

At a Regular Meeting of
the Town Board of the
Town of North Greenbush
held at 7:00 p.m. on February
13th, 2025 at the Town Offices

IN THE MATTER OF THE APPOINTMENT OF
THE TOWN ATTORNEY FOR THE TOWN OF
NORTH GREENBUSH

WHEREAS, the position of Town Attorney has become vacant due to retirement and the Board selected Nia C. Cholakis to fill the vacant position; and,

NOW THEREFORE BE IT RESOLVED, that at the recommendation of the Supervisor, Nia Cholakis is hereby appointed to the position of Town Attorney per Town Board, for the remainder of the term ending December 31, 2025.

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

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

RESOLUTION 2025-02-08

At a Regular Meeting of the Town Board of the
Town of North Greenbush held at 7:00 pm
On February 13, 2025, at the Town Offices

**IN THE MATTER OF RETAINING THE VINCELETTE
LAW FIRM AS SPECIAL COUNSEL TO THE TOWN
OF NORTH GREENBUSH**

WHEREAS, The Town of North Greenbush requires Special Counsel legal services in the area of Assessment Proceedings and Litigation relating thereto; and

WHEREAS, the Vincelette Law Firm specializes in the area of law listed above and has worked with the Town in the past; now, therefore, be it

RESOLVED, that the Town Board retains the Vincelette Law Firm as Special Counsel to provide the services listed above pursuant to the attached Retainer Agreement.

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

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

RESOLUTION 2025-02-09

At a Regular Meeting of
the Town Board of the
Town of North Greenbush
Held @ 7:00 pm on February
13, 2025 at the town offices

IN THE MATTER OF APPOINTING A CODE
ENFORCEMENT OFFICER

BE IT RESOLVED; the Town Board of the Town of North Greenbush does hereby
appoint Daniel Wilson Sr. to the position of part-time Code Enforcement Officer, 20
hours a week, per budget at \$25.00 an hour,

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

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

RESOLUTION 2025-02-10

At a Regular Meeting of the Town Board of the
Town of North Greenbush held at 7:00 pm
On February 13, 2025, at the Town Offices

**IN THE MATTER OF
APPROVING SETTLEMENT**

WHEREAS, the Town of North Greenbush is in litigation pursuant to Notice of Claim concerning a property located at mailing address 4407 NY-43, Rensselaer, New York 12144, where it has been alleged that the owner(s) of the property and business thereat were aggrieved by the conduct of Town Personnel, and

WHEREAS, Special Insurance Counsel to the Town has advised that the matter has tentatively been resolved for the sum of \$2,500.00, which sum is to be paid by the insurance carrier for the Town, with the Town having no cash payment toward such settlement or applicable deductible, per written settlement agreement provided to the Town Board Members, and

WHEREAS, Special Insurance Counsel to the Town has recommended such settlement as being in the best interest of the Town in that it avoids any possible significant economic effect on the Town if the matter went to trial and resulted in an adverse outcome, and good cause appearing therefore,

NOW, THEREFORE, BE IT RESOLVED, that the settlement referenced above is hereby approved and the Special Insurance Counsel is authorized to prepare any and all necessary documents on behalf of the Town to effectuate the terms of such settlement.

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

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

RESOLUTION 2025-02-11

**RESOLUTION OF THE TOWN BOARD
IN THE MATTER OF HOLDING A PUBLIC HEARING TO
CONSIDER LOCAL LAW #1 of 2025**

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 **February 13, 2025.**

Present:	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 desires to consider adopting a Local Law extending the length of Term of Office of the Town Supervisor, Town Clerk and Town Superintendent of Highways from two (2) years to four (4) years

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

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

AYES:	5
NAYS:	0
ABSENT:	0

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 **March 13, 2025 @ 6:50 P.M.,** consider a Local Law entitled “**Extending the Term of Office of the Town Supervisor, Town Clerk and Town Superintendent of Highways from two (2) years to four (4) years**” and

FURTHER ORDERED, the Town Clerk gives notice of such hearing by publishing, on or before **February 27, 2025,** 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.

RESOLUTION 2025-02-12

**RESOLUTION OF THE TOWN BOARD
IN THE MATTER OF HOLDING A PUBLIC HEARING TO
CONSIDER A LOCAL LAW
AMENDING LOCAL LAW #1 OF 2020**

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 February 13, 2025.

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

WHEREAS, at its regular meeting on December 12, 2024, the Town Board of the Town of North Greenbush required the Planning Board to review and consider the proposed amendment to Section 2 and Section 3, Paragraph F of 50 North Greenbush Road and Vicinity Planned Development District (PDD) Local Law No. 1 of 2020, which currently states:

“The offering plan for the 64-unit condominium/townhouse portion of this amended PDD shall state that all units must be owner-occupied and that no rental, including student rents, are allowed.”

