



Special Meeting Minutes

Town of North Greenbush

Town Board

October 3, 2022

8:30 A.M.

Supervisor Bott opened the Special Meeting and asked all to rise for the Pledge of Allegiance.

Roll call was taken with 3 of the 5 Town Board members present.

Supervisor Bott	Present
Councilwoman Hoffman	Present
Councilman Rogers	Present
Councilwoman Merola	Absent
Councilman Gordon	Absent

8:00 A.M. Presentation of the Preliminary Budget:

Supervisor Bott spoke and asked Town Comptroller, Michael Chaires, to briefly talk about any changes. Michael explained that the budget was not much different than last years with a few changes in personal services. One of the reasons it is lower than in the past, is we saved money on Bonds that matured and now have less debt service owed. Michael mentioned that town hall is in need of a new server. Omnis Computers has come in to look over everything that will be needed. With the new server will come updating all the computers with Microsoft Word-365, as there are several which are not compatible anymore.

Supervisor Bott thanked Michael for his hard work and great job on his 1st budget as Town Comptroller.

Supervisor Bott asked the board if they had any comments pertaining to his budget. Councilman Rogers said he would read over the paperwork and would discuss any questions at the next meeting. No more question or comments he entertain a motion to adjourn.

Councilwoman Hoffman made a motion to adjourn the special meeting, seconded by **Councilman Rogers**. All board members present voted Aye, motion carried.

The meeting was adjourned at 8:39 a.m.

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

Respectfully Submitted,

Janice Hannigan Kerwin
Town Clerk
Town of North Greenbush

Public Hearing Minutes

Town of North Greenbush

Town Board

October 13, 2022

6:30 PM

CONSIDER THE PROPOSED LOCAL LAW FOR THE “POINTS NORTH HOLDINGS, LLC REZONE APPLICATION”

Supervisor Bott called the meeting to order @ 6:31 pm. He asked everyone to rise for The of Allegiance, followed by roll call.

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

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin

Town Attorney, Fred Kirwin

DISCUSSION:

Supervisor Bott opened the meeting by asking Ed Kleinke, Landscape Architect, to speak on behalf of Points North Holdings, LLC. The company filed an application on January 6, 2022 and then on March 14, 2022 the Town Board sent it to the Planning Board for review. On June 27, 2022 a summary of the project was given. The Planning Board sent their comments back to Town Board where in May the Town Board said they would ask for written comments and questions from the public.

Public Hearing Minutes

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Mr. Kleinke did a presentation showing all surrounding zoning in the area. He discussed the building size and location and the surrounding landscape. He briefly described the steps they are taking to store the hazardous chemicals. The process of hazardous waste removal and then the low traffic flow. Mr. Kleinke introduced Craig who explained the surrounding areas on the board they brought for visual. He read off the positive comments from the Laberge Group and Planning Board.

COMMENTS:

Supervisor Bott opened up the floor to public comment.

- 1.) Jim Greenfield, 555 Bloomingrove Drive, commented on the historical buildings and the area around the parcel in the neighborhood and opposed the zone change.
- 2.) Richard Fennelly, 548 Bloomingrove Drive, asked that the board not allow the zone change.
- 3.) Andris Lapins & Jean Muller 628 Bloomingrove Drive, started to pass out a Notice of Protect folder. The Town Clerk stated she gave each Town Board a packet that was dropped Tuesday at her office. The packet will be submitted into the permanent records of the Public Hearing. Andrew read off some information and voiced his concerns and both were against the zone change.
- 4.) Mike Myers, Evergreen Lane, he supports the no rezone for the parcel and feels the Superfund sites from the EPA was no very clear.
- 5.) Mary Frances Sabo, 40 Buckbee Road, stated that the Town did a rezone 6years ago and this felt like Spot Zoning. She stated she is not against development, but is opposed to this rezone request.
- 6.) Robert Bolt, 3 Walker Avenue, owner of a multi-family home. Concerned about the drinking water, his multi-family home is on a well and it's directly next to this site. He is opposed to the rezone at this location.
- 7.) Andy Mair, Defreestville Town of North Greenbush. Mr. Mair handed out the Notice of Protest that the clerk had given to the board in their packets, he wanted to have it submitted into the permanent record. He stated that this vote would have to have 20% or more to pass and that with 5 board members, 4 yes's were needed to pass. He read from the June 28th memo from the Planning Board. He felt that this was Spot Zonin. He handed out the definition of Spot Zoning to the board. The Town Attorney asked for the Clerk to receive whatever he passes out to the board for the record. He stated that it was in the Notice of Protest, so the Town Clerk already has the paperwork he gave the board.

