PUBLIC HEARING MINUTES
Town Board
Town of North Greenbush
October 8, 2026
6:40 p.m.
6:45 P.M.
6:50 P.M.

Supervisor Bott called the Public Hearings to order 6:40 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

6:40 P.M. PUBLIC HEARING

Considering the sewer extension services to 28 Meadow Drive, 15, 16 and 18 Middle Road and 12, 14, 15 ,16, 17 & 18 Pasture Lane

Members Present: (4)

Supervisor Bott
Councilwoman Hoffman
Councilman Gordon
Councilwoman Sabo

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Comments on the Agenda:

Jim Arnold, Middle Road, stated that this is a positive step and would hope he can eventually tie into the Sewer District once they have expanded it. Supervisor Bott stated that the Sewer District was designed to expand and stated that Mr. Arnold can easily speak with the Town Engineer or Keith Hankle, Utilities Supervisor. Councilperson Sabo added that the owner of 28 Meadow is paying to get the sewer in and not the town. Mr. Arnold spoke up and said once the sewer is inspected and turned over to the town he hopes then he and his neighbors could.

Adjournment:

Councilperson Hoffman made a motion to close the Public Hearing, seconded by **Councilperson Sabo.** All board members present voted Aye; motion carried. Meeting ended at 6:45 p.m.

6:45 P.M. PUBLIC HEARING

To consider amending Local Law #1 of 2020 and Local Law #2 of 2026 (50 North Greenbush Road PDD)

Members Present: (4)

Supervisor Bott
Councilwoman Hoffman
Councilman Gordon
Councilwoman Sabo

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The 6:45 p.m. public hearing commenced immediately following the conclusion of the 6:40 p.m. meeting.

Supervisor Bott asked Town Attorney Nia Cholakis to discuss the proposed amendment to the current Local Law.
Further discussions regarding Beverly Way and the compromises necessary to amend the Local Law are ongoing. Discussions with BDC regarding the granting of easements are expected next week before the Town can move forward.

Comments on the Agenda:

No comments received.

Adjournment:

Supervisor Bott made a motion to close the 6:45 p.m. Public Hearing, seconded by Councilwoman Hoffman. All members present voted Aye; motion carried. Public Hearing ended @ 6:47 p.m.
The 6:50 p.m. public hearing commenced immediately following the conclusion of the 6:45 p.m. meeting.

6:50 P.M. PUBLIC HEARING

To consider a Local Law amending the town code regarding residency requirements for the Town Attorney

Members Present: (5)

Supervisor Bott
Councilwoman Hoffman
Councilwoman Merola
Councilman Gordon
Councilwoman Sab

PUBLIC HEARING MINUTES

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Comment on the Agenda:

Supervisor Bott explained that the proposed amendment to the residency requirement for the Town Attorney would broaden the search for qualified candidates by eliminating the requirement that the Town Attorney resides within the Town. This amendment would allow the Town to consider a larger pool of qualified attorneys.

Comments on the Agenda:

No comments received.

Adjournment:

Supervisor Bott made a motion to close the public hearing, seconded by **Councilwoman Merola**. All board members voted Aye; motion carried. Meeting ended at 6:51 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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7:00 p.m.

Supervisor Bott called the meeting to order at **7:18 p.m.** immediately following the Public Hearings. 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	**Present**
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 announced that the Halloween Parade will take place on Saturday, October 24, 2026, at 2:00 p.m. Participants will line up at the Family Dollar parking lot and proceed down Main Avenue to Town Hall, where donuts and cider will be served.

Supervisor Bott made a special announcement regarding Town Attorney Nia Cholakis, who will be leaving her position with the Town. He stated that she will surely be missed and read aloud a plaque presented to her by the Town in recognition of her service.

Councilwoman Hoffman expressed her appreciation for Nia, stating that she has been a tremendous asset to the Town. Having known her both personally and professionally for many years, she praised Nia as a great mentor. Councilwoman Hoffman also remarked, with a laugh, that Nia may not have realized just how many hours she had devoted to serving the Town.

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Public comments on Agenda Items Only:

1.) **Joseph Styczynski, Hillview Court,** stated that he too would miss Nia Cholakis, then addressed his comments to the board regarding the meeting agenda, including:

- **Agenda Item #5 – Assistant Director of Finance position**
- **Agenda Item #11 – Wage Increase in the Comptroller's Office:** He questioned the reason for the proposed wage increase.