WHEREAS, the proposed amendment would permit homeowners and the project Sponsor to allow the option to rent their units for a period of at least six months or longer, subject to the conditions contained imposed by the Town Board and subject further to the review and approval of the amendment to the Offering Plan by the Office of the Town Attorney prior to filing with the office of the New York State Attorney General to ensure compliance with the requirements of this Local Law, and

WHEREAS the Town Board of the Town of North Greenbush desires to consider amending Local Law #1 of 2020 of the North Greenbush Town Code pursuant to a “Third Amendment to 50 Greenbush Road and Vicinity Planned Development District”, and

WHEREAS it is necessary to hold a public hearing in connection with the proposed amendment to Local Law #1 of 2020 entitled “Third Amendment to 50 Greenbush Road and Vicinity Planned Development District”.

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

AYES:	5
NAYS:	0
ABSENT:	0

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 **March 13, 2025 @ 6:55 P.M.**, to consider an amendment to Local Law #1 of 2020 entitled "**Third Amendment to 50 Greenbush Road and Vicinity Planned Development District**" 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 **February 21, 2025**, 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.

RESOLUTION 2025-02-13

**RESOLUTION OF THE TOWN BOARD
IN THE MATTER OF HOLDING A PUBLIC HEARING TO
CONSIDER A LOCAL LAW
AMENDING LOCAL LAW #1 OF 2020**

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 February 13, 2025.

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

WHEREAS, at its regular meeting on December 12, 2024, the Town Board of the Town of North Greenbush required the Planning Board to review and consider the proposed amendment to Section 2 and Section 3, Paragraph F of 50 North Greenbush Road and Vicinity Planned Development District (PDD) Local Law No. 1 of 2020, which currently states:

“The offering plan for the 64-unit condominium/townhouse portion of this amended PDD shall state that all units must be owner-occupied and that no rental, including student rents, are allowed.”

WHEREAS, the proposed amendment would permit homeowners and the project Sponsor to allow the option to rent their units for a period of at least six months or longer, subject to the conditions contained imposed by the Town Board and subject further to the review and approval of the amendment to the Offering Plan by the Office of the Town Attorney prior to filing with the office of the New York State Attorney General to ensure compliance with the requirements of this Local Law, and

WHEREAS the Town Board of the Town of North Greenbush desires to consider amending Local Law #1 of 2020 of the North Greenbush Town Code pursuant to a “Third Amendment to 50 Greenbush Road and Vicinity Planned Development District”, and

WHEREAS it is necessary to hold a public hearing in connection with the proposed amendment to Local Law #1 of 2020 entitled “Third Amendment to 50 Greenbush Road and Vicinity Planned Development District”.

At a regular meeting of the Town Board of the Town of North Greenbush, held at 7:00 P.M. February 13, 2025

**APPROVAL TO ADVERTISE FOR PUBLIC BIDDING
NORTH GREENBUSH WATER PRESSURE IMPROVEMENTS**

WHEREAS, Laberge Group, a duly licensed Engineering firm permitted to practice in the State of New York had previously been retained to prepare Contract Documents for the installation of two pressure reducing vaults and an isolation insertion valve.

WHEREAS, Laberge Group has prepared the required Contract Documents necessary for the Project, and

WHEREAS the Board does hereby accept and approve the Contract Documents for bidding,

NOW THEREFORE BE IT RESOLVED that the Town Clerk is authorized to advertise for construction bids for the Project using the Contract Documents approved by the Board with a bid opening date of March 19, 2025, at 11:00 A.M.

Councilperson Merola moved, seconded by Supervisor Bott and the Town Board voted as follows:

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

RESOLUTION 2025-02-14

At a Meeting of the Town Board
of the Town of North Greenbush,
held on February 13, 2025, at
7:00 P.M. at the Town Offices

**IN THE MATTER OF THE AUTHORIZATION OF
THE EXECUTION OF ADDING A STREETLIGHT
AT THE INTERSECTION OF CRIMSON CIRCLE
AND WINTER STREET EXTENSION**

WHEREAS, to add a streetlight to the North Greenbush Lighting District

WHEREAS, that such intersection does not have proper lighting and has been requested by residents to have a streetlight installed for traffic safety

NOW THEREFORE, IT IS HEREBY RESOLVED by the town board of the Town of North Greenbush, that the Town Supervisor is hereby authorized to enter into an agreement with National Grid to add a streetlight at the intersection of Crimson Circle and Winter Street Extension to be added to the North Greenbush lighting district

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

Supervisor, Joseph Bott III	<u>AYE</u>
Councilwoman, Kelly Hoffman	<u>AYE</u>
Councilwoman, Mary Frances Sabo	<u>AYE</u>
Councilwoman, Jessica Merola	<u>AYE</u>
Councilman, Jim Gordon	<u>AYE</u>

RESOLUTION 2025-02-15

At a Meeting of the Town Board
of the Town of North Greenbush,
held on February 13, 2025, at
7:00 P.M. at the Town Offices

**IN THE MATTER OF AUTHORIZING THE COMPTROLLER TO ACCEPT
THE LETTER OF CREDIT FROM BANK OF AMERICA WITH REGARD
TO ADDRESSING ROAD INFRASTRUCTURE WORK IN THE
MEADOWS DEVELOPMENT**

BE IT RESOLVED, that the Town Board of the Town of North Greenbush authorizes the Comptroller to accept the February 05, 2025, Letter of Credit from Bank of America with regard to addressing road infrastructure work in The Meadows Development as outlined in previously approved Resolution 2024-12-106.

