



The Town of East Greenbush

225 Columbia Turnpike, Rensselaer, New York 12144

TOWN BOARD AGENDA PRE-BOARD MEETING July 8, 2026

Call to Order
Pledge of Allegiance
Town Board Meeting:

6:00 PM

Members of Town Board

Present

Absent

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Supervisor J. Conway
Councilor H. Kennedy
Councilor R. Matters
Councilor J. McHugh
Councilor L. Koenig

The resolutions below are provided to the Town Board in advance of the Official Town Board Meeting to allow time for review and research. The purpose of the Pre-Board Meeting is for the Town Board to publicly discuss resolutions and ask any questions, so they may receive information needed to make an informed decision at the Town Board Meeting.

Presentation:

Schedule of Meeting:

137-2026 A Resolution to Approve Special Meeting Minutes

WHEREAS, the minutes of Town Board meetings, as provided in §106 of Article 7 of the New York Public Officers Law, shall be approved by the Board prior to them being finalized, deemed official and disseminated to the public by the Town Clerk; and

WHEREAS, that the minutes of the Town's Special Meeting held on June 10, 2026 have been presented; and

WHEREAS, the Town Board has reviewed these minutes and any necessary corrections have been made;

now, therefore, be it

RESOLVED, that the minutes of the Town's Special Meeting held on June 10, 2026 are hereby approved as submitted.

The foregoing resolution was duly moved by Councilor McHugh and seconded by Councilor Koenig and brought to a vote resulting as follows:

Councilor J. McHugh	VOTED:
Councilor L. Koenig	VOTED:
Supervisor J. Conway	VOTED:
Councilor H. Kennedy	VOTED:
Councilor R. Matters	VOTED:

138-2026 A Resolution to Approve Public Hearing Minutes

WHEREAS, the minutes of Town Board meetings, as provided in §106 of Article 7 of the New York Public Officers Law, shall be approved by the Board prior to them being finalized, deemed official and disseminated to the public by the Town Clerk; and

WHEREAS, that the minutes of the Town's Public Hearing held on June 10, 2026 have been presented; and

WHEREAS, the Town Board has reviewed these minutes and any necessary corrections have been made;

now, therefore, be it

RESOLVED, that the minutes of the Town's Public Hearing held on June 10, 2026 are hereby approved as submitted.

The foregoing resolution was duly moved by Councilor McHugh and seconded by Councilor Koenig and brought to a vote resulting as follows:

Councilor J. McHugh	VOTED:
Councilor L. Koenig	VOTED:
Supervisor J. Conway	VOTED:
Councilor H. Kennedy	VOTED:
Councilor R. Matters	VOTED:

139-2026 A Resolution to Approve Meeting Minutes

WHEREAS, the minutes of the Town Board meetings, as provided in §106 of Article 7 of the New York Public Officers Law, shall be approved by the Board prior to them being finalized, deemed official and disseminated to the public by the Town Clerk; and

WHEREAS, the minutes of the Town Board Meeting held on June 17, 2026 have been presented; and

WHEREAS, the Town Board has reviewed these minutes and any necessary corrections have been made;

now, therefore, be it

RESOLVED, that the minutes of the Town Board Meeting held on June 17, 2026 are hereby approved as submitted.

The foregoing resolution was duly moved by Councilor Matters and seconded by Councilor Koenig and brought to a vote resulting as follows:

Councilor R. Matters	VOTED:
Councilor L. Koenig	VOTED:
Supervisor J. Conway	VOTED:
Councilor H. Kennedy	VOTED:
Councilor J. McHugh	VOTED:

140-2026 A Proclamation to Honor Robin Cobb on the Occasion of Her Retirement

WHEREAS, Robin Cobb, or “Miss Robin” as she is known to so many children and families in East Greenbush, has announced her retirement after 45 years of working with young children and 31 years of operating the New Dreams Nursery School in East Greenbush; and

WHEREAS, Robin Cobb opened her first nursery school, called Candy Land, in 1981. Her first class had only five students but as word spread about a new, remarkable nursery school teacher, her class sizes continued to grow; and

