

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one:)

of North Greenbush

Local Law No. #1 of the year 2023

A local law to Amend the Quackenderry Common Mixed Use Planned Development District
(insert Title)

Be it enacted by the North Greenbush Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one:)

of North Greenbush as follows:

Attached is the Local Law

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. # 1 of 2023 of the (County)(City)(Town)(Village) of North Greenbush was duly passed by the North Greenbush Town Board on January 12, 2023, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the and was deemed duly adopted on 20, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the on 20.

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on 20, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the on 20. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of 20, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 _____ above.

Janice Kerwin
Clerk of the county legislative body, City, Town or Village Clerk or
officer designated by local legislative body

Date: 11/12/2023

(Seal)

***Resolution of the Town Board of the Town of North
Greenbush, New York To Adopt Local Law No. 1 For 2023***

**A Local Law to Amend the Quackenderry Common Mix Use Planned
Development District**

At a meeting of the Town Board held at the Town Offices at 2 Douglas Street,
Wynantskill, New York 12198 in the Town of North Greenbush, Rensselaer County,
New York on January 12, 2023

Present:

Joseph Bott, Supervisor
Kelly Hoffman, Councilwoman
James Gordon, Councilman
Jack Rogers, Councilman
Jessica Merola, Councilwoman

Whereas, the Town Board of the Town of North Greenbush has received an application for change of zoning on July 29, 2021, for the proposed "Quackenderry Common Mixed Use Planned Development District Amendment " 634 Bloomingrove Drive in accordance with the Town of North Greenbush Zoning Code; and

Whereas the proposed "Quackenderry Common Mixed Use Planned Development District Amendment " at 634 Bloomingrove Drive successfully pursues the legislative intent and objectives of the Town of North Greenbush Zoning Code; and

Whereas the proposed "Quackenderry Common Mixed Use Planned Development District Amendment " at 634 Bloomingrove Drive is further identified as being Tax Map Parcel #: 144.-10-33.111 & 144.-10-33.112, and as shown on the 2022 Tax Assessment Rolls of the Town of North Greenbush, consisting of approximately 24.53 acres; and

Whereas the proposed "Quackenderry Common Mixed Use Planned Development District Amendment " has been referred by the Town Board on November 4, 2021, to the Town of North Greenbush Planning Board for a recommendation; and

Whereas the proposed "Quackenderry Common Mixed Use Planned Development District Amendment " has been reviewed by the Town of North Greenbush Planning Board; and

Whereas, on March 29, 2022, the Town of North Greenbush Planning Board has provided a recommendation to the Town of North Greenbush Town Board; and

Whereas, the Town Board has reviewed and considered the Town of North Greenbush

Planning Board's comments and recommendations regarding the proposed " Quackenderry Common Mixed Use Planned Development District Amendment " and

Whereas the "Quackenderry Common Mixed Use Planned Development District Amendment " has been 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

Whereas, the Town Board has reviewed and considered the Rensselaer County's Department of Economic Development and Planning comments and recommendations regarding the "Quackenderry Common Mixed Use Planned Development District Amendment " received in accordance with the New York State Article 12B of the General Municipal Law Section 239; and

Whereas, the Town Board has considered the impact of the "Quackenderry Common Mixed Use Planned Development District Amendment " upon the local school districts; the transportation systems and facilities; the fire, police, and ambulance emergency services; and the local tax structure; and

Whereas, the Town Board of the Town of North Greenbush has conducted a Public Hearing at Town Hall on January 12, 2023, to receive public comments and information in regard to the proposed Local Law for the "Quackenderry Common Mixed Use Planned Development District Amendment " and has reviewed and considered all of the information and comments provided at this Public Hearing; and

Whereas, the Town Board of the Town of North Greenbush, acting as the Lead Agency, has reviewed in detail an Environmental Assessment Form and supplemental information submitted for the "Quackenderry Common Mixed Use Planned Development District Amendment " and has adopted, on January 12, 2023, a Negative Declaration SEQRA Determination in accordance with the New York State Environmental Quality Review Act (SEQRA); and

Whereas, the Town Board of the Town of North Greenbush, after due deliberation, finds it in the best interest of the Town to adopt such Local Law; and

Now, therefore, be it resolved, that the Town Board of the Town of North Greenbush hereby adopts said Local Law, a copy of which is attached hereto and made a part of this resolution; and is further resolved, that said Local Law hereby establishes the herein after conditions and general design standards for the "Quackenderry Common Mixed Use Planned Development District Amendment "; and

It is further resolved that the Town Clerk hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of North Greenbush, and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

Motion by **Supervisor Bott**, seconded by **Councilman Gordon**. All members of the board present voted as follows:

Joseph Bott, Supervisor AYE

Kelly Hoffman, Councilperson AYE

James Gordon, Councilperson AYE

Jack Rogers, Councilperson AYE


Jessica Merola, Councilperson AYE

RESOLUTION 2023-1-10

CERTIFICATION OF RESOLUTION

I, JANICE KERWIN, Town Clerk of the Town of North Greenbush, in the County of Rensselaer, New York, HEREBY CERTIFY that the foregoing annexed **Resolution 2023-1-10** of the Town Board of said Town of North Greenbush adopted January 12, 2023, has been compared by me with the original resolution as officially recorded in my office in the Minute Book of said Town Board and is a true, complete and correct copy thereof and the whole of said Resolution.

IN WITNESS WHEREOF, I have unto set my hand and affixed the corporate seal of said Town of North Greenbush, this 12th day of January 2023.



JANICE KERWIN

Town Clerk

Town of North Greenbush



Amendment to the Quackenderry Common PDD Law
Local Law No. 1 of 2023

Section I. Article XXVI of the Code of the Town of North Greenbush, which was enacted by Local Law Number 8 of 2007, and amended by Local Law 4 of 2012, is further amended as hereafter set forth. This amendment shall only apply to the commercial subdivision portion of the PDD site now referred to as the “mixed-use development” and designated as tax map Parcels 144.00-10-33.111 and 144.00-10-33.112 as described in schedule 1 attached hereto.

