



**PUBLIC HEARING AGENDA**  
**Town Board**  
**Town of North Greenbush**  
**March 14, 2024**  
**6:45 p.m.**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Supervisor Bott \_\_\_\_\_  
Councilwoman Hoffman \_\_\_\_\_  
Councilwoman Merola \_\_\_\_\_  
Councilman Gordon \_\_\_\_\_  
Councilwoman Sabo \_\_\_\_\_

**IN THE MATTER OF THE ADOPTING A LOCAL LAW #1 OF**  
**2024 REPEALING ARTICLE XVIII OF CHAPTER 197 OF THE**  
**NORTH GREENBUSH TOWN CODE**

Discussion:

Department Reports Review:

Adjournment:



**Town Board  
Town of North Greenbush  
Regular Meeting Agenda  
March 14, 2024  
7:00 p.m.**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**Supervisor Bott** \_\_\_\_\_  
**Councilwoman Hoffman** \_\_\_\_\_  
**Councilwoman Merola** \_\_\_\_\_  
**Councilman Gordon** \_\_\_\_\_  
**Councilwoman Sabo** \_\_\_\_\_

**Announcements from Supervisor Bott:**

**Presentation:**

- 1.) LaSalle High School presentation for softball field
- 2.) Status report on Recreational Master Plan to be prepared by Barton & Loguidice which was approved November 2022
- 3.) Status report on building at Snyder's Lake, what are the planned uses are for building.

**Comments from Residents on Agenda:**

**New Business:**

- 1.) **Resolution 2024-03-21:** In the matter of adopting the SERQA determination for Local Law #1 of 2024
- 2.) **Resolution 2024-03-22:** In the matter of adopting Local Law #1 of 2024, "The Transportation Corridor Overlay District Repeal Law"
- 3.) **Resolution 2024-03-23:** In the matter of appointing Michael Masone as a member to The Board of Assessment Review

- 4.) **Resolution 2024-03-24:** In the matter of Authorizing an Out of District user Agreement
- 5.) **Resolution 2024-02-25:** In the matter of appointing Sean Robert as Social & Community Service Director
- 6.) **Resolution 2024-03-26:** In the matter of the emergency purchase of Mold
- 7.) Remediation Services at the North Greenbush Town Hall
- 8.) **Resolution 2024-03-27:** In the matter of scheduling a Public Hearing on Local Law #2 of 2024
- 9.) **Resolution 2024-03-28:** In the matter of scheduling a Public Hearing on North Road/Oak Creek Way Sewer Extension of the North Greenbush Consolidated Sewer District

**Comments on Town Business**

**Department Reports Review:**

**Approval of Minutes:**

Minutes for February 8, 2024, Regular Town Board Meeting

**Adjournment:**

At a Regular Meeting of the  
Town Board of The Town of North  
Greenbush held at 7:00 pm on  
March 14, 2024, at the Town  
Offices

IN THE MATTER ADOPTING THE SEQRA DETERMINATION  
FOR A LOCAL LAW #1 OF 2024, "TRANSPORTATION  
CORRIDOR OVERLAY DISTRICT REPEAL LAW"

WHEREAS the Town Board duly noticed and conducted a public hearing on proposed Local Law #1 of 2024 on March 14, 2024, at the Town Offices, 2 Douglas Street, Wynantskill, NY; and,

WHEREAS, the Town Board has caused to be prepared a Short Environmental Assessment Form pursuant to the State Environmental Quality Review Act (SEQRA) and has determined that the Local Law #1 of 2024 will not result in any significant environmental impacts; and,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the filing of the attached Negative Declaration

**Councilperson** moved, seconded by **Councilperson** and the Town of  
Board voted as follows:

Supervisor Bott \_\_\_\_\_  
Councilperson Hoffman \_\_\_\_\_  
Councilperson Merola \_\_\_\_\_  
Councilperson Gordon \_\_\_\_\_  
Councilperson Sabo \_\_\_\_\_

**RESOLUTION 2024-03-21**

At a Regular Meeting  
Of the Town Board of  
The Town of North Greenbush  
Held at 7:00 p.m. on March 14,  
2024, at the Town Offices.