Public Hearing Minutes

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He mentioned Resolution 2022-10-59 and 2011-10-60. He hopes that these resolutions are not already judged and determined, as they are on the Regular Board meeting agenda following this Public Hearing. He hopes he has changed the minds of the town board members about this rezone. He is opposed to the rezone. He stated 5 reasons why the board should vote no to the rezone.

COMPLETE ACCOUNTING OF ALL PUBLIC COMMENTS ARE AVAILABLE TO VIEW VIA STREAMING ON THE TOWN'S WEBSITE.

After all public comments Mr. Kleinke addressed their comments of the night. He continued with discussing the NYSDOT low 3% increase in traffic. He continued into the building designed which is for interior service, with no outside service area for cars. They will look into a special area for drop off of vehicles outside the building. He wanted to make it clear that this is not Spot Zoning because of the surrounding area has commercial type and specialty businesses in the area. Everyone in this area has a personal need to drive, which is why this parcel is perfect. Craig then spoke about the comments on Spot Zoning; he wanted to make sure that the board was aware that this is not a Spot Zone request. Look at the surrounding uses; PDD, General Business Neighborhood. The comments that were on site plan concerns will be addressed by the Zoning Board.

Supervisor Bott asked if the board had any questions, Councilwoman Hoffman asked about the run off comments and spillage. Mr. Kleinke said there is an inside containment system and a disposal system of all hazardous chemicals. The roof has a Storm Water plan. Bloomingrove Drive & Washington Avenue have storm water drains, there is no hazards if it rains, as it is already in place.

Mr. Andris Lapins spoke again stating he is a retired Hydrogeologist, which is stated in the packet the Town Clerk received, and he wanted to make sure they were aware of the accidental hazards that could happen. He stated Mr. Kleinke kept mentioning the inside waste hazards, but what about the outside and our wells.

Public Hearing Minutes

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Supervisor Bott said that the Zoning Board would deal with the designs. Mr. Lapins said just look at your own driveway at home.....the stains and spills from your car in your driveway. What will they do for all the cars they part there that drip on the pavement outside?

Supervisor Bott made a motion to **close** the Public Hearing, seconded by Councilperson. All board members voted Aye, motion carried. Meeting ended at 7:50 P.M.

- **(COMPLETE ACCOUNTING OF ALL DISCUSSIONS ON THE AGENDA IS AVAILABLE TO REVIEW VIA STREAMING ON THE TOWN'S WEBSITE.)**

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



**Town Board
Town of North Greenbush
MINUTES
Regular Meeting
October 13, 2022
7:00 p.m.**

Supervisor Bott called the meeting to order @7:56 P.M. immediately following the Public Hearing, he proceeded to asked all to rise and say the Pledge of Allegiance. Supervisor Bott then asked the Town Clerk, Janice Hannigan Kerwin, to do roll call. The following Board Members were present.

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

Also present at meeting:

**Town Clerk, Janice Hannigan Kerwin
Town Attorney, Fred Kirwin**

ANNOUNCEMENTS FROM SUPERVISOR BOTT:

Supervisor Bott started of speaking about the great Community Day. He wanted to thank Bonnie Pangburn & Len Johnson for all their help organizing the event. The town's Electronic Recycling Day that was held @ town hall had many town residents that utilized the event. He proceeded to say that the town will continue having this event. His final announcement was about our Halloween Parade. It will be on Sunday October 30th, the day before Halloween. The festivities will start at 2:00 p.m. with a parade down Main Ave. to Town Hall.

COMMENTS ON AGENDA ITEMS:

Mike Myer, Evergreen Lane, commented on Resolution 2022-10-59. He wanted the board to table the resolution as it has errors in the SEQR.

DISCUSSION/PRESENTATION:

Partridge Hill Apartments
The Grand at Creekside
Change for November monthly meeting date



**Town Board
Town of North Greenbush
MINUTES
Regular Meeting
October 13, 2022
7:00 p.m.**

The board enjoyed their 1st presentation from Marte a student from Columbia High School, who presented a “Kindness Rocks in North Greenbush” campaign as part of participating in a Government class. We will have her poster on display here at town hall for all to view. Presentation ended at 8:01pm.

