



6 PUBLIC HEARING MINUTES

Town Board
Town of North Greenbush
November 10, 2022
6:00 PM

1.) 6:00 P.M. Special Improvement Districts Assessment Roll

Supervisor Bott called the meeting to order at 6:00 P.M. he then asked all to rise and say the Pledge of Allegiance.

Roll call was taken:

Supervisor Bott	<u>PRESENT</u>
Councilwoman Hoffman	<u>ABSENT</u>
Councilman Rogers	<u>PRESENT</u>
Councilwoman Merola	<u>PRESENT</u>
Councilman Gordon	<u>PRESENT</u>

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin

Town Attorney, Fred Kirwin

Supervisor Bott asked the Town Comptroller, Michael Chaires, to discuss the Special Improvement Districts Roll. Michael spoke of the rates and process of how they were formulated and wanted to thank Michael Miner from Building & Utilities for his help.

Discussion:

Supervisor Bott asked if anyone had questions or comments on the agenda item. No one had any questions.



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Adjournment:

Councilman Gordon made a motion to close and adjourn the meeting, seconded by **Councilman Rogers**. All board members present at the 1st Public Hearing meeting voted Aye, motion carried.

The meeting was adjourned at 6:02 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**



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2.) 6:05 P.M. Operation & Maintenance Charges for Special Districts

Supervisor Bott called the meeting to order at 6:05 P.M. he then asked all to rise and say the Pledge of Allegiance.

Roll call was taken:

Supervisor Bott	<u>PRESENT</u>
Councilwoman Hoffman	<u>ABSENT</u>
Councilman Rogers	<u>PRESENT</u>
Councilwoman Merola	<u>PRESENT</u>
Councilman Gordon	<u>PRESENT</u>

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin

Town Attorney, Fred Kirwin

Supervisor Bott again asked the Town Comptroller, Michael Chaires to discuss the O&M rates. Michael stated there was no large increase. The town will be purchasing a new meter to read the use from the City of Troy, as it is not working and the city is estimating.

Councilman Gordon asked questions about the actual rates.



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Supervisor Bott mentioned that Paul Lombardi, town resident, has asked for the Utilities Department to look into the pressure of the water that drops on Edwards Road constantly. Supervisor Bott requested that Keith Hankle, Water Supervisor, to look into the issue of water pressure in the area of Edwards Road dropping.

Discussion:

No comments or questions were asked.

Adjournment:

Councilwoman Merola made a motion to close and adjourn the meeting, seconded by **Councilman Gordon**. All board members present voted Aye, motion carried. The 2nd Public Hearing meeting adjourned @ 6:08 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



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3.)

6:10 P.M. Hearing for the 2023 Preliminary Budget

Supervisor Bott called the meeting to order at 6:01 P.M. He then asked all to rise and say the Pledge of Allegiance.

Roll call was taken:

Supervisor Bott	<u>PRESENT</u>
Councilwoman Hoffman	<u>ABSENT</u>
Councilman Rogers	<u>PRESENT</u>
Councilwoman Merola	<u>PRESENT</u>
Councilman Gordon	<u>PRESENT</u>

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin

Town Attorney, Fred Kirwin

Supervisor Bott asked the town Comptroller, Michael Chaires, to give a brief description of the Budget. Michael discussed the Server, firewall & updates needed for the town's computer system, which was recommended by Omnis Computers, our computer IT Company.

There were some line items that needed to be changed. The Town Clerk's line was lowered, due to an error of salary; a part time position was in as



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full. Building Department had an additional new higher, so there was an increase in the salary line.

Insurance policies have increased. The cost related to the new construction at the beach. Celebration line was increased to \$20,000 from \$11,000. Now that Covid-19 has subsided, so there will be an increase in town related activities.

General Fund has a slight increase.

Councilman Rogers asked the bottom line of the increase in tax amount and it ended up being approximately .06 cents on \$1,000.00 on taxes.

Discussion:

No comments or questions from public.

Adjournment:

Councilman Gordon made a motion to close the meeting, seconded by **Councilwoman Merola**. All board members present voted Aye, motion carried. The 3rd Public Hearing adjourned at 6:22 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**



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4.)

6:15 P.M. Multi-Family Dwelling Moratorium Law

Supervisor Bott called the meeting to order at 6:23 P.M. he then asked all to rise and say the Pledge of Allegiance.