1. §197-125(C) “Permitted uses” is amended to read as follows:

A mixed-use development of two 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, as set forth in the “Conceptual Rendering dated April 11, 2022, prepared by Lansing Engineering, PC, 2452 State Route 9, Suite 301, Malta NY 12020”, a copy of which has been filed with the Town Clerk. In addition, the mixed-use development shall include a +/-1.09-acre lot on Bloomingrove Drive for establishment of an Ambulance Corps Building, which shall be subdivided and conveyed to the Town of North Greenbush pursuant to the conditions set forth herein.

2. §197-126(C) “Bulk standards” is amended to read as follows:

C. Mixed-Use Development

- (1) Minimum lot size: 20,000 square feet.
- (2) Minimum lot width: 100 feet.
- (3) Minimum front yard setback: 25 feet.
- (4) Minimum side yard setback: 20 feet.
- (5) Minimum rear yard setback: 25 feet.
- (6) Minimum green space: 25%.
- (7) Maximum building height: five stories.

3. §197-127(E) & (F) “Roadways” is amended to read as follows:

E. The mixed-use development shall be designed so that there will exist a landscaped street edge along Route 4 utilizing street trees of at least 2.5-inch caliper.

F. An area for an emergency services access easement from the mixed-use development to the lands to the south, which shall be 30 feet in width, shall be shown and pursued with the adjacent landowner to the south.

4. §197-128(B)(3) & (C) “Parking and parking lots” is amended to read as follows:

B. Parking requirements.

- (3) Mixed-use development: 1.5 spaces per residential unit and 1 space per 300 SF of retail space.

- C. In the mixed-use development there shall be interior and exterior parking lot landscaping. Interior parking lot landscaped area shall be a minimum of 5% of the total parking area. Exterior parking lot landscaping shall include a minimum five-foot wide landscaped strip.
5. §197-129 “Infrastructure” is amended to include subsection (D) as follows:
- D. The +/- 1.09-acre parcel for the Ambulance Corps Building as set forth in the “Conceptual Rendering dated April 11, 2022, prepared by Lansing Engineering, PC, 2452 State Route 9, Suite 301, Malta NY 12020” shall be subdivided by the landowner and conveyed to the Town of North Greenbush as a public benefit of the mixed-use development. Prior to conveyance to the Town of North Greenbush, the landowner shall undertake all site work which shall include grading, water and sewer infrastructure, storm water management, retaining wall(s), concrete walkways, underground conduit for utilities and lighting, and roadways (binder course only). The landowner shall be responsible for all costs associated with preparation and filing of the subdivision map associated with the subdivision of the subject parcel. Upon certification by the Building Inspector and/or Town Engineer that the work set forth above has been completed, landowner shall convey the subject parcel to the Town and contribute \$700,000 towards construction of the Ambulance Corps Building in two equal installments of \$350,000, due within four (4) and eight (8) months of the recording of the deed of conveyance, respectively. In consideration of the above, the Town shall waive landowner’s Traffic Mitigation Fees in connection with the mixed-use development and the Green Space Fees (\$600/unit) shall be due upon issuance of certificates of occupancy.
6. §197-130(C) “Building design” is amended to read as follows:
- C. The mixed-use development will include the following design elements:
- (1) The mixed-use buildings shall conform with the conceptual renderings submitted to the Town and shall consist of exterior building finishes which include, but shall not be limited to, brick, stone, glass, cementitious or synthetic siding, but shall not include vinyl siding.
 - (2) The mixed-use buildings shall contain rooftop amenity areas for resident use and special events.
 - (3) The mixed-use buildings shall contain parapets, mansard screens or other methods to hide mechanical equipment.
 - (4) Other site mechanical equipment, waste collection and electrical transformer areas shall be screened from view using fencing or landscaping.
 - (5) A covered drop-off area located at each building entrance shall be permitted.
 - (6) Mixed-use buildings may include exterior lighting.

- (7) The mixed-use development will include a pedestrian bridge connecting the two parcels in addition to interconnected walking paths for resident use.
- (8) The mixed-use development will include active/passive outdoor recreation areas for resident use.
- (9) The mixed-use development will include a +/- 3,000 square foot maintenance structure for on-site landscaping, grounds, and building operations.
- (10) There shall be, as much as practical, a uniform theme throughout the mixed-use development.

7. §197-131(C) "Lighting" is amended to read as follows:

C. Lighting poles in the mixed-use development may be 20 feet in height and, in the multifamily residential parcel, 20 feet in height.

8. §197-132(B) & (D) "Walkways; drive-through windows; hours for construction" is amended to read as follows:

B. Within the mixed-use development, pedestrian sidewalk connections shall be designed between parcels wherever practical.

D. Within the mixed-use development, drive-through windows shall not be permitted.

Section II. This Local Law supersedes and modifies North Greenbush Local Law Number 8 of 2007 and to the extent inconsistent therewith, Said Local Law number 8 of the year 2007 is hereby ratified with the changes herein.

Section III. This Local Law shall take effect immediately upon filing with the New York State Secretary of State.

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of North Greenbush

Local Law No. #2 of the year 2023

A local law to Amend the Town of North Greenbush Zoning Map to change the zoning of the property
(Insert Title)
at 634 Bloomingrove Drive from Neighborhood Business to General Business

Be it enacted by the North Greenbush Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of North Greenbush as follows:

Attached is the Local Law

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. # 2 _____ of 20²³ of the (County)(City)(Town)(Village) of North Greenbush was duly passed by the North Greenbush Town Board on January 12, 20²³, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20^{□□}, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local *(Elective Chief Executive Officer*)* law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

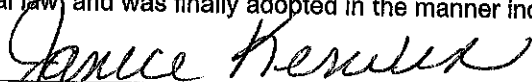
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law and was finally adopted in the manner indicated in paragraph 1 above.


Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 01-12-2023

(Seal)

**Town of North Greenbush
Local Law No.2 for 2023**

A local law entitled "The 2022 North Greenbush Official Zoning Map Amendment Law for property at 634 Bloomingrove Drive,

Be it enacted by the Town Board of the Town of North Greenbush as follows:

Section 1. Amendment of Official Zoning Map

The Town of North Greenbush hereby amends the Official Zoning Map of the Town of North Greenbush pursuant to Town Law Section 265 and the Town of North Greenbush Zoning Law Section 197-5 and Article XIII by changing the zoning classification of Tax Map Parcel No. 145.-7-3 from the Neighborhood Business District (BN) zoning classification to the General Business (BG) zoning classification.

Section 2.

The enforcement officer, or duly authorized representative, is hereby authorized and directed to amend the Official Zoning Map of the Town of North Greenbush in accordance with the terms of this local law pursuant to Section 197-5 of the Code of the Town of North Greenbush.

Section 3.

This law modifies amends, adds to and supersedes Section 197-5 of the North Greenbush Town Code to the extent that said Local Law affects the property described in this Local Law.

Section 4.

The Town of North Greenbush Planning Board must approve a Site Plan Application for the Points North Holdings, LLC at 634 Bloomingrove Drive prior to, the herein above-described land in Section 1, being used for General Business.

Section 5.

The Town of North Greenbush Planning Board when approving a site plan for the Points North Holdings, LLC at 634 Bloomingrove Drive shall include compliance with the route 4 design guidelines on the façades facing Bloomingrove Drive and Washington Avenue and shall encourage construction that would be consistent of the character of the

neighborhood. The design of the Points North Holdings, LLC building shall be of a nature, with appropriate roof lines and features consistent with the surrounding neighborhood.

Section 6.

The Points North Holdings, LLC at 634 Bloomingrove Drive shall connect to the Town of North Greenbush public water system prior to, the herein above described land in Section 1, being used for General Business at the expense of the owner/developer.

Section 7.

The Points North Holdings, LLC at 634 Bloomingrove Drive shall connect to the Town of North Greenbush public sanitary sewer system prior to, the herein above described land in Section 1, being used for General Business or shall have a private septic system approved by Rensselaer County Health Dept. The Points North Holdings, LLC shall pay the cost to connect the property to the Town of North Greenbush Sewer facilities.

Section 8.

The Points North Holdings, LLC at 634 Bloomingrove Drive shall obtain a permit from the Rensselaer County Health Dept. for access to the site.

Section 9.

The Town of North Greenbush Zoning Board of Appeals must approve a Special Use Permit for the Points North Holdings, LLC at 634 Bloomingrove Drive prior to the herein above described land in Section 1, being used for an automobile repair facility in a General Business District can remain.

Section 10.

The site signage for the 634 Bloomingrove Drive property shall be consistent with the Town's Zoning Code unless application is made to the Zoning Board of Appeals for a variance.

***Resolution of the Town Board of the Town of North
Greenbush, New York To Adopt Local Law No. 2 For 2023***

**A Local Law to Amend the Town of North Greenbush Zoning Map to change
the zoning of the property at 634 Bloomingrove Drive from Neighborhood
Business to General Business**

At a meeting of the Town Board held at the Town Offices at 2 Douglas Street,
Wynantskill, New York 12198 in the Town of North Greenbush, Rensselaer County,
New York on January 12, 2023

Present:

Joseph Bott, Supervisor
Kelly Hoffman, Councilwoman
James Gordon, Councilman
Jack Rogers, Councilman
Jessica Merola, Councilwoman

Whereas, the Town Board of the Town of North Greenbush has received an application
for change of zoning on January 6, 2022, for the proposed "Points North Holdings LLC
Automobile Service Facility" 634 Bloomingrove Drive in accordance with the Town of
North Greenbush Zoning Code; and

Whereas the proposed "Points North Holdings LLC Rezone Application" at 634
Bloomingrove Drive successfully pursues the legislative intent and objectives of the
Town of North Greenbush Zoning Code; and

Whereas the proposed "Points North Holdings LLC Rezone Application" at 634
Bloomingrove Drive is further identified as being Tax Map Parcel #: 145.-7-3, and as
shown on the 2022 Tax Assessment Rolls of the Town of North Greenbush, consisting of
approximately 1.79 acres; and

Whereas, the proposed "Points North Holdings LLC Rezone Application" 634
Bloomingrove Drive has been referred by the Town Board on April 14, 2022, to the Town
of North Greenbush Planning Board for a recommendation; and

Whereas the proposed "Points North Holdings LLC Rezone Application" at 634
Bloomingrove Drive has been reviewed by the Town of North Greenbush Planning Board;
and

Whereas, on June 28, 2022, the Town of North Greenbush Planning Board has provided
a recommendation to the Town of North Greenbush Town Board; and

Whereas, the Town Board has reviewed and considered the Town of North Greenbush Planning Board's comments and recommendations regarding the proposed "Points North Holding, LLC Rezone Application" at 634 Bloomingrove Drive; and

Whereas the "Points North Holdings LLC Rezone Application" at 634 Bloomingrove Drive has been 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

Whereas, the Town Board has reviewed and considered the Rensselaer County's Department of Economic Development and Planning comments and recommendations regarding the "Points North Holdings LLC Rezone Application" at 634 Bloomingrove Drive received in accordance with the New York State Article 12B of the General Municipal Law Section 239; and

Whereas, the Town Board has considered the impact of the "Points North Holdings LLC Rezone Application" at 634 Bloomingrove Drive upon the local school districts; the transportation systems and facilities; the fire, police, and ambulance emergency services; and the local tax structure; and