Supervisor Bott explained that both positions are new arrangements following the departures of both directors within a few months of each other. The Board decided to move Megan into Erica's former position and hire another employee to fill the position for which Megan was originally hired. Because the responsibilities of the two positions are very similar, the decision was made to divide human resources and accounting duties between the two employees to help balance the workload. The rate is exactly what we paid the previous employee.

Joseph Styczynski continued with item #14 on the agenda, he asked what the fee schedule was for the Finney Group, which will serve as the construction manager for the ambulance project. Nia responded that the fee structure would be based on the percentages outlined in the fee schedule.

2.) **Brian Zweig of Clearview Terrace** stated that he believed the Board was aware of the Town's negative fund balance of $150,000 and that the Town had been ranked third in the state for fiscal distress. He asked how the Town planned to address the shortfall in the proposed 2027 budget and how it would achieve the $1.1 million fund balance recommended by the State.

Supervisor Bott responded that, under the current budget, the General Fund was projected to have a fund balance of $1.1 million. He stated that he was confident the Town would be balanced by the end of the year under the 2027 budget currently being developed.

Supervisor Bott explained that the figures reported to the State were incorrect. The new Comptroller reviewed the Town's records for the previous three to four years and reallocated funds to their appropriate budget categories. He stated that the figures have been corrected and that the Town's finances will be accurately reflected going forward as part of the 2027 budget process.

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3.) Michael Carey, West Sand Lake Road, began commenting on the budget, specifically the real property portion. Supervisor Bott interrupted and reminded him that public comments must be limited to items listed on the agenda. Mr. Carey clarified that he was referring to the budget, but Supervisor Bott stated that the budget was not listed as an item for discussion on the agenda.

4.) Michael Myer, Evergreen Lane, thanked the Town for posting the meeting agenda and resolutions in advance. Mr. Myer asked about the location of the fee schedule for the Phinney Group, which will serve as the construction manager for the ambulance project. Supervisor Bott stated that once the resolution passes, the fee schedule will be available online with the resolution under the Town Board section of the Town's website.

Supervisor Bott asked whether there were any additional public comments regarding items on the agenda. No further comments were offered.

Discussion:

Supervisor Bott introduced a summary of the NYAOT Legislative Conference, which was to be presented by Councilperson Sabo. Councilperson Sabo reviewed a list of topics and provided an overview of her experience and the information discussed during the conference. (a written copy of the list will be placed in the permanent records).

New Business:

Resolution 2026-10-98: Supervisor Bott made motion in the matter of scheduling a Public Hearing for the Special District Assessment Rolls, seconded by **Councilwoman Hoffman.** All members present voted aye; motion carried.

Resolution 2026-10-99: Supervisor Bott made a motion in the matter of scheduling a Public Hearing for Operation and Maintenance Charges, seconded by Councilwoman Sabo. All members present voted aye; motion carried.

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Resolution 2026-10-100: Councilwoman Hoffman made a motion in the matter of scheduling a Public Hearing for the 2027 Preliminary Budget, seconded by **Councilwoman Merola.** All members present voted aye; motion carried.

Resolution 2026-10-101: Supervisor Bott made a motion in the matter of the appointment of Daniel Farley as a part-time Police Dispatcher, seconded by Councilwoman Hoffman. All members present voted aye; motion carried. Councilwoman Sabo asked if this a new position or are we filling a spot? Chief White answered that it is a replacement from a dispatcher that left.

Resolution 2026-10-102: Supervisor Bott made a motion regarding the appointment of Andrea Gansky as the Assistant Director of Finance for the Town of North Greenbush, seconded by **Councilwoman Sabo.** All members present voted aye; motion carried.

Resolution 2026-10-103: Councilwoman Merola made a motion in the matter of approval of amendment to the Town Code re Residency Requirements, seconded by Councilwoman Sabo. All members present voted aye; motion carried.

Resolution 2026-10-104: Supervisor Bott made a motion in the matter of the Town Board of the Town of North Greenbush in making a SEQR Determination for the extension of North Greenbush Consolidated Sewer District to 28 Meadow Drive, 15, 16, 18 Middle Road and 12, 14, 15, 16, 17, 18 Pasture Lane, seconded by **Councilwoman Hoffman.** All members voted aye; motion carried.

Resolution 2026-10-105: Supervisor Bott made a motion in the matter of resolution, order and determination of the Town Board proposed extension to the Town of North Greenbush Consolidated Sewer District #1 service to 28 Meadow Drive, 15, 16, 18 Middle Road and 12, 14, 15, 16, 17, 18 Pasture Lane, seconded by **Councilwoman Merola**. All members present voted Aye; motion carried.