WHEREAS, in 1995, she made the decision to move her school closer to her home in East Greenbush and that year she renamed the business New Dreams Nursery School; and

WHEREAS, the new nursery school took off almost immediately and she routinely taught three full classes with a waiting list for each new school year; and

WHEREAS, Robin was able to teach her own children, grandchildren, nieces and nephews at her two schools; and

WHEREAS, in the East Greenbush community, “Miss Robin” achieved legendary status as word spread that we had the best nursery school and nursery school-teacher in the Capital Region; and

WHEREAS, her classes were famous for both the educational and social growth experienced by her students, her teaching was known for its clarity and humanity, and her empathy and love for the children was obvious to all who encountered her; and

WHEREAS, this Town Board seeks to recognize and acknowledge people who have made extraordinary contributions to the civic life of our Town;

now, therefore, be it

RESOLVED, that the Town Board of the Town of East Greenbush hereby honors Robin Cobb on the occasion of her retirement and thanks her for her extraordinary contributions to the life of our community;

and be it further

RESOLVED, that the Town Board, on behalf of all of the people in East Greenbush, wishes Miss Robin a happy and fulfilling retirement. May all of her kindness be repaid in full.

The foregoing resolution was duly moved by Supervisor Conway and seconded by Councilor McHugh and brought to a vote resulting as follows

Supervisor J. Conway	VOTED:
Councilor J. McHugh	VOTED:
Councilor H. Kennedy	VOTED:
Councilor R. Matters	VOTED:
Councilor L. Koenig	VOTED:

141-2026 A Resolution Authorizing the Purchase of Essential Equipment to Outfit a Backup Police K-9 Patrol vehicle

WHEREAS, the Chief of Police has recommended the purchase of the K-9 Havis Kennel/transport system along with the Ace Hot-n-Pop Pro System for the 2020 Ford Police Interceptor Utility backup K-9 vehicle to the Town Board as necessary equipment that will outfit the East Greenbush Police Department’s K-9 backup vehicle as deemed necessary for the continual use and safety of the K9, and in the performance of the K-9 officer’s lawful duties in enforcing the laws of the State of New York; and

WHEREAS, the Town Board agrees with the Chief of Police that these are important pieces of safety equipment in realizing its commitment to public safety in the Town of East Greenbush; and

WHEREAS, the Town of East Greenbush requested four quotes including a quote through Auto Solutions of New York, Inc. for a total of \$10,763.47, BearCom for \$11,589.85, Pittsfield Communications Systems for \$15,880.40 and Larosa's Automotive for \$17,665.99 for the K-9 Transport System with the Hot-n-Pop System; and

WHEREAS, quote #99121 as submitted by Auto Solutions of New York, Inc. in the amount of \$10, 763.47 was the most cost effective and appropriate quote; and

WHEREAS, the Director of Finance confirms this appropriation can be paid from the Canine bank account;

now, therefore, be it

RESOLVED, that the Town Board of the Town of East Greenbush authorizes the expenditure of \$10,763.47 to purchase the K-9 essential equipment as described above.

The foregoing resolution was duly moved by Councilor Kennedy and seconded by Councilor Matters and brought to a vote resulting as follows:

Councilor H. Kennedy	VOTED:
Councilor R. Matters	VOTED:
Supervisor J. Conway	VOTED:
Councilor J. McHugh	VOTED:
Councilor L. Koenig	VOTED:

142-2026 A Resolution to Acquire a Replacement Police Patrol Vehicle

WHEREAS, it is the intention of the Town to maintain its police vehicles in a safe and mechanically efficient condition; and

WHEREAS, the Chief of Police has reported that one of the Town's police patrol vehicles was struck in a motor vehicle accident and has been declared totaled; and

WHEREAS, Nielsen Ford, an authorized New York State OGS Contractor, has quoted a one-time total cost of \$63,472.78 for a 2026 Ford Police Interceptor Utility Vehicle, which includes specialized vehicle upfitting; and

WHEREAS, the Director of Finance confirms there will be a material impact on the budget that will require a budget transfer from the Contingency account, 1.1990.4.000, in the amount of \$53,472.78. The \$10,000 insurance recovery will be revenue in Insurance Recoveries, 1.2680.0.000. These 2 transactions will increase the budget for Police & Constable EQ, 1.3120.2.000, by \$63,472.78.

now, therefore, be it

RESOLVED, that the Town Board authorizes the Police Chief to purchase one (1) 2026 Ford Police Interceptor Utility Vehicles from Contract #RFB-WC-23505.