Whereas, the Town Board of the Town of North Greenbush has conducted a Public Hearing at Town Hall on October 13, 2022, to receive public comments and information in regards to the proposed Local Law for the "Points North Holdings LLC Rezone Application" at 634 Bloomingrove Drive and has reviewed and considered all of the information and comments provided at this Public Hearing; and

Whereas, the Town Board of the Town of North Greenbush, acting as the Lead Agency, has reviewed in detail an Environmental Assessment Form and supplemental information submitted for the "Points North Holdings LLC Rezone Application" at 634 Bloomingrove Drive and has adopted, on January 12, 2023, a Negative Declaration SEQRA Determination in accordance with the New York State Environmental Quality Review Act (SEQRA); and

Whereas, the Town Board of the Town of North Greenbush, after due deliberation, finds it in the best interest of the Town to adopt such Local Law; and

Now, therefore, be it resolved, that the Town Board of the Town of North Greenbush hereby adopts said Local Law, a copy of which is attached hereto and made a part of this resolution; and is further resolved, that said Local Law hereby establishes the herein after conditions and general design standards for the "Points North Holdings LLC Rezone Application" at 634 Bloomingrove Drive; and

It is further resolved that the Town Clerk hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of North Greenbush, and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

Motion by **Supervisor Bott**, seconded by **Councilman Gordon**. All members present voted as follows:

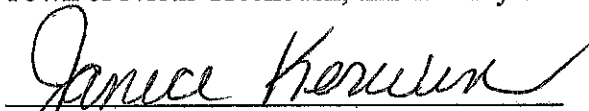
Joseph Bott, Supervisor	<u>AYE</u>
Kelly Hoffman, Councilperson	<u>AYE</u>
James Gordon, Councilperson	<u>AYE</u>
Jack Rogers, Councilperson	<u>NAY</u>
Jessica Merola, Councilperson	<u>AYE</u>

RESOLUTION 2023-1-12

CERTIFICATION OF RESOLUTION

I, JANICE KERWIN, Town Clerk of the Town of North Greenbush, in the County of Rensselaer, New York, HEREBY CERTIFY that the foregoing annexed **Resolution 2023-1-12** of the Town Board of said Town of North Greenbush adopted January 12, 2023, has been compared by me with the original resolution as officially recorded in my office in the Minute Book of said Town Board and is a true, complete and correct copy thereof and the whole of said Resolution.

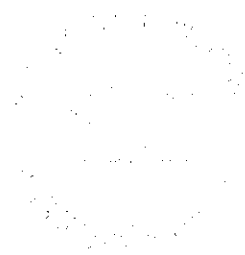
IN WITNESS WHEREOF, I have unto set my hand and affixed the corporate seal of said Town of North Greenbush, this 12th day of January 2023.



JANICE KERWIN

Town Clerk

Town of North Greenbush



Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one:)

of North Greenbush

Local Law No. #3 of the year 2023

A local law to Amend the Town of North Greenbush Zoning Map to change the zoning of the property
(Insert Title)
on Ludlow Lane having Parcel ID # 133.-2-6 from BG (General Business to R4)

Be it enacted by the North Greenbush Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one:)

of North Greenbush

as follows:

Attached is the Local Law

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. # 3 of 2023 of the (County)(City)(Town)(Village) of North Greenbush was duly passed by the North Greenbush Town Board on January 12, 2023, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the and was deemed duly adopted on 20, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the on 20.

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on 20, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the on 20. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of 20, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 _____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 _____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

Jamice Kerwin

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 01/12/2023

(Seal)

TOWN OF NORTH GREENBUSH

LOCAL LAW NO. 3 of 2023

A local law entitled "**The 2022 North Greenbush Official Zoning Map Amendment Law for property at Ludlow Lane having Tax Map Parcel I.D.# 133.00-2-6**"

Be it enacted by the Town Board of the Town of North Greenbush as follows:

Section 1. Amendment of Official Zoning Map

The Town of North Greenbush hereby amends the Official Zoning Map of the Town of North Greenbush pursuant to Town Law Section 265 and the Town of North Greenbush Zoning Law Section 197-5 and Article XIII by changing the zoning classification of Tax Map Parcel No 133.00-2-6, now or formerly owned by J & A United, LLC, 427 New Karner Road, Suite 2, Albany, NY 12205 from the General Business District ("BG") zoning classification to the R4 zoning classification.

Section 2.

The enforcement officer, or duly authorized representative, is hereby authorized and directed to amend the Official Zoning Map of the Town of North Greenbush in accordance with the terms of this local law pursuant to Section 197-5 of the Code of the Town of North Greenbush.

Section 3.

This law modifies, amends, adds to and supersedes Section 197-5 of the North Greenbush Town Code to the extent that said Local Law affects the property described in this Local Law.

Section 4.

The Town of North Greenbush Planning Board must approve a Site Plan Application for the development of this parcel prior to the herein above-described land in Section 1, being used for R4 (multifamily use).

Section 5.

The Town of North Greenbush Planning Board when approving a site plan for said property shall consider improvements to the property to include a building facades, materials and landscaping consistent with the recent building construction along in the vicinity.

Section 6.

Buildings shall connect to the Town of North Greenbush public water system prior to, the herein above described land in Section 1, being used for R4 Multifamily use.

Section 7.

Buildings shall connect to the Town of North Greenbush public sanitary sewer system prior to, the herein above described land in Section 1, being used R4 Multifamily Use.