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**IN THE MATTER OF ADOPTING LOCAL LAW#1 OF 2024  
“THE TRANSPORTATION CORRIDOR OVERLAY  
DISTRICT REPEAL LAW”**

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BE IT RESOLVED, that the North Greenbush Town Board hereby adopts a Local Law entitled  
The “Transportation Corridor Overlay District Repeal Law” as Local Law #1 for 2024,  
and it is further,

RESOLVED, that the Town Clerk shall cause notice of the adopt on of this law to be properly  
Posted, published and filed with the New York State Department of State and it is further,

RESOLVED, that the Town Board hereby approves the attached agreement and authorizes the  
Supervisor to sign.

**Councilperson** moved, seconded by **Councilperson** and the  
Town of Board voted as follows:

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

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

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

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

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

**RESOLUTION 2024-03-22**

**Town of North Greenbush**  
**“The Transportation Corridor Overlay District Repeal**  
**Law”**

**Section 1:** Article XVIII of Chapter 197 of the North Greenbush Town Code, added 05/10/1990 by Local Law # 5-1990, is hereby repealed and the official Zoning map of the Town of North Greenbush is amended to delete the Transportation Corridor Overlay District.

**Section 2:** This Local Law supersedes Chapter 197 of the North Greenbush Town Code to the extent inconsistent therewith.

**Section 3:** This Local Law shall take effect immediately upon filing with the NYS Department of State. Local and State Laws and Regulations

At a Regular Meeting of  
the Town Board of the Town  
of North Greenbush held at 7:00  
p.m. on March 14, 2024, at the  
Town Offices

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IN THE MATTER OF APPOINTING A MEMBER TO THE BOARD  
OF ASSESSMENT REVIEW, MICHAEL MASONE, 5 YEAR TERM  
THROUGH SEPTEMBER 30, 2028

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*WHEREAS* a vacancy currently exists for a Board of Assessment Review Member; and,

*NOW THEREFORE BE IT RESOLVED*, Michael Masone is hereby appointed as a North Greenbush Board of Assessment Review Member, for a 5- year term through September 30, 2028.

**Councilperson** moved, **Councilperson** seconded and the Town Board  
voted as follows:

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

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

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

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

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

**RESOLUTION 2024-03-23**

At a Meeting of the Town Board of the  
Town of North Greenbush, held on  
March 14, 2024, at 7:00 P.M. at the  
Town Offices

**In the Matter of the Authorization of the execution of an  
“Out of District Water User Agreement” for 716 Bloomingrove Dr, located at  
716 Bloomingrove Dr. Rensselaer, New York 12144, with the Town of North Greenbush  
Consolidated Water District, formerly known as Water District No.17**

**WHEREAS**, that **Jacquelyn Evenhouse**, is the owner of record of real property at **716 Bloomingrove Dr. Rensselaer, New York 12144** in the Town of North Greenbush, New York; and

**WHEREAS**, that the property located at **716 Bloomingrove Dr. Rensselaer, New York 12144** is not located within any water district; and

**WHEREAS**, there exists within the Town of North Greenbush a certain water district formerly known as Water District No. 17; and

**WHEREAS**, that such property does not have adequate water supply from an existing well and a connection to municipal water can be achieved at a reasonable expense to the property owners and the cost of a new well with unknown water supply and quality may be excessive; and

**WHEREAS**, that the property owners desire to enter into an agreement with the Town of North Greenbush whereby they can be considered an “Out of District Water User” and be connected to The North Greenbush Consolidated Water District, formally known as Water District No. 17; and

**WHEREAS**, the Town Board has considered the situation and desires to make suitable and potable water available to these Town residents; and

**NOW THEREFORE, IT IS HEREBY RESOLVED BY THE TOWN BOARD OF THE TOWN OF NORTH GREENBUSH, RENSSELAER COUNTY, NEW YORK**, that the Town Supervisor is hereby authorized to enter into an agreement with **Jacquelyn Evenhouse**, located at **716 Bloomingrove Dr. Rensselaer, New York 12144** for the provision of municipal water to them from formally known Water District No. 17, which is now The Town of North Greenbush Consolidated Water District, upon terms and conditions as set forth in the attached “Out of District Water User Agreement”

**NOW, THEREFORE**, on motion of **Councilperson** \_\_\_\_\_ seconded by **Councilperson** \_\_\_\_\_ all members present voting on roll call, which resulted as follows:

Joseph Bott III, Supervisor \_\_\_\_\_  
Kelly Hoffman, Councilwoman \_\_\_\_\_  
Jessica Merola, Councilwoman \_\_\_\_\_  
Jim Gordon, Councilman \_\_\_\_\_  
Mary Frances Sabo, Councilwoman \_\_\_\_\_

**RESOLUTION 2024-03-24**



At a Regular Meeting of  
the Town Board of the  
Town of North Greenbush  
held at 7:00 p.m. on March  
14<sup>th</sup>, 2024 at the Town Offices

IN THE MATTER OF THE APPOINTMENT OF A  
SOCIAL & COMMUNITY SERVICE DIRECTOR

WHEREAS, the candidate's prior work experience and qualifications were commensurate for the position of a Full Time Social & Community Service Director and in the best interest of the town to fill the newly created position; and,

NOW THEREFORE BE IT RESOLVED, that at the recommendation of the Director of Town Services, Sean Robert is hereby appointed to the position of Full Time Social & Community Service Director at an annual salary of \$55,000.

Councilman \_\_\_\_\_ moved, Councilman  
seconded and the Town Board voted as follows:

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

**RESOLUTION 2024-03-25**

At a Regular Meeting of  
the Town Board of the  
Town of North Greenbush  
held at 7:00 p.m. on March  
14<sup>th</sup>, 2024 at the Town Offices

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IN THE MATTER OF THE EMERGENCY PURCHASE  
OF MOLD REMEDIATION SERVICES AT THE NORTH  
GREENBUSH TOWN HALL

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WHEREAS, there has been a significant mold growth identified at the town hall, specifically in the gymnasium, board room, library bathrooms and hallway. It is essential that the town solicit professional mold remediation services immediately. To prevent delay in the removal of this health and safety concern, the Board approves the emergency purchase of the necessary goods and services required to assess and remove this hazard to protect employees, residents and participants engaged in activities within the town hall according to applicable New York State regulations.

WHEREAS, in order to reduce hazard risks to the town employees, community and visitors to the town hall, it is necessary to solicit the professional services for an assessment of the air quality and the growth of mold and then remediation services to remove the mold at an estimated total cost of \$70,000; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes William Miller, Director of Town Services, to solicit and purchase the necessary goods and services required to successfully complete the mold remediation services at the areas identified in the town hall documented in the building inspection report. The Town Board authorizes the Town Comptroller to approve payments and make budget adjustments as necessary; and

BE IT FURTHER RESOLVED

Councilman \_\_\_\_\_ moved, Councilman \_\_\_\_\_ seconded, and the Town Board voted as follows:

Councilwoman Sabo \_\_\_\_\_  
Councilwoman Merola \_\_\_\_\_  
Councilwoman Hoffman \_\_\_\_\_  
Councilman Gordon \_\_\_\_\_  
Supervisor Bott \_\_\_\_\_

**RESOLUTION 2024-03-26**

**RESOLUTION OF THE TOWN BOARD  
IN THE MATTER OF HOLDING A PUBLIC HEARING TO  
CONSIDER A LOCAL LAW**

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 March 14, 2024.

<b>Present:</b>	Joseph Bott	Supervisor
	Kelly Hoffman	Councilwoman
	Jim Gordon	Councilman
	Jessica Merola,	Councilwoman
	Mary Frances Sabo	Councilwoman

**WHEREAS**, the Town Board of the Town of North Greenbush is interested in adopting a Local Law amending the Quackenderry Common PDD Law

**Whereas** it is necessary to hold a public hearing on this proposal.

**IT IS 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 **April 11, 2024 @ 6:45 P.M.**, consider a Local Law entitled "**Amendment to the Quackenderry Common PDD Law**" 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 **March 29, 2024**, 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, and it is

**FURTHER ORDERED**, this proposal is hereby referred to the Town Planning Board for review and recommendation, and it is

**FURTHER ORDERED**, that this Local Law be referred to the Rensselaer County's Department of Economic Development and Planning in accordance with the New York State Article 12B of the General Municipal Law Section 239, and written notice thereof shall be sent to all entities entitled thereto pursuant to section 197-69 of the North Greenbush Town Code.

