

At a Regular Meeting of  
the Town Board of the  
Town of North Greenbush  
held at 7:00 p.m. on January  
08, 2026 at the Town Offices

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IN THE MATTER OF THE APPROVAL OF  
OFFICIAL UNDERTAKINGS

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**WHEREAS** the Town Board is authorized by law to set the amount of any official undertakings; and,

**WHEREAS** the Town Board must approve the form of such undertakings; and,

**WHEREAS** the Town Board is authorized to procure a blanket undertaking from a duly authorized corporate surety covering officials, officers, clerks, and employees; and,

**WHEREAS** the cost of such blanket undertaking is a proper charge against the Town,

**NOW, THEREFORE, BE IT RESOLVED**, that the undertakings by Town Officials, Officers, Clerks, and Employees as provided through NFP are approved with the cost thereof being a proper Town charge, and

**BE IT FURTHER RESOLVED** that the amount and form of official undertakings be modified and changed at such times as are necessary to comply with the requirements of the law.

**Councilperson Merola** moved, **Councilperson Hoffman** seconded, and the Town Board voted by Roll Call as follows:

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

**Resolution 2026-01-01**

At a Regular Meeting of  
the Town Board of the Town of  
North Greenbush held at 7:00  
p.m. on January 08, 2026, at the  
Town Offices

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IN THE MATTER OF APPROVING A CONTRACT  
WITH THE NORTH GREENBUSH AMBULANCE  
ASSOCIATION

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*BE IT RESOLVED*, the Town Board of the Town of North Greenbush does hereby approve the terms of the attached 2026 contract with the North Greenbush Ambulance Association and the Supervisor is authorized to execute the same, subject to the review and approval of the Town Attorney

IT IS FURTHER RESOLVED that, as stated in the agreement, the Association is authorized to collect fees for services rendered to District residents.

**Supervisor Bott** moved, **Councilperson Merola** seconded and the Town Board voted by roll call as follows:

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

**Resolution 2026-01-02**

At a Regular Meeting of the Town  
Board of the Town of North Greenbush  
held at 7:00PM on January 08, 2026, at  
the Town Offices

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IN THE MATTER OF THE ADOPTION OF  
PROCUREMENT, CREDIT CARD AND  
INVESTMENT POLICIES AND PROCEDURES

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**WHEREAS**, the North Greenbush Town Board has adopted procurement, credit card and investment policies and procedures every year; and,

**WHEREAS**, the Town Board has from time to time amended and added to such policies; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the procurement, credit card and investment policies and procedures attached hereto are hereby adopted, and,

**BE IT FURTHER RESOLVED**, that the Town Clerk shall send a copy of such policies and procedures to the Department Heads of the Town.

**Councilperson Gordon** moved, **Supervisor Bott** seconded, and the Town Board voted by Roll Call as follows:

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

**Resolution 2026-01-03**

At a Regular Meeting of  
the Town Board of the  
Town of North Greenbush  
held at 7 PM p.m. on January  
8, 2026, at the Town Offices

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IN THE MATTER OF THE AUTHORIZING  
TAX COLLECTION AT PIONEER BANK  
BRANCH LOCATIONS

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**WHEREAS**, the North Greenbush Town Board and the Receiver of Taxes have determined that it is in the best interest of the town to afford property owners enhanced capability for the payment of property taxes which includes multiple payment locations and extended hours; and

**WHEREAS**, Pioneer Bank has agreed to: deposit all property tax monies collected in an interest bearing Town bank account; furnish receipts to each person paying property tax; maintain appropriate records of Branch deposits showing the date and amount collected and the individual from whom collected; and, will transmit a daily Branch report to the Receiver of Taxes of the amounts collected accompanied by a statement showing deposits credited to the Town bank account, stamped tax bills and any other pertinent information; and,

**WHEREAS**, the fee for service payable to Pioneer Bank will be \$0.90 per tax bill for each Tax Year; and

**NOW THEREFORE BE IT RESOLVED**, Pursuant to Section 99-t of General Municipal Law, the Town Board hereby authorizes the Town Receiver of Taxes to designate the Pioneer Bank two Branch locations within the boundary of the Town to collect property taxes for the Town, County and Fire District beginning January 1, 2024; designates Pioneer Bank for the deposit of all tax receipts; and authorizes the Town Supervisor to approve the attached Agreement with the Pioneer Bank.

