



**Town Board
Town of North Greenbush
Regular Meeting Agenda
December 8, 2022
7:00 p.m.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL**

Supervisor Bott _____
Councilwoman Hoffman _____
Councilman Rogers _____
Councilwoman Merola _____
Councilman Gordon _____

Announcements:

Comments from Residents on Agenda:

New Business:

- 1.) **Resolution 2022-12-76:** In the matter of the appointment of a Police Sergeant
- 2.) **Resolution 2022-12-77:** In the matter of the appointment of a Building Inspector
- 3.) **Resolution 2022-12-78:** In the matter of approving the Attorney retainer agreement
- 4.) **Resolution 2022-12-79:** In the matter of scheduling a Public Hearing for Quackenderry Common PPD Local Law

Discussion: Organizational Meeting Time 6:15 P.M.

Department Reports:

Approval of Minutes:

Approval of Meeting Minutes for November 10, 2022

Adjournment:

At a Regular Meeting of
the Town Board of the
Town of North Greenbush
held at 7:00 p.m. on December
8th, 2022 at the Town Offices

IN THE MATTER OF THE APPOINTMENT OF
A POLICE SERGEANT

WHEREAS, interviews were conducted using the certified list of candidates from the Rensselaer County Civil Service Exam #72-085, the only valid and unexpired list at this time, for the promotion of a full time Police Officer to fill a vacant Police Sergeant position; and,

NOW THEREFORE BE IT RESOLVED, that Matthew Peasley is hereby appointed to the position of Police Sergeant for the Town of North Greenbush from that Rensselaer County Civil Service list.

Councilman _____ moved, Councilman
seconded and the Town Board voted as follows:

Councilman Gordon	_____
Councilman Rogers	_____
Councilwoman Hoffman	_____
Supervisor Bott	_____
Councilwoman Merola	_____

RESOLUTION 2022-12-76

At a Meeting of the Town
Board of the Town of North
Greenbush, held at 7:00 PM
on December 08, 2022 at the
Town Offices

**IN THE MATTER OF APPOINTING ERIC CIOFFI, BUILDING
INSPECTOR, START DATE OF JANUARY 16, 2023**

BE IT RESOLVED, the Town Board of the Town of North Greenbush does hereby appoint Eric Cioffi, to the position of Building Inspector. Starting on January 16, 2023, with a salary of \$75,000 per agreement of position duties.

Councilperson moved, **Councilperson** seconded and the
Town Board voted as follows:

Supervisor Bott	_____
Councilwoman Hoffman	_____
Councilman Rogers	_____
Councilwoman Merola	_____
Councilman Gordon	_____

RESOLUTION 2022-12-77

At a Regular Meeting of
the Town Board of the Town
of North Greenbush held at 7:00
p.m. on December 8, 2022, at the
Town Offices

IN THE MATTER OF APPROVING THE ATTORNEY RETAINER AGREEMENT

WHEREAS the Town Board approves the retainer agreement with the legal firm, Roemer Wallens Gold & Mineaux.

NOW THEREFORE BE IT RESOLVED, the retainer fee is to be paid monthly, at the rate of \$2,400.00 per month.

Councilman
and the Town

moved, Councilman
Board voted as follows:

seconded

Supervisor Bott	_____
Councilwoman Hoffman	_____
Councilman Rogers	_____
Councilwoman Merola	_____
Councilman Gordon	_____

RESOLUTION 2022-12-78

RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF NORTH GREENBUSH IN THE MATTER OF HOLDING A PUBLIC HEARING TO CONSIDER THE PROPOSED AMENDMENT TO THE QUACKENDERRY COMMON PPD LOCAL LAW FOR THE "BLOOMINGROVE PROPERTIES ASSOCIATES, LLC APPLICATION"

At a meeting of the Town Board held at the Town Offices at 2 Douglas Street, Wynantskill, New York 12198 in the Town of North Greenbush, Rensselaer County, New York on December 8, 2022.