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

Supervisor Bott	<u>AYE</u>
Councilperson Hoffman	<u>AYE</u>
Councilperson Merola	<u>AYE</u>
Councilperson Gordon	<u>AYE</u>
Councilperson Sabo	<u>AYE</u>

RESOLUTION 2025-02-16

At a Regular Meeting of
the Town Board of the
Town of North Greenbush
held at 7:00 p.m. on February
13, 2025 at the Town Offices

IN THE MATTER OF TOWN BOARD RECEIPT
OF THE ANNUAL AUDIT AND EXAMINATION
OF RECORDS OF THE TOWN JUSTICE FOR THE
YEAR ENDING DECEMBER 31, 2024

WHEREAS Section 2019-a of the Uniform Justice Court Act requires every justice of a village or town to submit his/her records and docket to the auditing board of said village or town; and,

WHEREAS Section 2019-a of the Uniform Justice Court Act requires that Justice Court records shall be examined and audited by said auditing board or a certified public accountant; and,

NOW, THEREFORE BE IT RESOLVED that the North Greenbush Town Board directed the Town Comptroller to perform the required audit and examination of the records of the North Greenbush Town Justices for the year ending December 31, 2024; and,

BE IT FURTHER RESOLVED THAT the findings of said audit and examination were presented to the Town Board of the Town of North Greenbush

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

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

RESOLUTION 2025-02-17

At a Regular Meeting of the
Town Board of The Town of
North Greenbush held at 7:00
P.M. on February 13, 2025
At the Town Offices

**IN THE MATTER OF APPROVING AND AUTHORIZING THE TOWN SUPERVISOR TO
EXECUTE A PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT FOR THE INGRAHAM
SOLAR 1, LLC SOLAR FARM PROJECT AT 391 WINTER STREET EXTENSION**

BE IT RESOLVED, that the Town Board of the Town of North Greenbush hereby approve a Payment In Lieu of Taxes (PILOT) Agreement for Solar Energy Systems between the Town of North Greenbush, the East Greenbush Central School District and the County of Rensselaer and Ingraham Solar 1, LLC (the "PILOT Agreement") concerning the project located at 391 Winter Street, Town of North Greenbush (the "Project") in substantially the same form as included as Exhibit A and Exhibit B, subject to review and approval of the Office of the Town Attorney; and;

BE IT FURTHER RESOLVED, that the Town Board of the Town of North Greenbush authorizes and directs the Town Supervisor to execute, on behalf of the Town of North Greenbush, the final PILOT Agreement and hereby ratifies all actions taken by the Town to date with respect to the Project..

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

Supervisor Bott	<u>AYE</u>
Councilperson Hoffman	<u>ABSTAIN</u>
Councilperson Merola	<u>AYE</u>
Councilperson Sabo	<u>ABSTAIN</u>
Councilperson Gordon	<u>ABSTAIN</u>

RESOLUTION 2025-02-18

At a Regular Meeting of the
Town Board of Town of
North Greenbush Held at 7:00pm
on February 13, 2025, At the Town
Offices

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTED LABOR CONTRACT WITH
RAYMOND WHITE FOR THE POSITION OF NORTH GREENBUSH POLICE CAPTAIN

WHEREAS, the Town of North Greenbush, acting by its Town Board, acknowledges that Raymond White has been duly appointed and qualified as a full-time Police Captain of the North Greenbush Police Department, effective January 5, 2025, and

WHEREAS, the Town is desirous of securing the services of Raymond White as Police Captain according to the terms and conditions set forth in the agreement, a copy of which is filed with the Town Clerk, and

WHEREAS, Raymond White is willing to perform the duties of Police Captain pursuant to the terms and conditions of the aforesaid agreement, and

WHEREAS, the Town Board finds it to be in the best interest of the residents of the Town of North Greenbush that the Town enter into such agreement with Raymond White; and

NOW THEREFORE, LET IT BE RESOLVED, that the Town Board hereby ratifies the appointment of Police Captain Raymond White and approves and authorizes the Town Supervisor to execute the agreement with Police Captain Raymond White, effective from January 5, 2025, until December 31, 2027, and to take any necessary steps to effectuate said agreement.

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

Supervisor Bott	<u>AYE</u>
Councilwoman Hoffinan	<u>AYE</u>
Councilwoman Merola	<u>AYE</u>
Councilwoman Sabo	<u>AYE</u>
Councilman Gordon	<u>AYE</u>

RESOLUTION 2025-02-19