 78 WSL Road. He stated he had to go in front of the Zoning Board to get a few feet on the side of his property to build and this guy didn't and got to build a 4-unit house in a R1 zone. Supervisor Bott stated we will work on it. Mr. Styczynski asked an additional question pertaining to the bid process on the lake. Eric Westfall added that it was an in housework with layers of cost. We did most of the work to save on the cost, it gave the town more. Involving the project. The town did the demo and started the building. We did all the upfront and Eric Westfall did the structural Design. We had an Architectural student help with the design, but Eric did it.

5.) **Cindy Harnish, Stacey Way.** When does the CO get done for the condos? We give CO for work done not for who lives there, Supervisor Bott stated. Councilperson Gordon voiced that he is not in favor of the units being rentals and added that we are working with the attorney for this to be settled. We gave them the opportunity to come and show why they need to rent and not sell, he felt they did not prove hardship. He stated he agreed with a stop work order and be done with any rental units. Councilperson Hoffman also agreed that they should be owner occupied and will not vote to amend the PDD. Cindy Harnish continued that they are using the private road and are ruining it and the signage for the area is terrible.

6.) **John Ragan, Stacey Way.** No one slows down to make the turn at the intersection, I see several near accidents on top of near accidents every day at the intersection on Stacey Way, no one stops because there is no stop sign. Dog walkers are everywhere. Councilperson Gordon stated that it's a private road so the town cannot touch it. Your HOA are responsible, not the town was mentioned. John Ragan wanted the board to know that a bad accident would happen and wanted to know what the plans are. Councilperson Hoffman spoke up and said it's a private road, we as the town cannot do anything. Councilperson Gordon explained that if there are changes to sidewalks, roadways or signage is the responsibility of the HOA. John stated it's not their property it is a parking lot that is being used as a cut-through. Nia explained that the approved plans show an access point to Beverly Rose Way, not parking spots. He added that the County stated they could not do a curb cut to Rt.4, it's not allowed. Councilperson Gordon answered that the County does curb-cuts every day. The area was supposed to be used to store equipment, but now has renters and offices with cars parking, not just a building for storage.

7.) **Michael Carey, West Sand Lake Road.** Has anything been done on the North Road resolution with the sewer. He wanted everyone to remember it will need to be within the

impact zone with Army Cor of Engineers. He mentioned the issue with the renters and the PDD. He mentioned how he was at the meeting when the guy came to prove hardship. He said tough, you should have done your homework. Owner occupied is the law and you're not going to be able to get out the renters. Councilperson Hoffman said that's what I was saying about Special use and you need to ring all the bell to get a special use variance.

- 8.) **Sally Lauletta, Hillview Court.** I wanted to mention 78 WSL Road's driveway as Joe did, it is right at the bottom of Hemingway Lane near the stop sign. The driveway has an incline to the house. The stop sign is right at the driveway at the bottom of Hemingway along with the storage of the garbage bins. School buses go up, and down Hemingway and the water runs off down the hill and with the weather it will freeze and cause issues in the same area of their driveway. The incline of the driveway and location of it need to be changed, it's an accident waiting to happen.

Adjournment:

Councilperson Gordon made a motion in the matter of closing the meeting, seconded by **Councilperson Merola**. All board members voted Aye; motion carried. The meeting adjourned at 8:47 p.m.

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

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