Resolution 2026-10-106: Supervisor Bott made a motion in the matter of awarding Jablonski Excavating, Inc., the contract for the Route #4 Sewer Extension Project.

Councilwoman Sabo spoke up and said she investigated this and all the prices have increased and wanted to know if the County will cover this and make us whole? Supervisor Bott stated that the project was designed with this in mind and will continue. He continued with it is a gravity-fed design and areas can be removed and added. Councilwoman Sabo said that she looked it up and could find where it said he could sign. Nia Cholakis, Town Attorney, said that the resolution was made and the Supervisor does have permission to sign.
The motion was seconded by **Councilman Gordon**. All members voted Aye; except for Councilwoman Sabo who voted no, motion carried.

Resolution 2026-10-107: Supervisor Bott made a motion in the matter of scheduling a Public Hearing on a proposed Local Law to have the ability to override the NYS tax cap, **no second was made, no vote taken.**

Resolution 2026-10-108: Supervisor Bott made a motion in the matter of authorizing an increase in the hourly wage for the Assistant Director of Finance for the Town of North Greenbush, seconded by Councilwoman Sabo. All members present voted Aye; motion carried.

Resolution 2026-10-109: Supervisor Bott made a motion in the matter of the appointment of the Town Attorney for the Town of North Greenbush, seconded by **Councilman Gordon**.
Councilwoman Sabo asked if the new attorney would do litigation, as our present attorney does not do Tax. The new Attorney spoke up to answer the question stating litigation is a broad term most town have a separate tax attorney, Councilwoman Sabo asked if he envision to do so and he said sure he would be happy to help, but he does not do labor relation. The goal is to help and run the town cost effectively. All members present voted Aye; motion carried.

Resolution 2026-10-110: Supervisor Bott made a motion in the matter of approving downpayments to be made in connection with the previously approved purchases of Highway Department Vehicles, seconded by **Councilwoman Sabo.** She then asked the Highway Superintendent what we are paying for salt, Michael Martinez, Highway Superintendent answered $100.00. Do we have anything from last year in reserve still. Michael answered that we have a shed that is ½ full of mixture and some in

reserve. Last year's price was $63.00. The Superintendent added that a yard of salt was only $7.00 last year, but this year it is priced at $37.00 a yard. All members voted Aye; motion carried.

14.) Resolution 2026-10-111: Councilwoman Sabo made a motion in the matter of retaining Phinney Design Group as construction Manager for The Town of North Greenbush Ambulance Project, seconded by **Supervisor Bott**. All members present voted Aye by roll call; motion carried.

Department Reports:

The Supervisor asked the Board members to review the departmental reports to stay informed about departmental activities, updates, and revenue performance.

Approval of Minutes:

Supervisor Bott made a motion to accept the **October 2, 2026, Special Meeting minutes**, seconded by **Councilwoman Sabo.** Roll call vote was taken as follows: Motion carried 3 to 2.

Supervisor Bott	**Aye**
Councilwoman Hoffman	**Abstain**
Councilwoman Merola	**Abstain**
Councilman Gordon	**Aye**
Councilwoman Sabo	**Aye**

Supervisor Bott made a motion in the matter of accepting the **September 10, 2026, 6:50 p.m. Public Hearing Minutes** as presented by the Town Clerk, Janice Hannigan Kerwin, seconded by **Councilwoman Hoffman.** Councilwoman Merola stated she was not present at the September meeting. Correction was already made to put her down as absent. The motion carried with four (4) affirmative votes (Ayes) and one (1) abstention by Councilwoman Merola.

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Supervisor Bott made a motion in the matter of accepting the minutes for **the September 10, 2026, Regular Monthly Meeting**, seconded by **Councilwoman Hoffman.** The motion carried with four (4) affirmative votes (Ayes) and one (1) abstention by Councilwoman Merola.

Public comment on town business:

1.) **Joseph Styczynski, Hillview Court,** had follow-up questions regarding the staff responses to the memo concerning the cost of the lake project. Joseph Styczyski stated that Councilman Gordon had responded to the questions last month. When Joe asked Councilman Gordon whether he was satisfied with the responses received from staff, Councilman Gordon replied, "No." Joe Styczyaki then asked whether there would be any consequences for the employees involved, including reprimands, termination, or salary adjustments. He also asked who was responsible for overseeing these employees and ensuring accountability. Councilman Gordon responded that responsibility ultimately rests with the supervisor and added that I will have my say when we do reappointments in January. Supervisor Bott stated that the situation is currently under investigation. He explained that once the investigation is complete and the facts have been established, the Board will proceed based on its vote.
Mr. Styczynski's final comment concerned the Phinney Group, the company hired by the Town for the ambulance project. He asked what specific services and responsibilities the company would provide to the Town, including whether it would serve as construction manager overseeing daily activities and project operations, monitor the overall progress of the project, or simply "watch trucks drive by." Supervisor Bott responded that the Phinney Group is a professional company and would perform the services and duties necessary for the Town.

2.) **Michael Carey, West San Michael Carey, West Sand Lake Road,** commented on the budget, noting that County Sales Tax revenue was $2.4 million last year compared to $2.8 million this year. He also pointed out that the camp budget increased from $100,000 last year to $245,000 this year, questioning the significant difference. Supervisor Bott stated that the rate is being increased, as previously discussed.

Mr. Carey then referred to the June 2025 resolution in which the Board approved the scope of work to be completed on North Road. He stated that no work had been done and that, following a meeting he attended on the first of the month, he was informed that no work was needed. Mr. Carey respectfully expressed his disagreement with the outcome of the meeting. Councilman Gordon asked why the work on North Road was not being completed.

Eric Westfall, Town Engineer, responded that he would provide documentation supporting the decision, including information from the various jurisdiction agencies involved. Councilman Gordon stated that he had visited the area and participated in a meeting to discuss and find a solution to the problem, what changed? Eric Westfall, Town Engineer, explained that certain details had been revised and additional information had been obtained, leading to the determination that the work in the area was no longer necessary. He stated that the matter had been resolved and no longer necessary. Mr. Carey stated that he had supported paperwork showing the work that needed to be completed and expressed that the decision not to proceed was unacceptable. Supervisor Bott thanked Mr. Carey and advised him that his time was up at the podium

3.) **Joe Angrisano, Evergreen Lane,** raised concerns about the lack of a stop sign at the intersection of Lucille and Brookside. Supervisor Bott stated he would review the Town Code regarding stop sign requirements. Councilwoman Hoffman, Chair of Public Safety, stated she would add the matter to her list.

4.) **Dan Garab, Matterhorn Drive,** referenced a letter he submitted last year from the Board of Directors of the North Greenbush Fire District #1, regarding concerns about low water pressure throughout certain neighborhoods in the Town and inadequate fire hydrants. He came to the meeting tonight to thank the Board for passing a resolution to study the issue with LaBerge. He also commended the Utilities Department for its productivity and collaboration and thanked the Board for its support in addressing the issue.

5.) **Michael Myers, Evergreen Lane,** expressed his appreciation for the electronic sign displaying community event out front of town hall. He noted that it would also be beneficial to have this information available on the town's website. The electronic sign allows residents and people driving through town to see what is happening in the community. He also suggested using push notifications to alert residents about emergencies. Some schools have implemented similar systems by using electronic signs in conjunction with their Facebook pages and websites to share information and keep the public informed.

6.) **Eric Westfall, Town Engineer,** I just wanted to publicly thank Bill Miller and Keith Hankle for their help with an incident in the Snyders Lake area. A resident accidentally tipped over a container of oil they had been using to service their vehicle, and the oil ended up entering the sanitary sewer system.

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Keith notified the county while I was out of town, and they were able to track me down. We contacted the New York State Department of Environmental Conservation (DEC), which sent a response team to assist with the cleanup. Thankfully, we were able to get the situation addressed.

This incident highlights exactly the type of situation we discussed in our SWIFT plan and the importance of the information provided in our stormwater pamphlet. It reinforces why public education, proper disposal of automotive fluids, and knowing how to respond to these incidents are so important. I want to thank Bill and Keith for their quick response and for helping ensure this situation was handled properly.

Executive Session:
Supervisor Bott made a motion to enter Executive Session, seconded by **Councilwoman Merola**. All members voted Aye, and the motion carried. Executive Session began at 8:11 p.m.

Supervisor Bott made a motion to close Executive Session, seconded by **Councilman Gordon**. All members voted Aye, and the motion carried. Executive Session concluded at 8:53 p.m.

Adjournment:
Supervisor Bott made a motion to adjourn the meeting, seconded by **Councilwoman Merola**. All members voted Aye, and the motion carried. The meeting adjourned at 8:56 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