The foregoing resolution was duly moved by Supervisor Conway and seconded by Councilor McHugh and brought to a vote resulting as follows:

Supervisor J. Conway	VOTED:
Councilor J. McHugh	VOTED:
Councilor H. Kennedy	VOTED:
Councilor R. Matters	VOTED:
Councilor L. Koenig	VOTED:

143-2026 A Resolution Authorizing Budget Transfer for Building Fund

WHEREAS, the Town is in need of a new PA System to be used for various events across Town. The Purchasing Clerk obtained three [3] quotes to purchase a PA System; and

WHEREAS, the Director of Finance has determined that to maintain proper balances with the Town of East Greenbush accounts, that a budget transfer from Contingency, 1.1990.4.000 to Building CE, 01.1620.4.000, in the amount of \$1,975.99 is necessary;
now, therefore, be it

RESOLVED, that the Town Board authorizes the Director of Finance to make a budget transfer and approves the purchase of a PA System for Town Events.

The foregoing resolution was duly moved by Councilor Kennedy and seconded by Councilor Koenig and brought to a vote resulting as follows:

Councilor H. Kennedy	VOTED:
Councilor L. Koenig	VOTED:
Supervisor J. Conway	VOTED:
Councilor J. McHugh	VOTED:
Councilor R. Matters	VOTED:

144-2026 A Resolution Authorizing the Purchase of Welding Equipment from HAUN for the Mechanics Truck

WHEREAS, the Senior Auto Mechanic has identified the need for a mobile welding unit for the Mechanic's truck that will allow the Mechanics to work on equipment and infrastructure as needed; and

WHEREAS, the Senior Auto Mechanic is a certified welder and is capable of making repairs and welding as needed by the Town and a Mobile Welding Unit would allow for the repairs to be made outside of the garage as needed;

WHEREAS, the Commissioner of Public Works has received three (3) quotes for Mobile Welding Units the Ranger® Air 260MPX™ Multi-Function Engine Drive that has been recommended as follows:

Haun Welding Supply	\$15,850.00
Noble Gas Solutions	\$15,850.00
AirGas	\$17,163.00

;and

WHEREAS, the Senior Auto Mechanic has recommended the purchase through Haun Welding Supply as they currently supply the Town with the supplies we have and deliver the canisters of gases/material needed to weld; and

WHEREAS, the Director of Finance confirms that the financial impact of this purchase will be \$15,850.00 from the 2026 Machinery budget line of 02.5130.4.000;
now, therefore, be it

RESOLVED, that the Town Board does hereby approve the purchase of the Ranger® Air 260MPX™ Multi-Function Engine Drive through Haun Welding Supply for \$15,850.00.

The foregoing resolution was duly moved by Councilor McHugh and seconded by Councilor Koenig and brought to a vote resulting as follows:

Councilor J. McHugh	VOTED:
Councilor L. Koenig	VOTED:
Supervisor J. Conway	VOTED:
Councilor H. Kennedy	VOTED:
Councilor R. Matters	VOTED:

145-2026 A Resolution Adjusting the Authorized Amount Approved in Resolution 51-2026

WHEREAS, the Town Board approved Resolution 51-2026 entitled A Resolution Authorizing Pump Parts to Rebuild Four Boerger Pumps at the Wastewater Treatment Plant from GP Jager in the amount of \$16,543.76; and

WHEREAS, the Town received a bill in the amount of \$16,985.76, which was \$442.00 higher than the approved amount, the difference being due to freight charges; and

WHEREAS, the Director of Finance confirms that the financial impact of this resolution is \$442.00 from the 2026 Budget line 07.8120.4.000;

now, therefore, be it

RESOLVED, that the Town Board does hereby approve the price adjustment to cover the freight charges of \$442.00, making the total approved amount \$16,985.76.