2nd Presentation began at 8:02 p.m. Nick Daniels he spoke of the Rosetti rezone application of an 8 unit 2 building apartment complex. There will be no Ludlow Lane access he stated. The Sewer and Water Utilities are adequate from the report they received. The board had no comment so the presentation ended at 8:04 p.m.

3rd presentation was to be on The Grande at Creekside. The presenter did not make the meeting, so Supervisor Bott went directly to the November schedule meeting date change that needed to be done.

The scheduled November meeting is for November 3, 2022, it needs to go back to the 2nd Thursday of the month Supervisor Bott stated.

- **Supervisor Bott made a motion to change the monthly meeting to November 10, 2022 @ 7:00 PM, seconded by Councilman Gordon. All board members present vote Aye, motion carried.**

NEW BUSINESS:

- **Supervisor Bott made a motion to table resolution 2022-10-59 & 2022-10-60, seconded by Councilman Rogers. All board members present voted Aye, motion carried.**
- **Resolution 2022-10-56: Councilwoman Hoffman made a motion in the Matter of Scheduling a Public Hearing for Special District Assessment Rolls, seconded by Supervisor Bott. All board members present vote Aye, motion carried.**



**Town Board
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MINUTES
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October 13, 2022
7:00 p.m.**

- **Resolution 2022-10-57: Councilman Gordon** made motion in the Matter of Scheduling a Public Hearing for Operation and Maintenance Charges, seconded by **Councilwoman Hoffman**. All board members present vote Aye, motion carried.
- **Resolution 2022-10-58: Councilman Rogers** made a motion in the Matter of Scheduling a Public Hearing for the 2023 Preliminary Budget, seconded by **Councilman Gordon**. All board members present vote Aye, motion carried.
- **Resolution 2022-10-59:** Resolution for SEQR Determination for the Proposed Local Law No. 2 of 2022 Points North Holdings, LLC **TABLED**
- **Resolution 2022-10-60:** In the matter of adopting Local Law No. 2 of 2022, entitled The 2022 North Greenbush Official Zoning Map Amendment Law for Property at 634 Bloominggrove Drive **TABLED**
- **Resolution 2022-10-61: Supervisor Bott** made a motion in the matter of approving a contract with Auctions International, seconded by **Councilman Rogers**. All board members present vote Aye, motion carried.
- **Resolution 2022-10-62: Councilwoman Hoffman** made a motion in the matter of a approving a contract with Flock Group, Inc., seconded by **Councilman Rogers**. All board members present vote Aye, motion carried.
Chief Keevern described the use of the cameras and the reason for this resolution and surrounding towns use this system and he feels the free trial is a great way to see if it's for them for FREE.



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October 13, 2022
7:00 p.m.**

- **Resolution 2022-10-63: Councilman Gordon** made a motion in the matter of scheduling a Public Hearing to consider a Moratorium on Multi-Family Dwellings, seconded by **Councilman Rogers**. All board members present vote Aye, motion carried. Supervisor Bott gave a brief description of the law. Councilman Rogers is in favor of it and it's a great idea.
- **Resolution 2022-10-64: Supervisor Bott** made a motion in the matter of scheduling a Public Hearing to consider the proposed Local Law for the "Rosetti Companies Ludlow Lane Rezone Application", seconded by Councilwoman **Hoffman**. All board members present vote Aye, motion carried.
- **Resolution 2022-10-65: Councilwoman Hoffman** made a motion as written in the matter of scheduling a Public Hearing to consider the proposed Local Law for The "Grande at Creekside, LLC PDD Application", seconded by **Councilman Gordon**. All board members present vote Aye, motion carried.

DISCUSSION: NONE

DEPARTMENT REPORTS:

Supervisor Bott requested that all Board Members review the reports at their leisure.

APPROVAL OF MINUTES:

Councilman Rogers made a motion to approve the Public Hearing and the Regular meeting minutes for September 8, 2022, seconded by **Supervisor Bott**. All board members present vote Aye, motion carried.



**Town Board
Town of North Greenbush
MINUTES
Regular Meeting
October 13, 2022
7:00 p.m.**

Supervisor Bott made a motion to approve the Special Meeting Minutes from October 3, 2022, seconded by **Councilwoman Hoffman**. All board members present vote Aye, motion carried.

ADJOURNMENT:

Supervisor Bott made a motion to adjourn the meeting, seconded by **Councilwoman Hoffman**. All board members present vote Aye, motion carried. The Town Board meeting ended at 8:22 P.M.

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

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