Roll call was taken:

Supervisor Bott	<u>PRESENT</u>
Councilwoman Hoffman	<u>ABSENT</u>
Councilman Rogers	<u>PRESENT</u>
Councilwoman Merola	<u>PRESENT</u>
Councilman Gordon	<u>PRESENT</u>

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin

Town Attorney, Fred Kirwin

Supervisor Bott asked Councilman Gordon to discuss the Moratorium. The Councilman said that the board is having a break on large multi-family units for a year, this way they can look at updates to the zoning codes and to the Comprehensive Plan for people and for Developers. The board feels the town residents want a break from multi-family units and we heard their voices.



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Discussion:

Jacklynn Rosetti spoke to the board about if this was going to affect her proposed additional 2 unit application that is in front of the board.

Supervisor Bott stated that any proposal in front of the board as of now is excluded from the Moratorium. She continued with explaining how her rental properties have approximately 25% of the tenants have been living in North Greenbush for over 10 years. Her renters are members of the community.

Councilman Gordon explained that this 1 year moratorium is needed for safety concerns for our Fire, Police and EMS services. We need this time to catch up and review. This will afford us an opportunity to sit back and see exactly what needs to be done to handle traffic and Emergency services in our town and to move forward properly.

Andy Mair, Defreestville, stated he feels the Multi-Family Moratorium is a good idea and needed. This will give the board time to look at traffic, government services, schools and Emergency Services. He is willing to help if needed in anyway and thanked the board.

Elizabeth Anker, West Sand Lake Road, wanted to thank the board for the Multi-Family Dwelling Moratorium. She feels this is needed for public health, safety and the character of the town. She also wanted to include that Grande at Creekside be included in the moratorium.

Supervisor Bott wanted the public to now that they are doing what they can with the town's development.



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Adjournment:

Councilwoman Merola made a motion to close and adjourn the public hearing, seconded by **Councilman Rogers**. All board members present voted Aye, motion carried. The 4th Public Hearing adjourned @ 6:35 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
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5.)

6:30 P.M. To Consider the Proposed Local Law for The "Rosetti Companies Ludlow Lane Rezone Application"

Supervisor Bott called the meeting to order at 6:36 P.M. and once again asked all to rise and say the Pledge of Allegiance.
Roll call was taken:

Supervisor Bott	<u>PRESENT</u>
Councilwoman Hoffman	<u>ABSENT</u>
Councilman Rogers	<u>PRESENT</u>
Councilwoman Merola	<u>PRESENT</u>
Councilman Gordon	<u>PRESENT</u>

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin

Town Attorney, Fred Kirwin

Supervisor Bott invited Hershberg & Hershberg and Chris Falvey from Rosetti up to do the presentation of the site plans.



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The re-zone is located by Partridge Hill Apartments which is interconnection of the existing property, with no Ludlow Lane entrance.

Supervisor Bott asked the number of buildings and units. It's basically the same to what is already there, 2 buildings with 8 units along with garages on the parcel.

Supervisor Bott asked if anyone had question or comments from the board, none were asked.

Discussion:

None

Adjournment:

Councilman Rogers made a motion to close and adjourn, seconded by **Councilman Gordon** All board members present voted Aye, motion carried. The 5th Public Hearing adjourned @ 6:40 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**



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6.)

6:45 P.M. Consideration the proposed Local Law for the
"Grande at Creekside, LLC PDD Application"

Supervisor Bott made an announcement that this Public Hearing was canceled.



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Supervisor Bott called the meeting to order @7:00 P.M., 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>Absent</u>
Councilman Rogers	<u>Present</u>
Councilwoman Merola	<u>Present</u>
Councilman Gordon	<u>Present</u>

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin

Town Attorney, Fred Kirwin

Announcements:

Supervisor Bott opened the meeting with recognizing our Veterans. He then asked Councilwoman Merola to give updates on the Christmas Parade and Trees. Councilwoman Merola said that the Parade will be on December 3rd at 6:00 P.M. We will start off at the St. Jude's parking lot and go down Brookside to Main Avenue. We will gather for the tree ceremony here at Town Hall. If you are interested in getting a tree you must email kelly.hoffman.ngtrees@gmail.com. The cost of the tree and electricity is \$50.00.

Comments from Residents on Agenda:

Supervisor Bott asked if there were any comments on Agenda Items only.