The foregoing resolution was duly moved by Councilor Matters and seconded by Supervisor Conway and brought to a vote resulting as follows:

Councilor R. Matters	VOTED:
Supervisor J. Conway	VOTED:
Councilor H. Kennedy	VOTED:
Councilor J. McHugh	VOTED:
Councilor L. Koenig	VOTED:

146-2026 A Resolution Authorizing the Solicitation of Prices for One (1) Utility Pickup Truck for the Sewer Department through the NYS Vehicle Marketplace

WHEREAS, the Deputy Commissioner of Sewer has identified the need for a new Utility Pickup Truck for the Sewer Department; and

WHEREAS, a Utility Pickup Truck would allow for the Sewer Department to carry essential tools to work sites for project use and emergencies; and

WHEREAS, the 2026 budget planned for the replacement of the Sewer Camera Truck, which at this time isn't necessary due to recent repairs; and

WHEREAS, the Commissioner will work with the Senior Auto Mechanic to solicit quotes via NYS Vehicle Market Place Bid Assist Program for one (1) Utility Truck for the Sewer Department, and will inquire if there's additional discounts for purchasing multiple as they are currently preparing specifications for the Water Department Utility Truck (Resolution 128-2026); and

WHEREAS, the Director of Finance confirms that the act of soliciting prices will not have a material impact on the Town's Finances;

now, therefore, be it

RESOLVED, that the Town Board authorizes the Commissioner of Public Works to work with the Senior Auto Mechanic to solicit quotes via the NYS Vehicle Market Place Bid Assist Program for one (1) Utility Truck for the Sewer Department, and will inquire if there are

additional discounts for purchasing multiple as they are currently preparing specifications for the Water Department Utility Truck (Resolution 128-2026).

This resolution was duly moved by Councilor McHugh and seconded by Councilor Koenig and brought to a vote resulting as follows:

Councilor J. McHugh	VOTED:
Councilor L. Koenig	VOTED:
Supervisor J. Conway	VOTED:
Councilor H. Kennedy	VOTED:
Councilor R. Matters	VOTED:

147-2026 A Resolution Declaring Intent to Serve as Lead Agency and Initiate Coordinated Review Under SEQRA for Patroon Place (PZD No. 26-14)

WHEREAS, Michael Moscatiello, owner and applicant, has submitted Major Site Plan and Special Use Permit applications for a project known as Patroon Place, located at 550 Third Avenue Extension in the Regional Commercial (RC) District, identified on the Town Tax Map as Parcel No. 144.-4-49 (the "Project"); and

WHEREAS, the Project proposes construction of a new approximately 150-foot by 80-foot, 12,000 square foot detached warehouse/flex-space/cold-storage building containing six (6) garage-bay units at the rear of the existing site, together with associated site improvements including parking, internal circulation, lighting, landscaping and screening, stormwater management, and related site improvements; and

WHEREAS, the existing site contains an approximately 4,372 square foot commercial building with multiple tenant spaces and one second-story apartment, and the submitted sketch plan identifies a total parcel area of approximately 68,376 square feet (1.57 acres), with proposed total building area increasing from approximately 4,372 square feet to 16,372 square feet; and

WHEREAS, the application materials include a sketch site plan prepared by Adams Engineering & Surveying, PLLC, a Special Use Permit application, a Short Environmental Assessment Form (SEAF) Part 1, and related submittal materials; and

WHEREAS, the Planning Board conducted an initial sketch plan review of the Project on June 24, 2026, at which the applicant described the proposed storage/flex-space units, anticipated contractor-related tenant use, no proposed water or sewer service to the new building, no proposed change to existing site entrances or exits, and anticipated building lighting and screening considerations; and

WHEREAS, the Project requires discretionary approvals from the Town, including Major Site Plan approval and Special Use Permit approval, and may require one or more area variances from the Zoning Board of Appeals relating to lot coverage and/or other dimensional requirements; and

WHEREAS, the Planning and Zoning Department has indicated that engineering review will be required to evaluate the site plan, parking, access and circulation, stormwater, lighting, landscaping and screening, and related technical matters; and

