



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

Supervisor Bott called the meeting to order @7:00 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.

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 made the announcement that the County will be doing the County Wide Paint Collection for 2025 at HVCC on April 26th, 9:00 am to 1:00 pm. He stated that last year they had around 543 cars last year.

Councilperson Sabo wanted to ask if it was possible to contact the board when there are meetings of town committees so that board members are aware. On February 2nd there was an IDA meeting on Tax Exemptions, and she would have been there if she knew in advance that there was a meeting. Supervisor Bott stated he would have the Clerk send a notice going forward.



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

Public comments on Agenda Items:

No public spoke on any agenda items.

Discussion:

Colton Hill spoke for The Vandenberg Condo. He stated off stating that his partners bought the property of 64 Condos back in 2020. There have been many changes since this purchase, Covid, cost, and rate changes. He was here to ask the board because of financial challenges, they would like to lease as owners and not sell the units.

Councilperson Sabo stated that he was asking the board to relieve the local law of owner occupancy, so that they could lease the units out. There are traffic and safety concerns in the area behind Juniors.

What would you consider in giving the town back for these changes? Colton stated they have discussed restructuring and redirecting the roadway and are willing to go above to help with all the safety concerns the town has. Colton made sure the board was aware that the company is a team player, and they will work with the board on what they need to have done. Colton stated that the units would be a higher-end lease with income & credit checks.

Councilperson Hoffman asked what the lease rate for the units is. Colton answered around \$2750.00 to \$3,100.00 a month, with a 1-year minimum lease.

Councilperson Hoffman asked if he was to sell the units. Colton answered high \$300's.

Councilperson Sabo asked if he would be willing to increase Green Space fees as there was a mix up with the fees and the town is in the process of increasing them going forward. Colton said yes, they would pay more, and they had a meeting and are sending a corrected amount for the Greenspace fees. Eric Westfall added they have discussed the fees, and they are indeed offering to move forward with a corrected payment. Supervisor Bott mentioned that any further discussion should be for the Public Hearing next month and the discussion ended at 7:12p.m.

New Business:

Resolution 2025-02-08: Supervisor Bott made a motion in the matter of appointing a Town Attorney (Cholakis), seconded by **Councilperson Gordon**. All board members voted Aye; motion carried. Supervisor Bott spoke of Nia's past with the town. She worked as Deputy Town Attorney 20 years ago and he welcomes her back.



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

Councilperson Sabo asked what the salary is, and Supervisor Bott answered \$41,000.00. Councilperson Sabo asked Nia if she was planning on entering the retirement system. Nia stated she would have to check with the comptroller.

Resolution 2025-02-09: Councilperson Hoffman made a motion on the matter of retaining the Vincelette Law Firm as Special Counsel to the Town of North Greenbush, seconded by **Councilperson Merola**. All board members voted Aye; motion carried.

Councilperson Sabo asked if it was as needed. Supervisor Bott said they are hiring counsel for the Assessment Review cases for courts. Fred Kirwan suggested this should be done since his retirement to be prepared going forward.

Resolution 2025-02-10: Councilperson Merola made a motion in the matter of appointing Dan Wilson Sr. as Code Enforcement Officer, seconded by **Councilperson Sabo**. All board members voted Aye; motion carried.

Resolution 2025-02-11: Councilperson Sabo made a motion in the matter of approving a settlement, seconded by **Supervisor Bott**. All board members voted Aye; motion carried. Eric Westfall explained that this is from the water project on 43, trees were cut, and a sound barrier is needed and was agreed upon to settle.

Resolution 2025-02-12: Councilperson Gordon made a motion in the matter of scheduling a Public Hearing for Local Law #1 of 2025, seconded by **Councilperson Hoffman**. All board members voted Aye; motion carried.

Resolution 2025-02-13: Councilperson Hoffman made a motion in the matter of scheduling a Public Hearing an amendment for Local Law #1 of 2020, seconded by **Councilperson Merola**. All board members voted Aye; motion carried.

Resolution 2025-02-14: Councilperson Merola made a motion in the matter of approval to advertise for public bidding, seconded by **Supervisor Bott**. All board members voted Aye; motion carried.



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

Supervisor Bott explained that this is basically a bid to increase water pressure for our residents.

Resolution 2025-02-15: Supervisor Bott made a motion in the matter of approval of a Street Light at the intersection of Crimson Circle and Winter Street Extension, seconded by **Councilperson Merola**. All board members voted Aye; motion carried.

Resolution 2025-02-16: Councilperson Gordon made a motion in the matter of authorizing the Comptroller to except a letter of credit for addressing road infrastructure work in The Meadows Development, seconded by **Supervisor Bott**. All board members voted Aye; motion carried. This resolution is needed before we can take over The Meadows to make sure the work is properly completed, according to Supervisor Bott.

Resolution 2025-02-17: Councilperson Sabo made a motion in the matter of the Town Board Receipt of the Annual Audit and Examination of records of the Town Justice for the year ending December 31, 2024, seconded by **Supervisor Bott**. All board members voted Aye; motion carried. Supervisor Bott stated this is a yearly Audit that is conducted by the Comptroller. Michael Chaires stated the audit went well and there were no discrepancies.

Resolution 2025-02-18: Supervisor Bott made a motion in the matter of authorizing the Town Supervisor to sign payment in lieu of taxes (PILOT) agreement (Ingraham Solar 1, LLC), seconded by **Councilperson Merola**. All board members voted Aye; motion carried.

Resolution 2025-02-19: Councilperson Hoffman made a motion in the matter of approval of a Labor Contract with the Police Captain, seconded by **Supervisor Bott**. All board members voted by Poll Vote as follows; **Councilperson Sabo, Councilperson Hoffman and Councilperson Gordon all abstained. Councilperson Merola and Supervisor Bott voted Aye.** Town Attorney Nia Cholakakis will investigate this type of vote and make sure that it has passed. Motion carried.



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

Department Reports:

Supervisor Bott asked all board members to review the Departmental Monthly reports.

Approval of Minutes:

Supervisor Bott made a motion to accept the minutes from the January Organizational Minutes and the January Regular Meeting, seconded by **Councilperson Sabo**. All board members voted Aye; motion carried.

Discussion:

Supervisor Bott opened the floor up to the public for anything pertaining to town business. No one from the public spoke.

Adjournment:

Councilperson Gordon made a motion to close the meeting and was seconded by **Councilperson Merola**. All members of the board voted Aye; motion carried. The meeting was adjourned @ 7:40 p.m.

- **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