**NOW THEREFORE BE IT RESOLVED** on motion of **Councilperson**  
seconded, by **Councilperson** all board members present voted,  
which resulted as follows:

AYES:

NAYS:

ABSENT:

## **RESOLUTION 2024-03-27**

# **“Resolution to Set Public Hearing”**

## **RESOLUTION OF THE TOWN BOARD FOR THE TOWN OF NORTH GREENBUSH IN THE MATTER OF HOLDING A PUBLIC HEARING TO CONSIDER THE PETITION FOR THE ESTABLISHMENT OF THE PROPOSED NORTH ROAD/OAK CREEK WAY EXTENSION OF THE NORTH GREENBUSH CONSOLIDATED SEWER DISTRICT**

At a meeting of the Town Board held at the Town Offices at 2 Douglas Street, Wynantskill, NY 12198, in the Town of North Greenbush, Rensselaer County, New York on March 14, 2024.

Present:        Joe Bott, Supervisor  
  
                  Kelly Hoffman, Councilwoman  
  
                  Mary Frances Sabo, Councilwoman  
  
                  Jessica Merola, Councilwoman  
  
                  James R. Gordon, Councilman

In the matter of Petition of the owner(s) of more than one-half of the assessed valuation of all the taxable real property of the proposed North Road/Oak Creek Way extension of North Greenbush Consolidated Sewer District in the Town of North Greenbush, County of Rensselaer, State of New York, and according to the latest completed assessment roll of the said Town for the proposed North Road/Oak Creek Way of North Greenbush Consolidated Sewer District in the Town of North Greenbush.

**WHEREAS**, a written request signed and acknowledged by the sole property owners within the proposed North Road/Oak Creek Way extension of North Greenbush Consolidated Sewer District in the Town of North Greenbush, has been presented to and filed with the Town Board of the Town of North Greenbush praying that said district extension be established and which is more particularly bounded as described in **Exhibit “A” – Legal Description and Map No. 1 – Boundary Map** attached hereto to be North Road/Oak Creek Way extension of North Greenbush Consolidated Sewer District in the Town of North Greenbush and

**WHEREAS**, the Improvement proposed in said Sewer district extension consists of the construction of Sewer main and appurtenances as required.

**WHEREAS**, the overall maximum amount proposed to be expended for the establishment of said Sewer district extension and the construction therein of said Sewer system, including the cost of land and rights in lands, is estimated to be approximately Eighty Thousand One Hundred Forty-Five dollars (\$80,145.00), and

**WHEREAS**, the cost of the construction of the said proposed Sewer district shall be paid entirely by the petitioner, **490 North Road, 506 North Road and 4 Oak Creek Way**, and

**WHEREAS**, said petitioner further agree to reimburse the Town of North Greenbush for all expenses incurred by the Town in the proceedings to extend the boundaries of the North Road/Oak Creek Way extension of North Greenbush Consolidated Sewer District in the Town of North Greenbush. Such expenses shall include, among other things, legal fees, engineering fees, and legal publication costs and are estimated to be \$2,100.00. The said petitioners further agree to provide or obtain whatever easements are necessary for the construction of the proposed extension and to dedicate such easements to the Town of North Greenbush if necessary, and

**WHEREAS**, the maximum amount proposed to be expended for said extension by the Town of North Greenbush is ZERO DOLLARS (\$0.00), and

**WHEREAS**, all expenses occasioned by the establishment and construction of the North Road/Oak Creek Way extension of North Greenbush Consolidated Sewer District in the Town of North Greenbush shall be paid by the petitioners. Hookup fees for the typical property are estimated to be \$7,500, and

**WHEREAS**, said petitioners further agree to pay their fair share of future costs for the North Greenbush/Oak Creek Way extension of North Greenbush Consolidated Sewer District in the Town of North Greenbush, which will include debt service, Sewer usage costs and the annual operation and maintenance charges paid to the Town of North Greenbush, and which are estimated to be \$327.

**NOW**, on motion of \_\_\_\_\_, seconded by \_\_\_\_\_, all members present voted, which resulted as follows:

AYES:

NAYS:

ABSENT:

**IT IS ORDERED**, that the Town Board of the Town of North Greenbush shall hold a public hearing to be held at the Town Offices located at 2 Douglas Street, Wynantskill, NY 12198, in the Town of North Greenbush on **April 11, 2024 at 5:55 p.m.**, to consider the said Petition 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 Petition 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 March 29, 2024, 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 not less than ten or more than twenty days before such hearing.

**RESOLUTION 2024-03-28**