Present: Joseph Bott, Supervisor
Kelly Hoffman, Councilwoman
Jack Rogers, Councilman
Jessica Merola, Councilwoman
James Gordon, Councilman

Whereas, the Town Board of the Town of North Greenbush has received the "Bloomingrove Properties Associates, LLC Application" for an amendment to the Quackenderry planned development district of zoning in accordance with the Town of North Greenbush Zoning Code; and

Whereas, the "Bloomingrove Properties Associates, LLC Application" successfully pursues the legislative intent and objectives of the Town of North Greenbush Zoning Code; and

Whereas, the "Bloomingrove Properties Associates, LLC Application" is further identified as being: Tax Map Parcels #: 144.-10-33.111 (11.99 Acres) and parcel ID #144.-10-33.112 (12.54 Acres) as shown on the 2022 Tax Assessment Rolls of the Town of North Greenbush, and

Whereas, the "Bloomingrove Properties Associates, LLC Application" has been referred by the Town Board to the Town of North Greenbush Planning Board for a recommendation; and

Whereas, the Town of North Greenbush Planning Board has provided a recommendation to the Town of North Greenbush Town Board; and

Whereas, the Town Board has reviewed and considered the Town of North Greenbush Planning Board's comments and recommendations in regards to the "Bloomingrove Properties Associates, LLC Application"; and

Now therefore, on motion of **Councilperson** _____, seconded by **Councilperson** _____ all members present voting on roll call, which resulted as follows:

AYES:

NAYS:

ABSENT:

IT IS ORDERED, that the Town Board of the Town of North Greenbush shall hold a public hearing to be held at the Town Offices located at 2 Douglas Street, Wynantskill, New York 12198, in the Town of North Greenbush on January 12, 2023 at 6:45 P.M., to consider an amendment to the Quackenderry Commons Planned Development District for the "Bloomingrove Properties Associates, LLC Application" and to hear all persons interested in the subject thereof concerning the same, and for such other action on the part of the Town Board with relation to said Local Law as may be required by law, and it is

FURTHER ORDERED, that the Town Clerk give notice of such hearing by publishing, on or before December 30, 2022, in the Town's official newspaper, The Record, a certified copy of this Order and by posting a certified copy of this Order on the signboard of the Town of North Greenbush not less than ten or more than twenty' days before such hearing, and it is

FURTHER ORDERED, the Town Board, be declared the Lead Agency, within the meaning of the State Environmental Quality Review Act (SEQRA) and the regulations promulgated thereunder with respect to this Local Law, and it is

FURTHER ORDERED, that the Local Law for the " the Bloomingrove Properties Associates, LLC Application" be referred to the Rensselaer County's Department of Economic Development and Planning and other parties in accordance with the New York State Article 12B of the General Municipal Law Section 239, and written notice thereof shall be sent to all entities entitled thereto pursuant to section 197-69 of the North Greenbush Town Code. This revised Local Law shall also be returned to the Planning Board for any additional comment.

RESOLUTION 2022-12-79

Amendment to the Quackenderry Common PDD Law Local Law No. 3 of 2022

Section I. Article XXVI of the Code of the Town of North Greenbush, which was enacted by Local Law Number 8 of 2007, and amended by Local Law 4 of 2012, is further amended as hereafter set forth. This amendment shall only apply to the commercial subdivision portion of the PDD site now referred to as the “mixed-use development” and designated as tax map Parcels 144.00-10-33.111 and 144.00-10-33.112 as described in schedule 1 attached hereto.

1. §197-125(C) “Permitted uses” is amended to read as follows:

A mixed-use development of two mixed-use buildings consisting of not more than 260 residential units and 40,000 square feet of commercial/retail space together with an accessory garage of +/- 3,000 square feet, as set forth in the “Conceptual Rendering dated April 11, 2022, prepared by Lansing Engineering, PC, 2452 State Route 9, Suite 301, Malta NY 12020”, a copy of which has been filed with the Town Clerk. In addition, the mixed-use development shall include a +/-1.09-acre lot on Bloomingrove Drive for establishment of an Ambulance Corps Building, which shall be subdivided and conveyed to the Town of North Greenbush pursuant to the conditions set forth herein.

2. §197-126(C) “Bulk standards” is amended to read as follows:

C. Mixed-Use Development

- (1) Minimum lot size: 20,000 square feet.
- (2) Minimum lot width: 100 feet.
- (3) Minimum front yard setback: 25 feet.
- (4) Minimum side yard setback: 20 feet.
- (5) Minimum rear yard setback: 25 feet.
- (6) Minimum green space: 25%.
- (7) Maximum building height: five stories.

3. §197-127(E) & (F) “Roadways” is amended to read as follows:

E. The mixed-use development shall be designed so that there will exist a landscaped street edge along Route 4 utilizing street trees of at least 2.5-inch caliper.

F. An area for an emergency services access easement from the mixed-use development to the lands to the south, which shall be 30 feet in width, shall be shown and pursued with the adjacent landowner to the south.

4. §197-128(B)(3) & (C) “Parking and parking lots” is amended to read as follows:

B. Parking requirements.

(3) Mixed-use development: 1.5 spaces per residential unit and 1 space per 300 SF of retail space.

- C. In the mixed-use development there shall be interior and exterior parking lot landscaping. Interior parking lot landscaped area shall be a minimum of 5% of the total parking area. Exterior parking lot landscaping shall include a minimum five-foot wide landscaped strip.
5. §197-129 “Infrastructure” is amended to include subsection (D) as follows:
- D. The +/- 1.09-acre parcel for the Ambulance Corps Building as set forth in the “Conceptual Rendering dated April 11, 2022, prepared by Lansing Engineering, PC, 2452 State Route 9, Suite 301, Malta NY 12020” shall be subdivided by the landowner and conveyed to the Town of North Greenbush as a public benefit of the mixed-use development. Prior to conveyance to the Town of North Greenbush, the landowner shall undertake all site work which shall include grading, water and sewer infrastructure, storm water management, retaining wall(s), concrete walkways, underground conduit for utilities and lighting, and roadways (binder course only). The landowner shall be responsible for all costs associated with preparation and filing of the subdivision map associated with the subdivision of the subject parcel. Upon certification by the Building Inspector and/or Town Engineer that the work set forth above has been completed, landowner shall convey the subject parcel to the Town and contribute \$700,000 towards construction of the Ambulance Corps Building in two equal installments of \$350,000, due within four (4) and eight (8) months of the recording of the deed of conveyance, respectively. In consideration of the above, the Town shall waive landowner’s Traffic Mitigation Fees in connection with the mixed-use development and the Green Space Fees (\$600/unit) shall be due upon issuance of certificates of occupancy.
6. §197-130(C) “Building design” is amended to read as follows:
- C. The mixed-use development will include the following design elements:
 - (1) The mixed-use buildings shall conform with the conceptual renderings submitted to the Town and shall consist of exterior building finishes which include, but shall not be limited to, brick, stone, glass, cementitious or synthetic siding, but shall not include vinyl siding.
 - (2) The mixed-use buildings shall contain rooftop amenity areas for resident use and special events.
 - (3) The mixed-use buildings shall contain parapets, mansard screens or other methods to hide mechanical equipment.
 - (4) Other site mechanical equipment, waste collection and electrical transformer areas shall be screened from view using fencing or landscaping.
 - (5) A covered drop-off area located at each building entrance shall be permitted.
 - (6) Mixed-use buildings may include exterior lighting.

- (7) The mixed-use development will include a pedestrian bridge connecting the two parcels in addition to interconnected walking paths for resident use.
- (8) The mixed-use development will include active/passive outdoor recreation areas for resident use.
- (9) The mixed-use development will include a +/- 3,000 square foot maintenance structure for on-site landscaping, grounds, and building operations.
- (10) There shall be, as much as practical, a uniform theme throughout the mixed-use development.

7. §197-131(C) “Lighting” is amended to read as follows:

- C. Lighting poles in the mixed-use development may be 20 feet in height and, in the multifamily residential parcel, 20 feet in height.

8. §197-132(B) & (D) “Walkways; drive-through windows; hours for construction” is amended to read as follows:

- B. Within the mixed-use development, pedestrian sidewalk connections shall be designed between parcels wherever practical.
- D. Within the mixed-use development, drive-through windows shall not be permitted.

Section II. This Local Law supersedes and modifies North Greenbush Local Law Number 8 of 2007 and to the extent inconsistent therewith, Said Local Law number 8 of the year 2007 is hereby ratified with the changes herein.

Section III. This Local Law shall take effect immediately upon filing with the New York State Secretary of State.