



**Public Hearing
MINUTES
Town of North Greenbush
Town Board
February 12, 2026
6:55 p.m.**

Supervisor Bott called the Public Hearings to order at 6:51 P.M. and led those present in the Pledge of Allegiance. Supervisor Bott asked the Deputy Town Clerk, Janet Dickinson, to do a roll call. The following Board Members were present.

Supervisor Bott	Present
Councilwoman Hoffman	Present
Councilwoman Sabo	Present
Councilwoman Merola	Present
Councilman Gordon	Present

Also present at meeting:

Janice Hannigan Kerwin, Town Clerk

Nia Cholakis, Town Attorney

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”**.

Discussion:

Supervisor Bott explained that the amendment of the Local Law from 2 large buildings reduced to 2 smaller buildings, which will reduce the number of apartments. It went to the Planning Board, and the board sent us favorable recommendations. The Supervisor added that there is no effect on the timeline for the Ambulance project that will be built.

Public Comments:

1.) Andy Mair, Defreestville, North Greenbush, His concern is public safety. 7 buildings with a single entrance and exit. He’s concerned about this situation of only having it that

way. Why can't they have a 2nd road that loops with another roadway, for example the end of Glenwood and Brianna. It could be a gated entrance/exit for emergency vehicles only and have a gate that is locked. You could even add a roadway by the Northwest area close to Home Depot.

Councilwoman Sabo asked about the letter they received stating impervious changes. Morgan Ruthman explained that there are 7 buildings and they are reducing 2 buildings for the parking areas around the buildings which was reduced from 7.4 to 6.8 decrease which is accounted by less circulation of traffic. Councilwoman Sabo then asked the Police Chief, David Keervern, if his concerns were addressed and stated yes, months ago.

Morgan Ruthman stated the comments were noted tonight and he would investigate the feasibility of the Home Depot back road for emergency vehicles. Andy Mair responded to Morgan's comment by stating he understands that Home Depot is against an access road, but he is only asking for emergency access only, which a gate can be locked.

ADJOURNMENT:

Supervisor Bott made a motion to close the Public Hearing, seconded by **Councilperson Hoffman**. All members voted Aye, motion carried. Meeting adjourned at 7:02 p.m.

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

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



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Supervisor Bott called the meeting to order @7:02 P.M. and led those present in the Pledge of Allegiance. Supervisor Bott asked the Town Clerk, Janice Hannigan Kerwin, to do a roll call. The following Board Members were present.

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

Also present at meeting:

Town Clerk, Janice Hannigan Kerwin
Deputy Clerk, Janet Dickinson
Town Attorney, Nia Cholakis

Announcements from Supervisor:

No additional announcements made by the Supervisor. The meeting began immediately following the Public Hearing.

Public comments on Agenda Items:

1.) **Joe Styczynski, Hillview Court**, asked what exactly the water pressure item with LaBerge was about. Supervisor Bott explained that it was for the water improvement that the project got pushed back from Oct./Nov lead-time for the vaults and valves changed and an extension on the contract is required. Mr. Styczynski also commented on the highway expenses on the agenda. Supervisor Bott explained that every year we need the Highway Department to do the roads and the resolution goes with the CHIPS monies.

2.) **Michael Myer, Evergreen Lane**, asked about the agenda item about the Handicap Enforcement Agreement. Chief Keevern announced that these are annual draft Grant for Stop DWI, and he added that all they do for both the Handicap and Stop DWI is fill out the grant and they add



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extra details for both, mostly during the holiday season, and they receive grant money to cover the details.

Supervisor Bott asked if there were any more comments on agenda items, hearing none, the meeting went right into the resolutions He asked the Town Clerk, Janice Hannigan Kerwin, to read the headings for each resolution and they would begin.

New Business:

Resolution 2026-02-11: Supervisor Bott made a motion in the matter of amending the Quackenderry PDD, seconded by **Councilperson Merola**. **The Board voted Aye by roll call, motion carried.**

Resolution 2026-02-12: Councilwoman Merola made a motion in the matter of authorizing a water billing refund, seconded by **Councilwoman Sabo**. **The Board voted Aye by roll call, motion carried.**

Resolution 2026-02-13: Supervisor Bott made a motion in the matter of appointment of Climate Smart Committee Member, seconded by **Councilwoman Hoffman**. Councilwoman Sabo stated that this is 1 of 2 spots needed on the committee. She wanted to let the board be aware that there are 2 open spots on the board and she is looking for someone from RPI to join the committee to fill the other spot. The Town Board voted Aye by roll call, motion carried.

Resolution 2026-02-14: Supervisor Bott made a motion in the matter of the appointment of the Planning Board Attorney, **Councilwoman Merola**. All Board members voted Aye except for Councilman Gordon who voted Nay, motion carried 4 to 1.

Resolution 2026-02-15: Supervisor Bott made a motion in the matter of amending the JNR Construction & Excavation Group Contract concerning water pressure valve project, seconded by **Councilwoman Merola**.



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Councilwoman Sabo asked Supervisor Bott if we were going to ask for liquidated damages. Supervisor Bott said it was a short fall on the front and tail end so we are not, but we will hold them to this resolution. **All Board members voted Aye by roll call, motion carried.**

Resolution 2026-02-16: Supervisor Bott made a motion in the matter of amending LaBerge Engineering Contract concerning water pressure valve project, seconded by **Councilwoman Hoffman. All Board members voted Aye by roll call, motion carried.**

Resolution 2026-02-17: Supervisor Bott made a motion in the matter of authorizing the execution of Mutual Law Enforcement Agreements, seconded by **Councilwoman Merola. All Board members voted Aye by roll call, motion carried.**

Resolution 2026-02-18: Councilwoman Merola made a motion in the matter of authorizing the execution of the Handicap Parking Enforcement Agreement, **Councilwoman Sabo. All Board members voted Aye by roll call, motion carried.**

Resolution 2026-02-19: Supervisor Bott made a motion in the matter of authorizing the Stop-DWI Enforcement Agreement, seconded by **Councilwoman Sabo. All Board members voted Aye by roll call, motion carried.**

Resolution 2026-02-20: Supervisor Bott made a motion in the matter of authorizing the Supervisor to accept the Summer Program Grant, seconded by Councilwoman Sabo. **All Board members voted Aye by roll call, motion carried.**

Councilwoman Sabo asked if this grant would lower fees for the beach. Bill Miller stated this grant does not go to fees, as we get this every year and it helps with the camp's activities and extras each year.

Resolution 2026-02-21: Supervisor Bott made a motion in the matter of expending Highway Monies pursuant to Highway Law Section 284, seconded by **Councilwoman Merola.**



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Councilwoman Sabo asked if this is the list for only 4 roads, Michael Martinez stated yes as Jordan Road is 6 lanes and they started it on CHIPS, so they need to complete it, or the state will request the monies back. Councilwoman Sabo asked why it will take so long, Michael responded that they can only do 1/3 of it at a time. She also asked why we are using outside help, and he stated that it's

too big of a job and we do not have the equipment. Councilman Gordon asked if all the level of funding is the same, Michael answered yes. Councilwoman Hoffman asked Michael Martinez to

follow up on Mayfair if needed could he add it to the list of roads, Michael stated he would check the list for Mayfair Road. **All Board members voted Aye by roll call, motion carried.**

Resolution 2026-02-22: Councilwoman Sabo made a motion in the matter of authorizing the acceptance of certain Bloomingrove Terrace Roads as Public Highways, seconded by Supervisor Bott. All Board members voted Aye by roll call, motion carried.

Supervisor Bott added that April, (Michael's secretary is looking into the CHIP Funds) Councilwoman Sabo said she thought we already did these roads months ago in a resolution. Michael Martenez, Highway Superintendent, said we did, but the State needs a free and clear report. Nia Cholakis said that the 1st resolution was made with conditions and it is now clear for the State.

Resolution 2026-02-23: Supervisor Bott made a motion in the matter of approving the execution of a Utility Easement (Pheasant Lane, Kern), seconded by Councilwoman Sabo. All Board members voted Aye by roll call, motion carried.

Resolution 2026-02-24: Supervisor Bott made a motion in the matter of authorizing the execution of the services agreement with Oracle America, Inc. for continue provision of Net Suite Financial Management, Software Licensing & Technological Support, seconded by Councilwoman Hoffman. Councilwoman Sabo heard things about the company and has reservations for the program but spoke to the Supervisor today and understands the reasoning why we need to continue with the program. All Board members voted Aye by roll call, motion carried.



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Resolution 2026-02-25: Supervisor Bott made a motion in the matter of authorizing the execution of an Intermunicipal Agreement between The City of Rensselaer & The Town of North Greenbush, seconded by Councilwoman Sabo. Rensselaer is getting a grant and asked us for our support. Councilwoman Sabo asked if any of it is in the town. Supervisor Bott said yes and they wanted us

to sign over the area and said no, but we would support the city in doing the trails. **All Board members voted Aye by roll call, motion carried.**

Resolution 2026-02-26: Supervisor Bott made a motion in the matter of authorizing the Supervisor to sign the agreement for telephone maintenance, seconded by Councilwoman Hoffman. Supervisor Bott stated that our current company ECB has been our company for repairs and provides great phone services, but as the town grows and our system gets antiquated, we need to upgrade and have it all done throughout the town. We have an RFP out for the quotes on the whole town's system upgrade. **All Board members voted Aye by roll call, motion carried.**

Nia Cholakis, Town Attorney, added that this resolution is on a month-to-month basis until we get the quotes and a decision is made.