WHEREAS, because the Project may require discretionary approvals from more than one involved agency, the Town Board desires to initiate coordinated review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617; and

WHEREAS, the Town Board wishes to declare its intent to serve as Lead Agency for coordinated review of this Unlisted Action under SEQRA; and

WHEREAS, the Director of Finance confirms that this resolution will not have a material impact on the Town finances;

now, therefore, be it

RESOLVED, that based upon the submitted application materials presently before the Town, the Project is preliminarily classified as an Unlisted Action under SEQRA; and be it further

RESOLVED, that the Town Board hereby declares its intent to serve as Lead Agency for coordinated SEQRA review of the Project; and be it further

RESOLVED, that the Planning and Zoning Department is authorized and directed to circulate a Notice of Intent to Serve as Lead Agency, together with the SEAF Part 1 and relevant application materials, to all identified involved and interested agencies, including but not limited to the Town Planning Board, the Town Zoning Board of Appeals, the Rensselaer County Bureau of Economic Development and Planning, and any other agency determined by the Planning and Zoning Department to have approval authority or particular expertise with respect to the Project; and be it further

RESOLVED, that the Town Board shall not make a determination of significance or take final action on the Project until the coordinated lead agency process has been completed in accordance with SEQRA; and be it further

RESOLVED, that this resolution does not grant site plan approval, Special Use Permit approval, area variance relief, building permit approval, or any other final approval for the Project, and the Project remains subject to all applicable local, county, state, and federal review and permitting requirements.

This resolution was duly moved by Supervisor Conway and seconded by Councilor Kennedy and brought to a vote resulting as follows:

Supervisor J. Conway	VOTED:
Councilor H. Kennedy	VOTED:
Councilor R. Matters	VOTED:
Councilor J. McHugh	VOTED:
Councilor L. Koenig	VOTED:

148-2026 A Resolution Authorizing the Town Supervisor to Enter Into Professional Service Agreements for Town Designated Engineering Services

WHEREAS, the Town: (1) periodically receives applications from parties seeking to conduct business within the Town related to property development and/or use, and (2) periodically undertakes, via its own initiative, special projects of varying nature and magnitude (referred to hereinafter, collectively, as the “Needs”), all of which require the Town to retain, on an ad hoc basis, the specialized services (referred to hereinafter as the “Services”) of qualified, professional engineering consultants and related entities (referred to hereinafter as “Firms”) in order to meet the Needs; and

WHEREAS, the current Term Services Agreements with seven associated Firms are set to expire following the conclusion of a one-year extension in accordance with the terms of the current agreements; and

WHEREAS, a new solicitation is required to be issued for the Town to develop a short list of Town Designated Engineering to provide services including engineering, planning, and/or

technical services associated with design, inspection and/or analysis of the following: Structures; Highway; Hydrology; Storm Water and Drainage; Erosion and Sediment Control; Sanitary; Potable Water Service; Environmental; Traffic; Survey; Planning; Construction; Grant Writing and Applications; Economic Development; Park Design; and Land Development Project Application Review; and

WHEREAS, the Town Board, with its adoption of Resolution #73 of 2026, authorized the Director of Planning and Zoning to solicit proposals for Town Designated Engineering Services via RFP #26-05; and

WHEREAS, following the issuance of RFP #26-05, thirteen qualified proposals were received in response thereto on or before the due date of May 27, 2026; and

WHEREAS, such proposals received were subsequently vetted by an evaluation committee composed of Town staff based on certain best-value-related criteria, including, but not limited to, proposers' respective qualifications and expertise in areas relevant to the Needs; and

WHEREAS, the Director of Finance confirms that this resolution will not have a material impact on the Town's finances;

now, therefore, be it

RESOLVED, that the following Firms be, and the same hereby are, selected and approved to provide the Services, each in accordance with RFP #26-05 and under the provisions of a professional services agreement (referred to hereinafter as "Agreement") that shall be effective for a period of three years with two optional, one-year extensions, the substance and form of which shall be recommended by the Attorney to the Town:

Adirondack Mountain Engineering, P.C.

CHA Solutions

Greenman-Pedersen, Inc.