Andrew Mair, Defreestville, wanted to comment on Agenda items 5 & 6. Resolution 2022-11-70, SEQR for 634 Bloomingrove Drive and Resolution 2022-11-7, Re-Zone for 634 Bloomingrove Drive. Mr.Mair read a memo from the Planning Board. He was requesting a technical review and spoke of the historical homes and insisted the board vote no on both resolutions tonight.



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The second person to comment on the agenda was Don Fletcher from Barton & Loguidice, LLC along with him was Jeremy Hughes. Resolution 2022-11-66 is a resolution for us to assist the town in the preparation of a Town Recreational Master plan. The plan that we have is to start with public engagement for the project. We are excited to be a part of this experience.

The final comment on an agenda item was Morgan Ruthman from the Spinney Group, he wanted to make sure that pending applications were not affected by the Multi-Family Dwelling Moratorium. Supervisor Bott made it clear that they are not affected by this resolution.

New Business:

Supervisor Bott asked to entertain a motion to table items 5 & 6, which are resolution 2022-11-70 & 2022-11-71. **Councilwoman Merola** made a motion to cancel items 5 & 6 on the agenda, seconded by **Councilman Gordon**. Supervisor Bott asked for a vote, 3 of the 4 board members voted Aye. **Councilman Rogers** opposed the vote to table the resolutions. The motion carried 3 to 1.

- **Resolution 2022-11-66: Councilman Gordon** made a motion in the matter of awarding of a contract for consulting services for the Town Recreational Master Plan, seconded by **Supervisor Bott**. All board members present vote Aye, motion carried. Emails were received and will be included in the permanent records in favor of this resolution.
- **Resolution 2022-11-67: Councilman Rogers** made a motion in the matter of adoption of the New York State Unified Solar Permit as written, seconded by **Supervisor Bott**. All board members present vote Aye, motion carried. Michael Chaires explained that this is a uniform permit application for a \$5,000.00 Grant. Resolution 2022-11-67 & 2022-11-68 goes together for the grant process.
- **Resolution 2022-11-68: Supervisor Bott** made a motion to establishing Energy Benchmarking requirements for certain Municipal Buildings as written, seconded by **Councilwoman Merola**. All board members present vote Aye, motion carried.



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- **Resolution 2022-11-69: Councilwoman Merola** made a motion in the matter of establishing Local Law NO. 2 of 2022 for Multi-Family Dwelling Moratorium Law, seconded by **Councilman Gordon**. All board members present vote Aye, motion carried.
- **Resolution 2022-11-70:** In the matter of a SEQRA Determination for Points North Holdings LLC, 634 Bloomingrove Drive TABLED
- **Resolution 2022-11-71:** In the matter of establishing the rezone for Point North Holdings, LLC. TABLED
- **Resolution 2022-11-72: Councilman Gordon** made a motion in the matter of the adoption of the 2023 Annual Final Budget, seconded by **Councilman Rogers**. All board members present vote Aye, motion carried. Supervisor Bott wanted to thank Michael Chaires, Town Comptroller, for all of his hard work on this budget, as it was his 1st town budget.
- **Resolution 2022-11-73: Councilman Rogers** made a motion in the matter of the adopting the Town of North Greenbush Confidentiality of Data Policy, seconded by **Supervisor Bott**. All board members present vote Aye, motion carried. Michael Chaires explained that this resolution was basically for Cyber Insurance being separate now and it needs to go out to bid.
- **Resolution 2022-11-74: Supervisor Bott** made a motion in the matter of adopting the Town of North Greenbush Personal, Private, and Sensitive Information Policy as written, seconded by **Councilwoman Merola**. All board members present vote Aye, motion carried.
- **Resolution 2022-11-75: Councilwoman Merola** made a motion in the matter of approving agreement with Healthy Alliance, seconded by **Supervisor Bott**.



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Department Reports:

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

Comments:

Superintendent Mark Premo announced that they are getting calls about the Christmas Parade. Who should he have them call? Councilwoman Merola said to send them to her, Mark said he had her number and would give it out. Supervisor Bott mentioned about the setup of the holes for the trees for the electrical boxes asking Mark to set up the holes with 6 rows of 6.

Approval of Minutes:

Councilman Rogers made a motion to approve the meeting minutes for all of October, 2022, seconded by **Supervisor Bott**. All board members present voted, Councilwoman Merola abstained as she was not present at the meetings. The motion carried.

Adjournment:

Councilwoman Merola made a motion in the matter to adjourn the Regular Monthly meeting, seconded by **Councilman Rogers**. All board members present vote Aye, motion carried. Meeting ended at 7:25 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