



**Town Board
Town of North Greenbush
MINUTES
August 20, 2025
7:00 p.m.**

Supervisor Bott called the meeting to order @7:02 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>Absent</u>

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin
Town Attorney, Nia Cholakis

Announcements from Supervisor:

Supervisor Bott started off with a few announcements pertaining to the Town Fair. The fair will start on September 5th and go through until September 7th. It's usually a good time and the residents seem to really enjoy it. He continued saying he hopes that we will have great weather, and all can have a good weekend. Summer camp has ended, with over 175 campers attending this summer, it was a very successful 2025 year.

Public comments on Agenda Items:

County Alert System status
Public Safety Committee update

Councilperson Hoffman spoke up to give an update with the Public Safety Committee, as she had met with Chief Keevern as a follow up with an issue with the gate keeper at the lake. Chief Keevern added additional rounds of safety checks at the beach throughout the season. She continued to add information about the cameras at the new playground at town hall. We had an additional issue, and they are working on the vandalism that occurred with the security camera company now viewing the footage. There has been additional traffic control on Bloomingrove Drive for traffic control and it is



**Town Board
Town of North Greenbush
MINUTES
August 20, 2025
7:00 p.m.**

working very well. The committee is working with the County and town officials and DOT for the round-about near HVCC for a traffic study for 1 year.

Supervisor Bott is working with the County on the County Alert System; they are setting up a meeting for next week.

- 1.) Joe Styczynski, Hillview Court, spoke of Resolution #8 on the August Agenda. He wanted to discuss what was driving this resolution to appear. Supervisor Bott stated the recommendations and suggestions for seeking a Planner was presented because of the status we are and the growth we've had in the town. Mr. Styczynski then asked if this would be a full-time position and whether it would be publicly advertised. Supervisor Bott answered yes to both questions.
- 2.) Matthew from 1744 Washington Avenue Ext., he spoke to the board of the business at this address. He stated it's been there since 1970 and is still there. The location is over by the exit ramp. They have 35 employees, and several take the city bus to and from work and the traffic speed is very unsafe for that location. People speed by doing 50 to 60 MPH. This property doesn't even have water and sewer. Chief Keevern asked what time of day is there speeding and Matthew answered ALL day. He would love it if there could be actual sidewalks. The one that is there is only up at the corner, and no one maintains them at all during the year. The employees all walk to Stewarts and the other locations for lunch daily, it's very dangerous to walk in that area. He knows that it is a grey area and just wants to know where to go, is it the County Road, who's responsible for the road and or sidewalks? He does not see the posted speed limit on the road either. Chief Keevern said he would get the speed limit sign up because even if it is a County or State Road we will put up the signage. Matthew stated this is a quality-of-life situation they need city water and sewer. Their water is undrinkable, and they just got an estimate for \$60,000 for a new septic. Councilman Gordon asked for his telephone number and would contact him as he investigates this. Matthew gave him his cell immediately (518-330-5940). Councilman Gordon said he would get the County over there to clean up.
- 3.) Matt Brockbank, Worthington Blvd., had a question pertaining to Resolution # 6 on the agenda, he was concerned about Free? Is this a grant? Supervisor Bott stated that this is a free state program and review by the town Attorney. Mr Brockbank proceeded to ask an additional question



**Town Board
Town of North Greenbush
MINUTES
August 20, 2025
7:00 p.m.**

about the agenda. He directed a question to the Town Clerk, asking if she could place the agenda online earlier to be reviewed and for transparency. The Town Clerk stated no, as all the information presented for the agenda is reviewed by the Town Attorney and Supervisor late Monday afternoon and is placed online as a courtesy by Tuesday for the Thursday meeting.

New Business:

Resolution 2025-08-80: Supervisor Bott made a motion in the matter of Authorizing Consultant Agreement for Route 4 Sidewalk Continuity Project, seconded by **Councilperson Hoffman**. All board members present voted Aye by Roll Call, motion carried.

Resolution 2025-08-81: Councilperson Hoffman made a motion in the matter of Authorizing Execution of License Agreements for 95 Williams Road, seconded by **Supervisor Bott**. All board members present voted Aye; motion carried.

Resolution 2025-08-82: Councilperson Merola made a motion in the matter of Authorizing the relocation of Forest Hills, seconded by **Supervisor Bott**. All board members present voted Aye; motion carried.

Resolution 2025-08-83: Councilperson Gordon made a motion in the matter of Authorizing Acquisitions of Rays Way Easement, seconded by **Supervisor Bott**. All board members present voted Aye; motion carried.

Resolution 2025-08-84: Supervisor Bott made a motion on the matter of Retaining the Vincelette Law Firm as Special Counsel to the Town of North Greenbush for 2025 Tax Certiorari Matters, seconded by **Councilperson Merola**. All board members present voted Aye; motion carried.

Resolution 2025-08-85: Councilperson Hoffman made a motion in the matter of Authorizing Execution of Intergovernmental Agreement for the Provision of Information Technology Services, seconded by **Supervisor Bott**. All board members present voted Aye; motion carried.



**Town Board
Town of North Greenbush
MINUTES
August 20, 2025
7:00 p.m.**

Resolution 2025-08-86: Councilperson Gordon made a motion in the matter of Approving two Letters of Intent for Easements Over Lands on Route 4 for the Purpose of Constructing a Wastewater Pump Station, seconded by **Councilperson Merola**. All board members present voted Aye; motion carried.

Resolution 2025-08-87: Supervisor Bott made a motion in the matter to Advertise and Initiate the Hiring Process for a Town Planner, seconded by **Councilperson Gordon**. All board members present voted Aye; motion carried.

Department Reports:

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

Approval of Minutes:

Supervisor Bott made a motion to accept July 2025 minutes as written, seconded by **Councilperson Gordon**. All board members present voted Aye; motion carried.

Public comment on town business:

1.) **Joe Styczynski, Hillview Court**, there are 3 items that he is requesting from the board: The Supervisor accused a town resident last month of a vendetta, he then proceeded to read the definition of a vendetta. He would like it retracted and give an apology. Supervisor Bott said they would look into it. Investigate the 78 West Sand Lake Road issue and how this happened. He Foiled the address, asked for approved site plan, it was confirmed no site plan on file. Made calls to the Planning Board, received a call back. No Engineering stamp. He noticed zoning was R1 is not correct for a multi-family. No Zoning action was done, nothing in file. He did receive paperwork from Planning Board Chairman. Never got the answers about zoning. The answer was they do not have paperwork. Landscaping is incomplete, needs to seed and round stone the edge, and the parking pattern does not conform to a commercial building. There are 6 conditions of approval needed he began reading those items from his folder. He would appreciate the town getting these things done. He stated there were 6 conditions and he foiled them and received the foil was sent



**Town Board
Town of North Greenbush
MINUTES
August 20, 2025
7:00 p.m.**

back with documentation that he will give for the town's permanent records, he proceeded to read the responses and read paperwork from folder. He then handed in his records he has for the permanent meeting minutes to the Town Attorney, Nia Cholakakis and Town Clerk, Janice Hannigan Kerwin. Joe Styczynski never stated the 3rd item he mentioned at the beginning of his conversation and went and sat down.

2.) Matthew Brockbank, Worthington Blvd., started to talk about a petition he gathered with the neighborhood for a 4 way stop at the intersection of Kuhl Blvd and Northview. Right now, it is only a 2 way stop at this intersection. He discussed the neighborhood with concerns about traffic. People drive up to 40 mph. The residents have dogs and children in this neighborhood. Delivery drivers, big trucks, driving in and out all day long. Everyone in the corner has signed the petition concerning the intersection. He would love a resolution for the 4 way stop and maybe put up a flag to warn everyone if it happens. He handed in the petition copies to the board members and the town clerk. Councilwoman Hoffman stated she and the Police Chief would go look. Matt asked if we could get a flag to warn of the change if we get the 4 way stop. In addition to the stop sign he would like to add comments to the previous comments that Joe discussed on the parcel at 78 WSL Road, he said we should change the zoning to multi instead of R1, and he's glad the board is looking into this, as the road is a steep and dangerous area and it seems like the Building Department was sloppy and it should be addressed.

3.) Michael Carey, West Sand Lake Road, stated he read Joe Styczynski folder on 78 WSL Road and wanted to know who made the decision that it didn't need to go to Zoning? Was it Grandfathered, who gave the o.k. The tax bill in 2015 property class changed and the grandfather clause is for only 1 year. O single R1 to multi-family. Back up is needed for zoning change. Both Supervisor Bott and the Town Attorney, Nia Cholakakis said they would investigate the information pertaining to 78 West Sand Lake Road.

4.) Joe Styczynski, Hillview Court, stepped back up and stated he realized he did not mention his 3rd item. He would like to see the outside wall sided on the Annex. The town did such a



**Town Board
Town of North Greenbush
MINUTES
August 20, 2025
7:00 p.m.**

great job remodeling this area and would like to have it finished. Councilwoman Hoffman stated that she has already spoken to Bill Miller to get the siding done.

Supervisor Bott made a motion to go into **Executive Session at 8:11 p.m.** he stated that there will be no decisions made in the session, seconded by **Councilperson Merola**. All board members present voted Aye; motion carried.

Supervisor Bott made a motion to end the **Executive Session at 9:15 p.m.** seconded by **Councilperson Merola**. All board members present voted Aye; motion carried.

Adjournment:

Supervisor Bott made a motion to adjourn the meeting, seconded by **Councilperson Merola**. All board members present voted Aye; motion carried. Meeting ended at 9:16 p.m.

- **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