JMT Engineering

FCM Engineering PLLC

LaBella Associates

Tighe & Bond

Steenburgh Consulting Engineering PLLC

and be it further

RESOLVED, that the Supervisor be, and the same hereby is, authorized to execute an Agreement with each of the foregoing Firms;

and be it further

RESOLVED, that the Director of Planning and Zoning is hereby authorized to develop, sign, and issue written task orders relative to work assigned to a Firm under its respective Agreement, provided, however, that no such task order shall be issued unless, in whichever case may be applicable: (1) escrowed funds of an applicant have been duly verified as sufficient or (2) budgeted funds for Town-initiated projects have been duly verified as sufficient;

and be it further

RESOLVED, that, in accordance with current Term Services Agreements, all active Task Order Requests remain in effect and subject to the terms set forth in the associated Term Services Agreements until the relevant scope of work associated with each Task Order is completed or the Task Order Request and associated scope of work is ceased and closed via mutual consent by the Town and the relevant Firm.

The foregoing resolution was duly moved by Councilor Kennedy seconded by Supervisor Conway and brought to a vote resulting as follows:

Councilor H. Kennedy	VOTED:
Supervisor J. Conway	VOTED:
Councilor R. Matters	VOTED:
Councilor J. McHugh	VOTED:
Councilor L. Koenig	VOTED:

149-2026 A Resolution Adopting Local Law #3 of the Year 2026 of the Town of East Greenbush entitled, “Local Law to Establish a Temporary Moratorium on the Development, Construction, and Operation of Data Centers Within the Town of East Greenbush”

WHEREAS, the Town Board adopted the 2021 Comprehensive Plan, which provides a future land use vision for the Town; and

WHEREAS, the Town Board adopted the 2025 Comprehensive Zoning Law and Subdivision Regulations, which provide the effective means of regulation to ensure the Town has the ability to achieve the future land use vision set forth in the 2021 Comprehensive Plan; and

WHEREAS, Data Centers have been identified as an emerging land use with the potential to present adverse impacts on the health and wellbeing of residents of the Town of East Greenbush due to concerns related to water usage and quality, impacts on town infrastructure, impacts on the environment, public health and safety, noise generation, and community character; and

WHEREAS, the 2025 Comprehensive Zoning Law does not currently identify Data Centers as a specific use designation, and does not include any specific regulations or standards for the siting and/or development of the use; and

WHEREAS, with Resolution #129-2026, the Town Board introduced a draft Local Law proposing to establish a development moratorium on applications and permits related to the development of Data Centers; and

WHEREAS, the Town Board has reviewed that legislation, and consulted with the Town Attorney and applicable Town Staff regarding the emerging land use concern; and

WHEREAS, on July 8, 2026, the Town Board held a public hearing on this proposed local law, which was duly noticed and published pursuant to law, to receive comments on the proposed legislation; and

WHEREAS, the Town Board has determined that the local law referenced herein will be beneficial for the protection of the citizens and will allow Town Staff sufficient time to adequately study the potential concerns related to the siting and development of Data Centers within the Town; and

WHEREAS, the Director of Finance confirms that this proposed local law will not have a material impact upon the Town’s finances;
now, therefore, be it

RESOLVED, that the Town Board hereby adopts Local Law #3 of the Year 2026 of the Town of East Greenbush entitled, “Local Law to Establish a Temporary Moratorium on the Development, Construction, and Operation of Data Centers Within the Town of East Greenbush”.

The foregoing resolution was duly moved by Councilor Kennedy and seconded by Supervisor Conway and brought to a vote resulting as follows:

Councilor H. Kennedy
Supervisor J. Conway
Councilor R. Matters
Councilor J. McHugh
Councilor L. Koenig

VOTED:
VOTED:
VOTED:
VOTED:
VOTED:

ADJOURNMENT

Motion to adjourn by Supervisor Conway and seconded by Councilor Kennedy and brought to a vote as follows:

Supervisor J. Conway
Councilor H. Kennedy
Councilor R. Matters
Councilor J. McHugh
Councilor L. Koenig

VOTED:
VOTED:
VOTED:
VOTED:
VOTED: