



**Town Board**  
**Town of North Greenbush**  
**MINUTES**  
**March 12, 2026**  
**7:00 p.m.**

Supervisor Bott called the meeting to order at 7:01 P.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.

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>Supervisor Bott</b>      | <b><u>Present</u></b>                |
| <b>Councilwoman Hoffman</b> | <b><u>Present</u></b>                |
| <b>Councilman Sabo</b>      | <b><u>Present</u></b>                |
| <b>Councilwoman Merola</b>  | <b><u>Present via audio Zoom</u></b> |
| <b>Councilman Gordon</b>    | <b><u>Present</u></b>                |

**Also present at meeting:**

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

**Announcements from Supervisor:**

Supervisor Bott started off with the announcement of our Annual Easter Egg Hunt. Our hunt this year will be on Saturday, April 28<sup>th</sup> @ 10:00 a.m. He requested a moment of silence for Bill Miller's mother who passed away this week. He thanked and wanted to recognize our troops and the Commander of Chief for the job they are doing to protect us all.

**Public comments on Agenda Items:**

Cosmo Marfione, President of BCD Vandenburg LLC, started out with thanking the Town Board and Planning Board for their time concerning the project his company is doing here in North Greenbush. He stated that the success of the project is needed and is asking them to reconsider the resolution on the agenda. The project only enhances the town and brings in professional tenants to live and contribute to the community. The situation is very different, and he wishes to continue with building the rentals since they did get written permission to do so. He feels this project is being



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singled out. He stated that he wanted to be clear and stated the project will be at risk if it is unfinished from the way they have been building the units. He stated he feels the way the resolution was written is a lose lose proposal, no one will win in the end if kept the way it is written. He requires more time to complete phase one, as the leases are 12 months long. He will need time to try and sell all the units that are already leased out. His final comment was for the board to vote NO to how the resolution is written.

**Supervisor Bott** made a motion to move the Executive Session up to now and go into Executive Session, seconded by **Councilwoman Sabo**. All members voted aye; motion carried. Executive session started @ 7:15 P.M.

The Town Board returned from the Executive Session, **Supervisor Bott** made a motion to come out of the Executive Session, seconded by **Councilwoman Sabo**. All members voted Aye; motion carried. Executive Session ended at 8:29 P.M.

**Discussion:**

No comments or discussion from public.

**New Business:**

**Resolution 2026-03-27: Supervisor Bott** made a motion on the matter of establishing new rates for Town Facility Rental and Summer Camp fees, seconded by **Councilperson Merola**. Councilperson Sabo asked what the proposed rates that were on the paperwork in the packets. Nia Cholakis, Town Attorney, explained that they made the rates and changes from the proposal rates and kept some rates the same as the year earlier. Councilperson Sabo also added that she would like an additional rate for Rensselaer County residents to be able to get a season pass, of course at a much higher rate than the town residents. Supervisor Bott stated that they could investigate her proposal in the future. **All Board members voted Aye by roll call, motion carried.**

**Resolution 2026-03-28: Councilperson Hoffman** made a motion in the matter of accepting a bid for telephone and Internet Services, seconded by **Councilperson Sabo**. **All Board members voted Aye by roll call, motion carried.**



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**Resolution 2026-03-29: Supervisor Bott** made the in the matter of the appointment of Police Dispatcher with the addition to change the position title to Communication Officer, per Civil Service. His motion was seconded by **Councilperson Hoffman**. **All Board members voted Aye by roll call, motion carried.** Chief Keevern and Danielle Koetzner came to the front of the meeting room, and he swore her in immediately following the resolution being passed with her family next to her. The town board congratulated her, and she signed the Oath Book.

