



**SPECIAL MEETING
Town Board
Town of North Greenbush
MINUTES
June 5, 2025 @ 6:00 p.m.**

Supervisor Bott called the Special meeting to order @ 6:02 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
Town Attorney, Nia Cholakakis

Resolution 2025-06-61: Supervisor Bott made a motion to table the Matter of approving the installation of the expansion of the parking lot and a new drive out to Dodge Street, seconded by Councilman Gordon. All members voted Aye by roll call, motion carried.

Resolution 2025-06-62: Supervisor Bott made a motion in the matter of extending the sewer service, south, along US Rte. #4 from Jordan Road, seconded by Councilman Gordon. All members voted Aye by roll call, motion carried.

Resolution 2025-06-63: Supervisor Bott on the matter of approving and authorizing the Supervisor to execute a payment in lieu of taxes (Pilot) agreement for the Ingraham Solar 1, LLC Solar Farm Project at 391 Winter Street Extension, seconded by Councilwoman Merola. All members voted by roll call. 4 Ayes and 1 abstention by Councilwoman Sabo. Motion carried.

Before the roll call vote Councilman Gordon expressed his opinion about Solar Farms, either way he chooses to vote he needs to explain the reason. If he votes no then the County, Town and School district will lose money. If he votes yes, he then will have to explain himself to everyone who asks, as he doesn't feel that Solar Farms are a good idea. He feels there isn't enough information out there



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for when years pass how will we handle the panels and where will they go after they are done? Nia Cholakis, Town Attorney, explained why this was brought back to the board, as it was tabled once before. She sent it to the Ethics Board for an opinion, as Councilwoman Hoffman abstained from the vote, due to being a County Elected Official and Councilman Gordon also abstained as he is a county employee. Councilwoman Sabo also abstained, as her husband is the attorney for the solar Farm Company. The Ethics Board had a meeting and sent their opinion on the situation. The Ethics Board felt that it was fine for everyone to vote again, as neither Councilwoman Hoffman nor Councilman Gordon had grounds to abstain, invoke rule of necessity. The law dictates the permit to happen according to the town attorney. In the future, if needed, we could impose size restrictions on them, or even add additional buffers, but that would be a change in the Zoning Laws. Councilman Gordon commented that he appreciates the Ethics Board on the clarification, but he knows residents are not happy with the Solar Farms being in their back yard and hopes that at a state level things will change for Solar Farms, as this is his personal opinion. All members voted by roll call, 4 Ayes and 1 Abstention from Councilwoman Sabo, motion carried.

Adjournment:

Supervisor Bott made a motion to close the meeting, seconded by **Councilwoman Merola**. All members voted Aye, motion carried. The Special meeting closed at 6:16 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



PUBLIC HEARING MINUTES

Town Board

Town of North Greenbush

June 12, 2025

6:50 p.m.

Supervisor Bott called the meeting to order @ 6:53 PM. He asked all to rise for The Pledge of Allegiance. Supervisor Bott asked for a call to be taken.

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

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin

Town Attorney, Nia Cholakis

Deputy Clerk, Janet Dickinson

TO CONSIDER THE PETITION FOR THE SEWER DISTRICT EXTENSION OF THE NORTH GREENBUSH CONSOLIDATED SEWER DISTRICT TO SERVICE PHEASANT LANE & MEADOWLARK LANE

Supervisor Bott asked Steve Hart, (Engineer for proposed development) to explain the sewer extension. Steve stated that this is a proposed new 20 lot development which will include around 15 surrounding homes, Supervisor Bott asked if all costs were paid for, all costs have been paid with receipts in the street file for the project. There is 0% of the cost from the town.

Comments on the Agenda:

None

Discussion:



PUBLIC HEARING MINUTES

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Francis McGivern, Hidley Road Ext. North Greenbush, asked if the company will update the previous sewer lines and the Rensselaer County pipes are they going to do all new pipes and check it periodically? He continued asking who's paying when it can't handle these new homes and it floods? Eric Westfall said the storm water drains do not cross the sewer lines. Steve Hart added that each home will be equipped with a generator pump for fails. David Giannetti, Meadowlark Lane, asked what the time frame was for the builder. Steve answered about 3 weeks from now. Davis asked if they were going to fix potholes in the road from the construction, as the road is in poor condition. Steve stated that within a month they will be cleaning up the roadways and they are meeting tomorrow morning with the Town Engineer, Eric Westfall, to discuss.

Adjournment:

Councilperson Gordon made a motion to close the Public Hearing, seconded by **Councilperson Merola**. All board members present voted Aye; motion carried. The Public Hearing ended at 6:59 pm.

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Respectfully Submitted,

Janice Hannigan Kerwin
Town Clerk, Town of North Greenbush



**Town Board
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MINUTES
June 12, 2025
7:00 p.m.**

Supervisor Bott called the meeting to order @7:02 P.M. immediately following the Public Hearings. 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>
Councilman Sabo	<u>Absent</u>
Councilman Gordon	<u>Present</u>
Councilwoman Merola	<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 off the announcements with our Concert Series, starting on June 27, 2025, here at town hall on Sundays from 6:00 p.m. to 8:00 p.m. There will be 7 planned concerts this year. Councilwoman Hoffman wanted to wish the Town Clerk, Janice Hannigan Kerwin a Happy Birthday, as today is her birthday.

Public comments on Agenda Items:

Joe Styczynski, Hillview Court, North Greenbush, asked what the resolution about North Road was about. Supervisor Bott stated it was a connective issue and work will be done, as Mr. Carey brought it to our attention and we started the process with the Rens. County Health Department. Eric Westfall said we are allowed a modification of 3 homes. The last house became impacted and blew a fitting. Mr. Styczynski asked if it was costing the taxpayers any money and Supervisor Bott said yes, but it was corrected by the town attorney and the final answer was no cost to the town. Mr Styxzyński was pleased that it was not going to be the cost of the taxpayers.



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New Business:

Resolution 2025-06-64: Supervisor Bott made a motion in the matter of the appointment of a Police Dispatcher, seconded by **Councilwoman Hoffman**. All board members present voted Aye; motion carried.

Resolution 2025-06-65: Councilwoman Hoffman made a motion in the matter of making a SEQRA Determination for the establishment of Proposed Pheasant Lane & Meadowlark Lane Sewer District Ext. of the North Greenbush Consolidated Sewer District AS WRITTEN, seconded by **Supervisor Bott**. All board members present voted Aye; motion carried.

Resolution 2025-06-66: Councilwoman Merola made a motion in the matter of establishment of proposed Pheasant Lane & Meadowlark Lane Sewer District Ext. of the North Greenbush Consolidated Sewer District AS WRITTEN, seconded by **Councilman Gordon**. All board members present voted Aye; motion carried.

Resolution 2025-06-67: Councilman Gordon made a motion in the matter of authorizing the hiring of summer staff, seconded by **Councilwoman Hoffman**. All board members present voted Aye; motion carried.

Resolution 2025-06-68: Supervisor Bott made a motion in the matter of authorizing the Supervisor to execute an agreement with HTI3 Carnival for amusement rides and concessions for the town fair weekend to be held September 5-7, 2025, seconded by **Councilwoman Merola**. All board members present voted Aye; motion carried.

Resolution 2025-06-69: Councilwoman Hoffman made a motion in the matter of approving the installation of the expansion of the parking lot and a new drive out to Dodge Street at town hall, seconded by **Supervisor Bott**. All members voted Aye by roll call, motion carried.



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Resolution 2025-06-70: Supervisor Bott made a motion in the matter of approving the purchase of a surveillance system for town hall and the Police Department, seconded by **Councilwoman Merola**. All members voted **Aye** by roll call, motion carried.

Resolution 2025-06-71: Councilwoman Hoffman made a motion in the matter of improving and authorizing the installation of improvements to the North Road sanitary sewer system, seconded by **Councilman Gordon**. All members voted **Aye** by roll call, motion carried.

Public comment on town business:

Johanna Flannigan, Bently Avenue, asked what the law was for junk vehicles and who she should go to or call. Supervisor Bott stated they have a junk car law. Bill Miller, Fire Marshal, said he would personally tell the Code Enforcement officer in the morning to go and take a look.

Michael Carey, West Sand Lake Road, wanted Mr. Bott to share how the North Road incident came about. A heated discussion was done by both and Supervisor Bott told Mr. Carey his time was up, but the discussion continued until Supervisor Bott asked Mr. Carey to sit down or leave.

Supervisor Bott finally asked Chief Kevern to remove Mr. Carey from the podium.

Francis McGivern, Hidley Road Ext. wants a crosswalk in front of the town hall to get to the playground. Supervisor Bott stated we are in the process of trying to get grants. It is necessary to have sidewalks on both sides of the State Highway for a crosswalk. Mr. McGivern continued with wanting to know what was going to be done with the culver pipe/creek alongside his property by St. Jude's. Mike Martinez, Highway Superintendent, that he is working with DEC for the proper permits that would allow us to work in the creek. Eric Westfall, Town Engineer, said he went around with DEC and they will have notice by the 15th. Mr. McGivern would like to help in any way he can.

Department Reports:

Supervisor Bott asked the board to review the reports at their leisure.

Approval of Minutes:



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Supervisor Bott made a motion to accept the June 5, 2025, Special meeting minutes, seconded by **Councilman Gordon**. All board members present voted Aye; motion carried.

Councilwoman Hoffman made a motion to accept the minutes from the May 8, 2025, Regular Meeting Minutes, seconded by **Councilwoman Merola**. All board members present voted Aye; except for Supervisor Bott, who abstained, as he was not present at the May monthly meeting, motion carried.

Adjournment:

Supervisor Bott made a motion in the matter of closing the meeting, seconded by **Councilwoman Merola**. All board members present voted Aye; motion carried.

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