Department Reports:

Supervisor Bott asked the board members to review the Departmental Reports they received in their February packets. Councilwoman Sabo spoke up to ask Michael Martinez, Highway Superintendent, why are we using a lot of sand & salt mix this year on the roads? The Highway Superintendent answered that he had to change the material as the product was organic and it was making mud so they went to masonry sand so it wouldn't make so much mud and cause damage to the town trucks.

Approval of Minutes:

Supervisor Bott made a motion in the matter of accepting the January meeting minutes from both the Public Hearing and regular monthly meeting, seconded by Councilwoman Sabo. All board members present voted Aye; motion carried.



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Public comment on town business:

1.) **Andy Mair, Defreestville**, commented the town board should consider putting up Public Hearing signs for the town residents to know there is a Public Hearing, similar to the Planning and Zoning Boards. He added that he would also like a Local Law passed to post. In addition, he would like an additional tab on the website for Public Hearings. There are already 2 positions for the Agenda and Resolutions, why not a Public Hearing item on the Town Board too.

2.) **Joe Styczynski, Hillview Court**, he would like a follow-up on 78 West Sand Lake Road from last month's meeting. Will there be a rezone? Supervisor Bott stated they are looking into Comprehensive Zoning study but need to get grants for money to do the study.

Mr. Styczynski continued, stating that the applicant did not go to the Zoning Board of Appeals. Where in the Town Code does it say it's allowed. Town Attorney, Nia Cholakis, spoke up and corrected Mr. Styczynski that's it's in the Town Law, not the Town Code and it gives the Building Inspector the right.

He continued asking why they allowed a town employee to do the plans for the construction project. Nia stated it is her understanding, so long as he is an Engineer and licensed to do so he may stamp any plans.

Mr. Styczynski asked an additional question about the project at beach; how it was funded and where the original estimate was. Supervisor Bott said it was from the General Fund along with ARPA funds and Greenspace. Councilwoman Sabo spoke up and mentioned that she did not see in her records that the board did a resolution.

Mr. Styczynski asked if the town stayed within their budget for the project. He quoted Supervisor Bott saying how he said the town saved money, how?

His final question was The New Ambulance that is being built, are we using the town's laborers? Supervisor Bott stated no, The Finny Group will be doing the project.



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3.) **Michael Myers, Evergreen Lane**, stated that he agrees with Mr. Mair about the signage issues. He feels the signs are not placed properly for people to view correctly.

Michael then continued with his next question about a PUSH Notification System. This would be perfect for when roads are closed, for example parades or town functions or emergencies. He still receives notification from Troy, where he used to live. Supervisor Bott answered that the town will be partnering with the County once their system is up and ready.

4.) **Jack Santosuosso, President of HOA, Stacey Way**. The HOA met and the majority of Stacey Way residents do not want the rentals around them. They bought to be an owner-occupied neighborhood. He wanted full disclosure they voted on getting legal counsel if needed to make sure the laws were followed for the PDD of owner-occupied living. He would like to be a good neighbor but also prioritize safety and wants a clear-cut exit strategy given to the HOA Board. The HOA Board are standing side by side on this situation. He wanted to clear up any confusion. Not every member of the HOA was present at the meeting, but the majority want the town to uphold the PDD. The property Manager was asked to come discuss items with the board. Todd Evers spoke on behalf of the HOA. He wants safety to be the number 1 concern and work together and will work with Colton, (developer).

5.) **Tom Maddalena, Stacey Way**, wanted the board to know that the PDD must be upheld. It's not just a safety issue but actually the law and should have been followed since day 1. This needs to be addressed now. There are definitely some safety issues on Stacey Way like the stop signs for the roads. Snow being piled up blocking the mailboxes and roads. Supervisor Bott reminded him that the town does not own their roads, and we do not maintain them. He then asked Bill Miller from the Building Department to talk with Dave Milino about their concerns and problems with signage and plowing for the residents of Stacey.

Supervisor Bott asked if there were any more comments pertaining to the agenda, with no additional comments the Supervisor requested a motion to adjourn the February 12, 2026, meeting.



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Adjournment:

Councilwoman Hoffman made amotion to close the meeting, seconded by **Councilwoman Merola**. All board members present voted Aye; motion carried. The meeting adjourned at 7:50 P.M.

- **A COMPLETE ACCOUNTING OF ALL DISCUSSIONS ON THE AGENDA IS AVAILABLE TO REVIEW VIA STREAMING ON THE TOWN'S WEBSITE @ THE FOLLOWING ADDRESS www.northgreenbush.gov**

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