**Resolution 2026-03-30: Supervisor Bott** made the motion in the matter of revised purchasing and procurement policy, seconded by **Councilman Gordon**. Councilwoman Sabo asked why the changes. Nia Cholakis explained that policy changes were needed, as purchasing is needed for items immediately and with the prices the dollar amount needed updating to allow Department Heads to continue with everyday activities. Supervisor Bott added that the thresh hold dollar amount was too low and it was tying up the Department Heads. **All Board members voted Aye by roll call, motion carried.**

**Resolution 2026-03-31: Councilperson Gordon** made a motion in the matter of authorizing execution of installment payment plan for Athletics Baseball Club, seconded by **Councilperson Hoffman**. Councilperson Sabo asked why this was needed. Nia explained that at the facility there are new treasures and board members yearly. The water bill was being sent to an address that no longer was the treasurer's address. The Utilities Clerk received a call asking to change the P.O. Box number and it changed by the clerk, but she was not told that the city needed to be changed from Wynantskill address to West Sand Lake. This caused the water bill not to be paid and was found after re-levy. Because the land is in the Town's name, it was re-levied for the water use that was not paid for. When the town received an exceptionally large tax bill, they looked into it and realized the address mix-up for the year, and the Athletics Baseball Club was the one responsible for the water bill. They had always received five bills for five different meters, but somehow never received the fifth meter bill with the address mix-up for the year. The town paid the bill and will now be reimbursed by the Athletic Baseball Club.

**Resolution 2026-03-32: Supervisor Bott** made a motion in the matter of the adoption of a SEQR resolution relating to a request for amendment of Local Law No. 1 of 2020 entitled "50 North Greenbush Road and Vicinity Planned Development District, seconded by **Councilperson Sabo**.



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**All Board members voted Aye by roll call, motion carried.**

**Resolution 2026-03-33: Supervisor Bott** made a motion to **amend and accept changes read by Town Attorney, Nia Cholakis, including the corresponding changes to the Local Law** in the matter of the application by BDC Vandenburg LLC to amend an approved Planned Development known as 50 North Greenbush Road Planned Development District to permit leasing of Condominium Units, seconded by **Councilwoman Sabo**. Councilperson Hoffman wanted to make sure the HOA at Stacey Way were happy with the changes. They stated they were satisfied with all changes. **All Board members voted Aye by roll call, motion carried.**

**Resolution 2026-03-34: Supervisor Bott** made a motion in the matter of the authorization of a disburse voter-approved funding to the North Greenbush Library, seconded by **Councilwoman Hoffman**. Councilperson Sabo asked how this was discovered. Nia Cholakis stated that when the Comptroller's Office was writing the check to the library from the taxes, the office found transposed dollar amount in the financial summary. The town will include the difference in the dollar amount next year to the financial summary so that the town can be reimbursed. **All Board members voted Aye by roll call, motion carried.**

**Department Reports:**

Supervisor Bott requested the board to look through their meeting packets to review the Departmental Reports for the month at their leisure.

**Approval of Minutes:**

**Supervisor Bott** made a motion to accept the February meeting minutes from the Public Hearing and the February's monthly minutes, seconded by **Councilperson Merola**. **All Board members voted Aye by roll call, motion carried.**



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**Public comment on town business:**

- 1.) **Dawn Maddalena, Stacey Way, North Greenbush** wanted to take the time to thank the board for all their help with the situation in their neighborhood of Stacey Way, with the new development in their backyards.
- 2.) **Michael Carey, West Sand Lake Road, North Greenbush** wanted to make sure that the sanity sewer line on North Road is checked by the town and that it is not in Wetlands.

**Adjournment:**

**Supervisor Bott** made a motion to adjourn and close the meeting, seconded by **Councilperson Hoffman**. All Board members voted **Aye by roll call, motion carried**. The meeting ended @ 8:53 P.M.

- **A COMPLETE ACCOUNTING OF ALL DISCUSSIONS ON THE AGENDA IS AVAILABLE TO REVIEW VIA STREAMING ON THE TOWN'S WEBSITE AT THE FOLLOWING ADDRESS [www.northgreenbush.gov](http://www.northgreenbush.gov)**

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