PUBLIC HEARING
MINUTES
Town Board
Town of North Greenbush
September 10, 2026
6:50 p.m.

Supervisor Bott called the Public Hearings to order 6:50 P.M. Supervisor Bott asked all to rise for 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	**Present**
Councilwoman Hoffman	**Present**
Councilwoman Merola	**Absent**
Councilman Gordon	**Present**
Councilwoman Sabo	**Present**

Also present at meeting:
Town Clerk, Janice Hannigan Kerwin
Deputy Clerk, Janet Dickinson
Town Attorney, Nia Cholakis

PUBLIC HEARING TO CONSIDER THE PETITION FOR THE SEWER DISTRICT EXTENSION OF THE NORTH GREENBUSH CONSOLIDATED SEWER DISTRICT TO SERVICE 88 MACHA LANE

Comments on the Agenda:
John Frazer, Jr. P.E. from Barton & Loguidice proceeded to describe the Map, Plan and Report for the proposed Sewer District for Macha Lane.

A brief description of the presentation is added into the permanent records for review.

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Discussion: Councilwoman Sabo inquired as to the reason for the formation of the sewer district. John Frazer explained that the County completed the water district project pursuant to an easement granted by the property owner. Upon completion of the project, responsibility for the water district infrastructure and associated lines transferred to the Town, including responsibility for their ongoing operation and maintenance.

Mr. Frazer further explained that the construction associated with the water district project compromised the property owner's existing septic system. As a result, the Town is required to address the affected septic system and establish the necessary sewer district to provide for the appropriate sewer infrastructure. The Town will own, operate, and maintain the sewer lines and infrastructure associated with the newly established district.

Adjournment:
Supervisor Bott made a motion to close the Public Hearing, seconded by **Councilwoman Hoffman**. All board members present voted Aye; motion carried. The Public Hearing ended at 6:54 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 at **7:00 p.m.** He then led those in attendance with the Pledge of Allegiance. Following the Pledge, Supervisor Bott requested that Town Clerk, Janice Hannigan Kerwin starts the roll call.

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

Also present at meeting:
Town Clerk, Janice Hannigan Kerwin
Deputy Clerk, Janet Dickinson
Town Attorney, Nia Cholakis

Announcements from Supervisor:

Supervisor Bott opened the meeting with a moment of silence in recognition of the **25th anniversary of September 11, 2001**. He announced that Rensselaer County will be holding a September 11th remembrance ceremony at the County Training Center, located here in the Town.

Supervisor Bott then asked for additional moments of silence in remembrance of two members of the Town Hall community who recently passed away: Pat Sickles, a Town employee, and Carol Dedrick, wife of former Town Supervisor Bill Dedrick.

Supervisor Bott announced that the Town Fair will take place this weekend, beginning Friday and continuing through Sunday. He noted that the Town has booked two bands to provide entertainment on Friday and Saturday evenings. Councilwoman Hoffman agreed with the sentiments expressed in the letter and stated that Keith consistently goes above and beyond in his service to the Town and its residents.

Finally, Supervisor Bott read a letter from St. Jude the Apostle Church recognizing Keith Hankle for going above and beyond what is expected in his service to the Town. The letter commended Keith

for his dedication and commitment to the Town and its residents and recognized him as a valued member of the Town.

Councilwoman Sabo provided a brief update regarding the **Climate Smart Committee.** She prepared a brief description of the training that was recently held and attended by Eric Westfall.

Councilwoman Sabo stated that the informational update will be included in the permanent records of the September Town Board meeting.

Councilwoman Sabo raised a concern regarding the **Town Hall heating system**, noting that she had been informed that the boiler had failed. With the winter season approaching, she asked what plans were in place to address the heating system.

Supervisor Bott stated that Keith Hankle is working with BOLD regarding repairs to the boiler. He clarified that the boiler is, in fact, currently functional. The furnace is in good condition; however, the tank requires work to ensure the heating system is ready for the upcoming winter season.

Supervisor Bott stated that last month Councilman Gordon requested a summary of status on the town's finances and due to a recent article in the newspaper regarding the Town's finances, he asked Ken Claflin, from the CPA firm of Cusack & Co. to attend the meeting and provide a report and overview of the Town's financial position.

Supervisor Bott introduced Ken Claflin. Mr. Claflin distributed a brief review of the Town's finances to the Board. The handout will be included in the permanent records of the September Town Board meeting.

Mr. Claflin stated that the town needs to correct any issues identified and move forward. He clarified that the Town is not insolvent but emphasized the importance of addressing any spending issues and maintaining proper financial controls going forward. Mr. Claflin stated that the Town's fund balance remains positive. He stressed the importance of following the approved budget and monitoring Town spending.