**Supervisor Bott** moved, **Councilperson Hoffman** seconded, and the Town Board voted by Roll Call as follows:

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

**Resolution 2026-01-04**

At a Regular Meeting  
of the Town Board of the Town  
of North Greenbush held at 7:00pm  
on January 8, 2026 at the Town Offices

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IN THE MATTER ESTABLISHING AN INCREASE IN TOWN WATER USER RATES  
PURSUANT TO AN INCREASE BY THE CITY OF TROY FOR WATER PURCHASES

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WHEREAS, the Town of North Greenbush contracts with the City of Troy for the purchase of potable water that is supplied to all properties that have municipal water services; and

WHEREAS, in accordance with said contract, the City of Troy provided notice to the Town of a 9.2% increase on the sale of water to the Town, effective January 1, 2026; and

NOW, THEREFORE, BE IT RESOLVED, in accordance with Article X, Section 189-24(A) of the Town Code, effective January 1, 2026, water rates for the Town of North Greenbush will be \$5.95 per one thousand gallons for all municipal water users in the Town.

On motion of **Councilperson Merola** seconded by **Supervisor Bott**, members present voting on roll call, which resulted as follows:

Joseph Bott III, Supervisor **AYE**

Kelly Hoffman, Councilwoman **AYE**

Jessica Merola, Councilwoman **AYE**

Jim Gordon, Councilman **AYE**

Mary Frances Sabo, Councilman **AYE**

**RESOLUTION 2026-01-05**

At a regular Meeting of the Town  
Board of the Town of North  
Greenbush held at 7:00 p.m. on  
January 8, 2026, at the Town  
Offices

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IN THE MATTER OF THE AUTHORIZING  
THE SUPERVISOR TO SIGN THE 2026 ANIMAL  
SHELTER AGREEMENT BETWEEN THE TOWN  
OF NORTH GREENBUSH AND ROBERT GUYER

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**WHEREAS** the Town Board of the Town of North Greenbush authorizes the Town  
to enter into the 2026 Animal Shelter Agreement with Robert Guyer; and,

**NOW THEREFORE BE IT RESOLVED**, the Town Board of the Town of North  
Greenbush authorizes the Town Supervisor to sign and execute said agreement  
(attached)

**Supervisor Bott** moved, **Councilperson Hoffman** seconded, and the Town Board  
members present voting on roll call, which resulted as follows:

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

**Resolution 2026-01-06**

At a Regular Meeting  
of the Town Board of the Town  
of North Greenbush held at 7:00pm  
on January 8, 2026, at the Town Offices

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**In the Matter of Authorizing Town Supervisor to enter into a Shared Services Agreement with Town of East Greenbush, Town of Schodack and City of Rensselaer for the purpose of exploring Grant opportunities relative to developing a law enforcement training center for range training**

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**WHEREAS**, the Town of North Greenbush Police Department has expressed an interest, in conjunction with the Police Departments of the Town of East Greenbush, the Town of Schodack and the City of Rensselaer, in proposing to construct a future firing range on property owned by the Town of East Greenbush located on Ridge Road; and

**WHEREAS**, the Town of North Greenbush, the Town of East Greenbush, the Town of Schodack and the City of Rensselaer seek to ensure high-quality training facilities for local law enforcement and authorized personnel while promoting fiscal responsibility through inter-municipal cooperation; and

**WHEREAS**, General Municipal Law, Article 5-G, authorizes New York municipalities to enter into agreements for the performance among themselves of their respective functions, powers, and duties on a cooperative or contract basis; and

**WHEREAS**, the Town of East Greenbush intends to submit a grant application on behalf of all involved municipalities to defray the cost to design, construct and operate the facility; and

**WHEREAS**, exploring a shared facility may reduce individual capital expenditures and operational costs through the equitable allocation of resources; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF NORTH GREENBUSH:**

1. **Authorization of Agreement:** The Town Supervisor is hereby authorized to execute an Agreement with the Towns of East Greenbush and Schodack and the City of Rensselaer, in the form on file with the Town Clerk and subject to approval by Town Attorney as to form and substance, to explore the establishment of a joint law enforcement training center.
2. **Fiscal Impact:** The Agreement provides that the parties are not bound by the Agreement unless and until the grant application has been approved, the amount of the grant has been determined, the construction cost of the facility has been approved by all involved municipalities and all other expenses, including annual maintenance and operational costs, have been approved by all involved municipalities.
3. **Effective Date:** This resolution shall take effect immediately upon adoption.

**Supervisor Bott** moved, seconded by **Councilperson Merola** and the Town Board members voting on roll call, which resulted as follows:

Supervisor Bott	<u><b>AYE</b></u>
Councilwoman Hoffman	<u><b>AYE</b></u>
Councilwoman Merola	<u><b>AYE</b></u>
Councilman Gordon	<u><b>AYE</b></u>
Councilwoman Sabo	<u><b>AYE</b></u>

## **RESOLUTION 2026-01-07**



**RESOLUTION OF THE TOWN BOARD  
IN THE MATTER OF HOLDING A PUBLIC HEARING TO  
CONSIDER A LOCAL LAW  
AMENDING LOCAL LAW # 8 of 2007, AS AMENDED BY  
LOCAL LAW #4 of 2012 AND LOCAL LAW #1 of 2023**

At a meeting of the Town Board held at the Town Office at 2 Douglas Street, Wynantskill, New York 12198 in the Town of North Greenbush, Rensselaer County, New York on January 8, 2026.

Present:	Joseph Bott	Supervisor
Kelly Hoffman	Councilwoman	
Jessica Merola	Councilwoman	
Jim Gordon	Councilman	
Mary Frances Sabo	Councilwoman	

**WHEREAS**, at its regular meeting on December 11, 2025, the Town Board of the Town of North Greenbush referred to the Planning Board a proposed amendment to the Quackenderry Common Planned Development District, at which time it was asked to review and consider the proposed amendment to the Quackenderry Common Planned Development District, which currently permitted the development and construction of two mixed-used 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 +/-;

**WHEREAS**, the proposed amendment would (i) permit the development and construction of a mixed use development of seven 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 +/- and (ii) would remove the rooftop amenity areas for resident use and special events; and

**WHEREAS**, the Planning Board of the Town of North Greenbush has reviewed this matter and provided its recommendation to the Town Board pursuant to a Memorandum dated December 16, 2025;

**WHEREAS** the Town Board of the Town of North Greenbush desires to consider amending Local Law #8 of 2007, as amended by Local Law #4 of 2012 and Local Law #1 of 2023 as set forth in a "Third Amendment to the Quackenderry Common Planned Development District, Local Law #1 of 2026", and it is necessary to hold a public hearing in connection with said proposed amendment; and

**NOW, THEREFORE, IT IS HEREBY ORDERED**, that the Town Board of the Town of North Greenbush shall hold a public hearing to be held at the Town Office located at 2

Douglas Street, Wynantskill, New York 12198, in the Town of North Greenbush on **February 12, 2025 @ 6:55 P.M.**, to consider an amendment to Local Law #8 of 2007, as amended by Local Law #4 of 2012 and Local Law #1 of 2023 entitled “**Third Amendment to the Quackenderry Common Planned Development District, Local Law #1 of 2026**” 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 **February 2, 2026**, 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 and on the Town website not less than ten or more than twenty days before such hearing.

On motion of **Councilperson Sabo** seconded by **Councilperson Gordon** members present voting on roll call, which resulted as follows:

Joseph Bott III, Supervisor	<u><b>AYE</b></u>
Kelly Hoffman, Councilwoman	<u><b>AYE</b></u>
Jessica Merola, Councilwoman	<u><b>AYE</b></u>
Jim Gordon, Councilman	<u><b>AYE</b></u>
Mary Frances Sabo, Councilwoman	<u><b>AYE</b></u>

**RESOLUTION 2026-01-08**

At a Regular Meeting of the  
Town Board of the Town  
of North Greenbush held at 7pm  
on January 8, 2026 at the Town Offices

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**ADOPTION OF NEGATIVE DECLARATION RELATING TO  
AN AMENDMENT TO LOCAL LAW NO. 1 OF 2020 ENTITLED  
50 NORTH GREENBUSH ROAD AND VICINITY PLANNED  
DEVELOPMENT DISTRICT**

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**WHEREAS**, BCD Vandenburg LLC submitted an application for amendment to Local Law No. 1 of 2020 entitled “50 North Greenbush Road and Vicinity Planned Development District” (“PDD”); and

**WHEREAS**, said application requested an amendment to Paragraph F of the PDD, which currently states:

“The offering plan for the 64-unit condominium/townhouse portion of this amended PDD shall state that all units must be owner-occupied and that no rental, including student rentals, are allowed.”

**WHEREAS**, the proposed amendment would permit homeowners and the project Sponsor to allow the option to rent their units for a period of at least one year, subject to review and approval of the amendment to the Offering Plan by the Office of the Town Attorney prior to filing with the office of the New York State Attorney General to ensure compliance with the requirements of this Local Law, and such other conditions imposed by the Town Board; and

**WHEREAS**, the Town Board of the Town of North Greenbush indicated to other potentially involved agencies its intention to act as lead agency for the environmental review of the proposed amendment as an “Unlisted Action” pursuant to the State Environmental Quality Review Act (Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617, collectively, “SEQRA”); and

**WHEREAS**, the Town Board and its consultants have reviewed the application and related materials, the Environmental Assessment Form and reviewed the requirements of SEQRA and other information in the record with respect to the PDD and the proposed amendment; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby declared itself SEQRA Lead Agency for review of the proposed amendment to the PDD; and be it further

**RESOLVED**, that the Town Board hereby determines that the proposed amendment to the PDD is an “Unlisted Action” which will not have a significant impact on the environment.

**NOW THEREFORE**, on motion of **Councilperson** \_\_\_\_\_ moved,  
**Councilperson** \_\_\_\_\_ seconded, and the Town Board voted as follows:

Supervisor Bott \_\_\_\_\_

Councilperson Hoffman \_\_\_\_\_

Councilperson Merola \_\_\_\_\_

Councilperson Sabo \_\_\_\_\_

Councilperson Gordon \_\_\_\_\_

**RESOLUTION 2026-01-09**

TABLED



At a Regular Meeting  
of the Town Board of the Town  
of North Greenbush held at 7:00pm  
on January 8, 2026 at the Town Offices

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**A RESOLUTION OF THE TOWN BOARD OF THE TOWN OF NORTH GREENBUSH  
APPROVING/NOT APPROVING THE APPLICATION FOR A THIRD AMENDMENT  
OF THE 50 NORTH GREENBUSH ROAD AND VICINITY PLANNED  
DEVELOPMENT DISTRICT**

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**WHEREAS**, the Town Board of the Town of North Greenbush previously approved the 50 North Greenbush Road and Vicinity Planned Development District (the "PDD") under Local Law No. 2 of 2015, which local law was further amended by Local Law No. 6 of 2015 and Local Law No. 1 of 2020;

**WHEREAS**, Paragraph F of Local Law No. 1 of 2020 provided that the Offering Plan for the new 64-unit condominium unit must be owner-occupied and that no rentals, including student rentals, are allowed.

**WHEREAS**, BDC Vandenburg LLC has submitted an application (the "Application") requesting an amendment to the PDD to permit the conversion of these approved condominium units from for-sale to rental units; and

**WHEREAS**, the Town Board held a public hearing on March 13, 2025 to consider the Application and hear public comment, and has reviewed all submitted materials; and

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of North Greenbush approves the requested amendment, together with Local Law 1 of 2026 attached hereto.

**NOW THEREFORE**, on motion of **Councilperson** \_\_\_\_\_ moved,  
**Councilperson** \_\_\_\_\_ seconded, and the Town Board voted as follows:

Supervisor Bott \_\_\_\_\_

Councilperson Hoffman \_\_\_\_\_

Councilperson Merola \_\_\_\_\_

Councilperson Sabo \_\_\_\_\_

Councilperson Gordon \_\_\_\_\_

**RESOLUTION 2026-01-10**