***Resolution of the Town Board of the Town of North
Greenbush, New York To Adopt Local Law No. 3 For 2023***

**A Local Law to Amend the Town of North Greenbush Zoning Map to change
the zoning of the property on Ludlow Lane having Parcel ID # 133.-2-6 from
BG (General Business to R4)**

At a meeting of the Town Board held at the Town Offices at 2 Douglas Street,
Wynantskill, New York 12198 in the Town of North Greenbush, Rensselaer County,
New York on January 12, 2023

Present:

Joseph Bott, Supervisor
Kelly Hoffman, Councilwoman
James Gordon, Councilman
Jack Rogers, Councilman
Jessica Merola, Councilwoman

Whereas, the Town Board of the Town of North Greenbush has received an application
for change of zoning on July 19, 2022, for the proposed "Rosetti Companies, Ludlow
Lane Rezone Application" in accordance with the Town of North Greenbush Zoning
Code; and

Whereas the proposed "Rosetti Companies, Ludlow Lane Rezone Application
successfully pursues the legislative intent and objectives of the Town of North
Greenbush Zoning Code; and

Whereas the proposed "Rosetti Companies, Ludlow Lane Rezone Application" is further
identified as being Tax Map Parcel #: 133.-2-6 and as shown on the 2022 Tax Assessment
Rolls of the Town of North Greenbush, consisting of approximately 2 acres; and

Whereas, the proposed "Rosetti Companies, Ludlow Lane Rezone Application" has been
referred by the Town Board on September 8, 2022, to the Town of North Greenbush
Planning Board for a recommendation; and

Whereas the proposed "Rosetti Companies, Ludlow Lane Rezone Application" has been
reviewed by the Town of North Greenbush Planning Board; and

Whereas, on September 27, 2022, the Town of North Greenbush Planning Board has
provided a recommendation to the Town of North Greenbush Town Board; and

Whereas, the Town Board has reviewed and considered the Town of North Greenbush

Planning Board's comments and recommendations regarding the proposed " Rosetti Companies, Ludlow Lane Rezone Application " at; and

Whereas the "Rosetti Companies, Ludlow Lane Rezone Application" has been 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

Whereas, the Town Board has reviewed and considered the Rensselaer County's Department of Economic Development and Planning comments and recommendations regarding the "Rosetti Companies, Ludlow Lane Rezone Application" received in accordance with the New York State Article 12B of the General Municipal Law Section 239; and

Whereas, the Town Board has considered the impact of the "Rosetti Companies, Ludlow Lane Rezone Application" at upon the local school districts; the transportation systems and facilities; the fire, police, and ambulance emergency services; and the local tax structure; and

Whereas, the Town Board of the Town of North Greenbush has conducted a Public Hearing at Town Hall on October 13, 2022, to receive public comments and information in regards to the proposed Local Law for the "Rosetti Companies, Ludlow Lane Rezone Application and has reviewed and considered all of the information and comments provided at this Public Hearing; and

Whereas, the Town Board of the Town of North Greenbush, acting as the Lead Agency, has reviewed in detail an Environmental Assessment Form and supplemental information submitted for the "Rosetti Companies, Ludlow Lane Rezone Application" and has adopted, on January 12, 2023, a Negative Declaration SEQRA Determination in accordance with the New York State Environmental Quality Review Act (SEQRA); and

Whereas, the Town Board of the Town of North Greenbush, after due deliberation, finds it in the best interest of the Town to adopt such Local Law; and

Now, therefore, be it resolved, that the Town Board of the Town of North Greenbush hereby adopts said Local Law, a copy of which is attached hereto and made a part of this resolution; and is further resolved, that said Local Law hereby establishes the herein after conditions and general design standards for the "Rosetti Companies, Ludlow Lane Rezone Application; and

CERTIFICATION OF RESOLUTION

I, JANICE KERWIN, Town Clerk of the Town of North Greenbush, in the County of Rensselaer, New York, HEREBY CERTIFY that the foregoing annexed **Resolution 2023-1-14** of the Town Board of said Town of North Greenbush adopted January 12, 2023, has been compared by me with the original resolution as officially recorded in my office in the Minute Book of said Town Board and is a true, complete and correct copy thereof and the whole of said Resolution.

IN WITNESS WHEREOF, I have unto set my hand and affixed the corporate seal of said Town of North Greenbush, this 12th day of January 2023.



JANICE KERWIN

Town Clerk

Town of North Greenbush

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of NORTH GREENBUSH

Local Law No. #4 of the year 20²³

A local law North Greenbush 4 Way Stop Intersection At Lenox Avenue And Dodge Street
(Insert Title)

Be it enacted by the NORTH GREENBUSH TOWN BOARD of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of NORTH GREENBUSH as follows:

ATTACHED IS THE LOCAL LAW

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. # 4 of 20²³ of the (County)(City)(Town)(Village) of NORTH GREENBUSH was duly passed by the NORTH GREENBUSH TOWN BOARD on JUNE 8, 20²³, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20^{□□}, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local *(Elective Chief Executive Officer*)* law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 _____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 _____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

Jamie Kerwin
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 6/8/2023

(Seal)

At a Regular Meeting of
the Town Board of the Town
of North Greenbush held at 7:00
p.m. on June 8, 2023, at the Town
Offices

IN THE MATTER OF ADOPTING A LOCAL LAW # 4 OF 2023,
THE NORTH GREENBUSH 4 WAY STOP INTERSECTION AT
LENOX AVENUE AND DODGE STREET

BE IT RESOLVED, the Town Board of the Town of North Greenbush hereby adopts “The North Greenbush 4 Way Stop Intersection Law” (copy attached) as Local Law # 4 for 2023, and it is

FURTHER RESOLVED, that the Town Clerk shall cause notice of the adoption of the Law to be properly posted, published, and filed with the Department of State.

Councilwoman Hoffman moved, Councilwoman Merola seconded, and the Town Board voted as follows:

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

TOWN OF NORTH GREENBUSH
LOCAL LAW #4 OF 2023

**North Greenbush 4 Way Stop Intersection At Lenox Avenue and Dodge
Street**

- I. Sections 172-12 and 175-31 of the Code of the Town of North Greenbush are hereby amended as follows: The intersection of Lenox Avenue and Dodge Street in the Town of North Greenbush is hereby designated as a 4 way stop intersection and four signs shall be placed accordingly.

- II. This Local Law supersedes and repeals section 175-31 of the Code of the Town of North Greenbush to the extent of the changes made herein.

- III. This Local Law shall take effect immediately upon filing with the Secretary of State.

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of NORTH GREENBUSH

Local Law No. #5 of the year 20²³

A local law REAL PROPERTY TAX EXEMPTION FOR VOLUNTEER FIREFIGHTERS AND
(Insert Title)
AND VOLUNTEER AMBULANCE MEMBERS IN THE TOWN OF NORTH GREENBUSH

Be it enacted by the NORTH GREENBUSH TOWN BOARD of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of NORTH GREENBUSH as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. # 5 of 20²³ of the (County)(City)(Town)(Village) of NORTH GREENBUSH was duly passed by the NORTH GREENBUSH TOWN BOARD on AUGUST 10, 20²³, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the and was deemed duly adopted on 20, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the on 20.

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on 20, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the on 20. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of 20, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

At a Regular Meeting of
the Town Board of the Town
of North Greenbush held at 7:00
p.m. on August 10, 2023, at the
Town Offices

IN THE MATTER OF ADOPTING LOCAL LAW # 5 OF 2023, ENTITLED
REAL PROPERTY TAX EXEMPTION FOR VOLUNTEER FIREFIGHTERS
AND VOLUNTEER AMBULANCE MEMBERS IN THE TOWN OF
NORTH GREENBUSH

BE IT RESOLVED, the Town Board of the Town of North Greenbush hereby adopts “The Real Property Tax Exemption for Volunteer Firefighters and Ambulance Members in the Town of North Greenbush” (**copy attached**) as Local Law # 5 for 2023, and it is

FURTHER RESOLVED, that the Town Clerk shall cause notice of the adoption of the Law to be properly posted, published, and filed with the Department of State.

Councilwoman Hoffman moved, **Councilman Rogers** seconded, and the Town Board voted as follows:

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

**LOCAL LAW #5 OF 2023 AUTHORIZING REAL PROPERTY
TAX EXEMPTION FOR VOLUNTEER FIREFIGHTERS AND
VOLUNTEER AMBULANCE MEMBERS IN THE TOWN OF
NORTH GREENBUSH**

BE IT ENACTED by the Town Board of the Town of North Greenbush (“Town”), in the County of Rensselaer, State of New York for inclusion into Chapter 169 of the Code of North Greenbush, as follows:

Section 1. Purpose

The state Real Property Tax Law was amended by Chapter 670 of the Laws of 2022 by the addition of a new Section 466-a providing for a ten percent (10%) partial real property tax exemption of the assessed value of the primary residence owned by a qualified enrolled member of an incorporated volunteer fire company, volunteer fire department or incorporated volunteer ambulance service that serves the Town. The intent of this Local Law is to permit the partial real property tax exemption for such qualified enrolled members of said emergency services organizations for real property taxes imposed by the town.

Section 2. Authority

Pursuant to Chapter 670 of the Laws of 2022 effective December 9, 2022, the state Real Property Tax Law was amended by adding a new Section 466-a authorizing local governments including towns to enact by local law, ordinance or resolution such partial tax exemption for Town real property taxes to qualified enrolled members of said emergency services organizations, following a public hearing.

Section 3. Grant of exemption

The primary residential real property located in the Town that is owned by an enrolled member of an incorporated volunteer fire company, volunteer fire department or incorporated volunteer ambulance service that provides services within the Town shall be exempt from taxation and assessments levied by the Town to the extent of ten percent (10%) of the assessed value of such property, exclusive of special assessments, subject to the requirements set forth in this herein.

Section 4. Authority Having Jurisdiction

For purposes of this Local Law the “Authority Having Jurisdiction” shall mean:

- A. In the case of a fire district, the Board of Fire Commissioners of the fire district;

**LOCAL LAW #5 OF 2023 AUTHORIZING REAL PROPERTY
TAX EXEMPTION FOR VOLUNTEER FIREFIGHTERS AND
VOLUNTEER AMBULANCE MEMBERS IN THE TOWN OF
NORTH GREENBUSH**

- B. In the case of a contract fire department in a fire protection district, the Town Board;
- C. In the case of an incorporated voluntary ambulance service, the Town Board.

Section 5. Eligibility

Such exemption shall not be granted unless:

- A. The applicant resides in the Town, which is served by such incorporated volunteer fire company, volunteer fire department or incorporated voluntary ambulance services of which the applicant is a qualified enrolled member.
- B. The property is the primary residence of the applicant.
- C. The property is used exclusively for residential purposes; provided, however, that if any portion of such property is not used exclusively for the applicant's residence but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this Local Law; and
- D. The applicant has been certified by the authority having jurisdiction for the incorporated volunteer fire company, volunteer fire department, or voluntary ambulance service as an enrolled member who has served such incorporated volunteer fire company, volunteer fire department or voluntary ambulance service for at least two (2) years; and
- E. The applicant must submit said certification from the authority having jurisdiction, or its designee, together with the tax exemption application.

Section 6. Grant of Lifetime Exemption

Any enrolled member of an incorporated volunteer fire company, volunteer fire department or incorporated volunteer ambulance service who accrues more than twenty years of active service, and is so certified by the authority having jurisdiction for the incorporated volunteer fire company, volunteer fire department, or incorporated voluntary ambulance service, shall be granted the ten percent (10%) exemption authorized by this Local Law for the remainder of his or her life as long as his or her primary residence is located within the town.

Section 7. Surviving, Un-Remarried Spousal Exemption for Volunteer Firefighters or Volunteer Ambulance Workers Killed in the Line of Duty.

**LOCAL LAW #5 OF 2023 AUTHORIZING REAL PROPERTY
TAX EXEMPTION FOR VOLUNTEER FIREFIGHTERS AND
VOLUNTEER AMBULANCE MEMBERS IN THE TOWN OF
NORTH GREENBUSH**

The property tax exemption authorized by this Local Law and granted to an enrolled member of an incorporated volunteer fire company, volunteer fire department, or incorporated voluntary ambulance service shall, upon application, be continued to such deceased enrolled member's un-remarried spouse if such member is killed in the line of duty, provided that:

- A. Such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, volunteer fire department, or incorporated voluntary ambulance service as an un-remarried spouse of such enrolled member who was killed in the line of duty;
- B. Such deceased volunteer had been an enrolled member for at least five (5) years; and
- C. Such deceased volunteer had been receiving the exemption prior to his or her death.

Section 8. Surviving Un-Remarried Spousal Exemption for Deceased Volunteer Firefighters or Volunteer Ambulance Workers with Twenty Years of Enrolled Member Service.

The property tax exemption authorized by this Local Law and granted to an enrolled member of an incorporated volunteer fire company, volunteer fire department, or incorporated voluntary ambulance service shall, upon application, be continued to such deceased enrolled member's un-remarried spouse, provided that:

- A. Such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, volunteer fire department, or incorporated voluntary ambulance service as an un-remarried spouse of such enrolled member;
- B. Such deceased volunteer had been an enrolled member for at least twenty (20) years; and
- C. Such deceased volunteer and un-remarried spouse had been receiving the exemption for such property prior to the death of such volunteer.

Section 9. Application

An application from such exemption and a certification provided by the appropriate authority having jurisdiction shall be filed with the Assessor for the Town on or before the taxable status date of each year as otherwise required as prescribed by New York State. The Town Assessor is hereby authorized to certify eligibility provided satisfactory proof of such eligibility is submitted with the application.

**LOCAL LAW #5 OF 2023 AUTHORIZING REAL PROPERTY
TAX EXEMPTION FOR VOLUNTEER FIREFIGHTERS AND
VOLUNTEER AMBULANCE MEMBERS IN THE TOWN OF
NORTH GREENBUSH**

Section 10. No Diminution of Benefits.

No applicant who is a volunteer firefighter or volunteer ambulance worker who by reason of such status is receiving any benefit under the provisions of Article 4 of the state Real Property Tax Law on the effective date of this Local Law shall suffer any diminution of such benefit because of the provisions of this local law.

Section 11. Effective Date

This Local Law shall take effect immediately upon filing with the Secretary of State.

Section 12. Supersession

This Local Law supersedes all inconsistent provisions of the Laws of the New York State Real Property Tax Law and Town Code of the Town of North Greenbush.

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of NORTH GREENBUSH

Local Law No. # 6 of the year 20²³

A local law NORTH GREENBUSH REAL PROPERTY TAX SENIOR CITIZEN/DISABILITY INCOME
(Insert Title)
LEVEL/PERCENTAGE INCOME LAW

Be it enacted by the _____ of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of NORTH GREENBUSH as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. #6 of 20²³ of the (County)(City)(Town)(Village) of NORTH GREENBUSH was duly passed by the NORTH GREENBUSH TOWN BOARD on OCTOBER 12, 20²³, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the and was deemed duly adopted on 20, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the on 20.

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on 20, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on 20, and was (approved)(not approved) (repassed after disapproval) by the on 20. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of 20, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

Jamice Kerwin
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 10/12/2023

(Seal)

At a Regular Meeting of
the Town Board of the Town
of North Greenbush held at 7:00
p.m. on October 12, 2023, at the
Town Offices

IN THE MATTER OF ADOPTING LOCAL LAW # 6 OF 2023, ENTITLED
NORTH GREENBUSH REAL PROPERTY TAX SENIOR CITIZEN/DISABILITY
INCOME LEVEL/PERCENTAGE INCOME LAW”

BE IT RESOLVED, the Town Board of the Town of North Greenbush hereby adopts the “North Greenbush Real Property Tax Senior Citizen/Disability Income Level/Percentage Income Law (**copy attached**) as Local Law # 6 of the year 2023, and it is

FURTHER RESOLVED, that the Town Clerk shall cause notice of the adoption of the Law to be properly posted, published, and filed with the Department of State.

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

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

RESOLUTION 2023-10-81

**North Greenbush Real Property Tax Senior Citizen/Disability
Income Level/Percentage Income Local Law #6 of 2023**

Section I. Section 169-4A of the Code of the Town of North Greenbush is hereby amended to eliminate the provision which presently excludes non-reimbursed medical expenses from income for the purpose of determining eligibility for the exemption.

Section II. Section 169-5 of the Code of the Town of North Greenbush is hereby amended as follows:

<u>Income Level</u>	<u>Percentage of Exemption</u>
Up to \$40,000	50%

These levels shall apply to tax bills for periods after March 1, 2024.

Section III. The provisions of Section I and Section II of this Local Law shall also apply to the Disability and Limited Income Exemption in North Greenbush authorized by RPTL Section 459-C

Section IV. This Local Law supersedes Section 169 of the Code of the Town of North Greenbush to the extent inconsistent therewith.

Section V. This Local Law shall take effect immediately upon filing with the Department of State.

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one:)

of North Greenbush

Local Law No. # 7 of the year 2023

A local law Multi-Family Dwelling Moratorium Extension Law
(Insert Title)

Be it enacted by the North Greenbush Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one:)

of North Greenbush as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 7 of 2023 of the (County)(City)(~~Town~~)(Village) of North Greenbush was duly passed by the North Greenbush Town Board on December 14 2023, in accordance with the applicable (Name of Legislative Body) provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ and was deemed duly adopted (Elective Chief Executive Officer*) on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. (Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

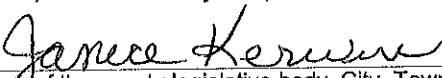
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.


Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 12/14/2023

(Seal)

**Local Law #7 of 2023, Entitled
“Town of North Greenbush Multi-Family Dwelling Moratorium
Extension Law “**

Section 1: The Town of North Greenbush hereby adopts the following Local Law amending Chapter 197 of the Town Code.

- 1.) The Town of North Greenbush previously adopted a temporary moratorium on projects relating to certain multi-family dwellings, by enactment of Local Law #2 of 2022. One purpose of the law was to enable the town to update its Zoning Law and Comprehensive Plan. Since these updates have not been completed, the town desires to extend the Moratorium for a period of one year from the effective date of this Local Law #7 of 2023.
- 2.) The Town of North Greenbush Local Law #2 of 2022 is hereby re-enacted and re-adopted in its entirety, but with a new period of effectiveness which shall expire one year from the effective date of this Local Law #7 of 2023. All the terms, provisions and conditions of said Local Law #2 of 2022 shall be in full force and effect for the period.

Section 2: This Law shall take effect immediately upon filing with the NYS Department of State.

Section 3: This Law supersedes all Local and State Laws and Regulations to the extent inconsistent therewith.

At the Regular Meeting of
the Town Board of the
Town of North Greenbush
Held at 7:00 p.m. on
December 14, 2023, at the
Town Offices

IN THE MATTER OF ADOPTING A LOCAL LAW #8 FOR 2023
AMENDING THE TOWN OF NORTH GREENBUSH OFFICIAL
ZONING LAW ZONING MAP

BE IT RESOLVED, the Town Board of the Town of North Greenbush hereby adopts the LOCAL LAW #8 for 2023 amending the Town of North Greenbush official Zoning Law Zoning map (copy attached) as Local Law #8 for 2023, and it is

FURTHER RESOLVED, that the Town Clerk shall cause notice of the adoption of the Law To be properly posted, published and filed with the Department of State.

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

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

RESOLUTION 2023-12-92

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of North Greenbush

Local Law No. # 8 of the year 20²³

A local law Amendment of the North Greenbush Official Zoning Map
(Insert Title)

Be it enacted by the North Greenbush Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of North Greenbush as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 8 of 2023 of the (County)(City)(Town)(Village) of North Greenbush was duly passed by the North Greenbush Town Board on December 14 2023, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ and was deemed duly adopted (Elective Chief Executive Officer*) on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. (Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.



Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 12/14/2023

(Seal)

TOWN OF NORTH GREENBUSH
LOCAL LAW NO. 8 OF THE YEAR 2023

AMENDING THE TOWN OF NORTH GREENBUSH OFFICIAL ZONING MAP

Be it enacted by the Town Board of the Town of North Greenbush, Rensselaer County, New York, as follows:

SECTION I: PURPOSE

The Town Board of the Town of North Greenbush amended the Official Zoning Map under Local Law 5 of 2016, which was duly filed with the Secretary of State. However, it was recently determined that several parcels were misclassified and as a result were incorrectly zoned. The Town seeks to modify its current Zoning Map to correctly zone the properties that should have remained in the General Business (BG zone) instead of being rezoned inadvertently to Residential (R-2).

SECTION II: LEGISLATIVE FINDINGS

This action is consistent with the Town of North Greenbush Comprehensive Plan and is an administrative correction action. The Town finds that the proposed action is consistent with the original intention of the Town Board, and no significant environmental impacts would result from the proposed action.

SECTION III: ENACTMENT

The Town of North Greenbush Official Zoning Map, adopted by Local Law 5 of 2016, is hereby amended as follows: All parcels listed below shall be rezoned from the current Residential (R-2) Zone to General Business (BG Zone) as originally intended by the Town of North Greenbush in the Comprehensive Plan as identified by Tax Lot identification on the Town of North Greenbush Tax roles:

- 124.-5-20.21
- 124.-5-9.21
- 124.-5-9.22
- 124.-5-8.3
- 124.-5-7.2
- 124.-5-9.1
- 124.-5-8.11/1
- 124.-5-8.2
- 124.-5-21
- 124.-5-19
- 124.-5-20.1
- 124.-5-18
- 124.-5-2
- 124.-5-7.1
- 124.-5-20.22

TOWN OF NORTH GREENBUSH
LOCAL LAW NO. 8 OF THE YEAR 2023

AMENDING THE TOWN OF NORTH GREENBUSH OFFICIAL ZONING MAP

SECTION IV: AUTHORITY

This Local Law is enacted pursuant to the authority of Section 10 of the New York State Municipal Home Rule Law.

SECTION V: SEVERABILITY

If any part or provision of this local law is judged invalid by any Court of competent jurisdiction, such judgment shall be confined in application to the part of provision directly on which judgment shall have been rendered and shall not affect or impair the validity of the remainder of this law or the application thereof to other persons or circumstances. The Town hereby declares that it would have enacted the remainder of this law even without such part of provision or application.

SECTION VI: EFFECTIVE DATE

This local law shall become effective immediately upon the filing in the office of the New York Secretary of State pursuant to Section 27 of the New York State Municipal Home Rule Law.

At the Regular Meeting of
the Town Board of the
Town of North Greenbush
Held at 7:00 p.m. on
December 14, 2023, at the
Town Offices

IN THE MATTER OF ADOPTING A LOCAL LAW #7 FOR 2023
ESTABLISHING THE MULTI-FAMILY DWELLING MORATORIUM
EXTENSION LAW

BE IT RESOLVED, the Town Board of the Town of North Greenbush hereby adopts the LOCAL LAW #7 for 2023 Establishing the Multi-Family Dwelling Moratorium Law (copy attached) as Local Law #7 for 2023, and it is

FURTHER RESOLVED, that the Town Clerk shall cause notice of the adoption of the Law To be properly posted, published and filed with the Department of State.

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

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

RESOLUTION 2023-12-90