A lengthy discussion followed between the Town Board and Mr. Claflin regarding the Town's finances. **(The complete discussion may be viewed on the Town's website under the streaming of Town Board meetings).**

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The Board agreed that reports prepared by the CPA firm should be provided to each Town Board member, including the Comptroller by email and USPS.

Public comments on Agenda Items:

1.) **Michael Myer, North Greenbush.** Stated he looked on the website last night finally around 11:00 p.m. and could not find the agenda online. Town Clerk stated the agenda was finalized and placed on the website, Wednesday @ 2:45 p.m. Supervisor Bott asked if he had a comment as this is a comment section of the agenda not questions and answers. Mr. Myer stated his comment is that the town residents are given enough time to review the agendas & resolutions with a responsive timeframe. Supervisor Bott stated they would work on it.

2.) **Katherine Dell, Town of North Greenbush Town Justice**, addressed the Board regarding Resolution #4, concerning the appointment of the Secretary to the Town Justices. Judge Dell stated that the interviews went very well with both her and Judge Burke. The current Secretary also participated in the interview process. All three agreed that the candidate was the perfect fit for the Judges' office and will be an asset to the court.

New Business:

- **Supervisor** Bott **made a motion to move the appointment of the Secretary to the Judges to the first resolution under New Business. The motion was seconded by Councilwoman Sabo. All members present voted aye; motion carried.**

Resolution 2026-09-91: Councilwoman Hoffman made a motion in the matter of the appointment of Secretary to the Judges, seconded by **Councilwoman Sabo.** All members present voted Aye; motion carried.

Resolution 2026-09-88: Supervisor Bott made a motion in the matter of scheduling a Special meeting for the Presentation of the 2027 Tentative Budget, seconded by **Councilman Gordon.** All members present voted aye; motion carried.

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Resolution 2026-09-89: Supervisor Bott made a motion in the matter of purchasing of a Highway Department Vehicles, Councilwoman Sabo asked if we need new trucks why not get the plows and sanders too. Supervisor Bott stated that the plows and sanders are good and Michael stated they can be used and he's good with that. The motion was seconded by **Councilwoman Hoffman.** All members present voted aye; motion carried.

Resolution 2026-09-90: Supervisor Bott made a motion in the matter of amending a contract with LaBerge Engineering & Consulting Group LTD. with regards to water pressure valve improvement project, seconded by **Councilwoman Hoffman.**
Councilwoman Sabo stated that didn't we hire LaBerge before? Supervisor Bott said it was an amendment to their services. Councilwoman Hoffman mentioned that Public Safety had a meeting with the fire departments to figure out what is going on with the water pressure around town. Supervisor Bott said we now fill the tanks at night, and we are trying to identify flow tests to map out use, so the fire departments know the pressure for the hydrants. All members present voted Aye; motion carried.

Resolution 2026-09-92: Supervisor Bott made a motion in the matter of scheduling a Public Hearing to Amend Local Law #1 of 2020 and Local Law #2 of 2026, seconded by **Councilwoman Hoffman.** All members present voted aye; motion carried.

Resolution 2026-09-93: Supervisor Bott made a motion in the matter of scheduling a Public Hearing to consider a Local Law Amending the town code regarding residency requirements for the Town Attorney. Councilwoman Sabo stated that why wasn't an ad in the paper of on the website? How would anyone know we are looking for an attorney? Nia Cholakis, Town Attorney, stated that there are certain restrictions in the code book and she wanted to make sure there are no problems when the new attorney comes into the position. There is no need to post as it is an appointed position at the board's leisure and she vented 3 applicants for the position and their resumes will be given to the board for consideration. The motion was seconded by **Councilwoman Sabo.** All members present voted aye; motion carried.

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Resolution 2026-09-94: Supervisor Bott made a motion in the matter of making a SEQRA determination for the ext. of North Greenbush Consolidated Sewer District to 88 Macha Lane, seconded by **Councilwoman Hoffman.** All members present voted aye; motion carried.

Resolution 2026-09-95: Councilman Gordon made a motion in the matter of a Resolution, order & determination of the Town Board of the Town of North Greenbush proposed 88 Macha Lane Extension to the Town of North Greenbush Consolidated Sewer District #1, seconded by **Councilwoman Sabo.** All members present voted aye; motion carried.

Resolution 2026-09-96: Supervisor Bott made a motion in the matter of scheduling a Public Hearing to consider the petition for the sewer district ext. of the North Greenbush Consolidated Sewer District to service certain existing homes on Meadow Drive, Middle Road and Pasture Lane, seconded by **Councilman Gordon.** All members present voted aye; motion carried.

Eric Westfall, Town Engineer, was asked by the Supervisor to explain the situation with this Ext. He stated that the septic system is failing and he has a direct line to the line on Williams Road. Councilwoman Sabo asked why isn't everyone getting to jump on? Eric Westfall stated that the opportunity to hook up will be from his parcel up to the County main sewer lines. Nia Cholakis, Town Attorney, added that there are about 10 homes that have the ability to do so.

Resolution 2026-09-97: Supervisor Bott made a motion in the matter of approving an agreement with the North Greenbush Police Benevolent Association, seconded by **Councilwoman Hoffman.** All members present voted aye; motion carried.
Supervisor Bott added that the contract is good for the police, town and residents. We brought in a mediator and passed the contract. Councilwoman Sabo asked how long it went on, Supervisor Bott stated since April. We asked, "can we afford this"? Supervisor Bott stated they did a spreadsheet and confirmed that we can afford it. Councilwoman Sabo asked the chief if we were still down 2 officers, he stated no it's 3.

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Department Reports:
Supervisor Bott asked each board member to review the Departmental Reports at their leisure.

Approval of Minutes:
1.) Councilwoman Hoffman made a motion to accept the **6:50 p.m. Public Hearing minutes** from August13, 2026, seconded by Supervisor Bott. All members present voted aye; except for Councilwoman Sabo who was absent, motion carried.

2.) Councilwoman Hoffman made a motion to accept the **6:55 p.m. Public Hearing minutes** from August13, 2026, seconded by Supervisor Bott. All members present voted aye; except for **Councilwoman Gordon** who was absent, motion carried.

3.) Supervisor Bott made a motion to accept the **Special Meeting minutes** from August 6, 2026, seconded by **Councilwoman Sabo**. All members present voted aye; except for **Councilman Gordon** as he was absent, motion carried.

4.) Supervisor Bott made a motion to accept the minutes from the **Town Board Regular meeting** for August 13, 2026, seconded by **Councilman Gordon.** All members present voted Aye, except for Councilwoman Sabo who was absent, motion carried.

Public comment on town business:
1.) Joseph Styczynski. Hillview Court. Councilman Gordon, you had concerns and inquired the staff at town hall about the project, what was the result? Councilman Gordon stated no additional information was given on accountability for anything. He feels it was incompetent and unbelievable that no one could answer his questions. What's being done now? Supervisor Bott stated we have checks and balances in place with the new Comptroller. Mr. Styczynski asked who gave permission for everything at the lake? Supervisor Bott stated that the Project Manager and we are checking everything.

2.) Brenda Streeter, West Avenue. Projects have budgets, there are line change items and changes throughout the building. You should have an idea of what you're spending and know

the limits that are allowed. Things should always be reviewed, and this project was done as it should have been and it is not acceptable.

4.) Dan Streeter, 3 West Avenue. Checks and balances system should have been put in palace. QuickBooks is a great was to have everyone access the numbers and view. No changes can be made just view ability. He encourages the town to use the system and that way you can see actual spending.
Joe Styczynski spoke out loudly stating to elect people who care.

5.) Erik Denny, East Avenue, began by stating that he usually does not become argumentative but felt that the Town's water problems need to be addressed. He stated that the fire hydrants should be color-coded based on their flow pressure. He also commented on the Town's financial situation, stating that the Town should be reassessed. He said that the equalization rate is the lowest it has ever been and that he believes the assessments are inaccurate. He further stated that employees are responsible for what happens within the Town and that there should be appropriate checks and balances and accountability. He added that residents are ultimately the employers because they pay taxes, and that the Town Board should hold every employee accountable for what they are or are not doing properly.

6.) Michael Myer, Evergreen Lane, North Greenbush. Mr. Myer asked about the controls that are in place on spending. Supervisor Bott Announced to him that this is a comment section of the agenda, and no questions will be answered, but if someone on the board chooses to answer your question them, they can if they so choose to. Mr. Myer asked why the CPA Firm was asked to come, and who prompted this. Supervisor Bott stated he asked them to come and give a brief statement of the town finances for everyone to hear. Supervisor Bott continued to state that the board has placed procedures with the new Comptroller and resolutions and our procurement policy. Mr Myer added that he knows it is a part-time job for the board, but he volunteers on 2 and he hopes the board has a full assessment of controls and encourages a better system of controls moving forward.

Executive Session:

Supervisor Bott made a motion to go into Executive Session, seconded by **Councilwoman Sabo.** All members present voted aye; motion carried. Executive Session started @ 8:24 p.m.

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Supervisor Bott made a motion to close the Executive Session, seconded by **Councilwoman Hoffman.** All members present voted aye; motion carried. Executive Session ended at 8:42 p.m.

Adjournment:
Supervisor Bott made a motion in the matter of closing the meeting, seconded by **Councilwoman Hoffman.** All members present voted aye; motion carried. The meeting adjourned @ 8:45 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