



Town of Brunswick

Rensselaer County, New York

Regular Town Board Meeting

Agenda

09/10/2026

www.brunswickny.gov

Elected Officials

Supervisor: Philip H. Herrington

Council Members:

James Sullivan Gordon Christian

Mark Balistreri Mark Cipperly

Town Clerk: Alicia Saunders

Receiver of Taxes: Jayne Tarbox

Town Justices:

Terrance Buchanan

Gary Gordon

Call to Order *Hon. Philip H. Herrington Presiding*

Salute to the Flag

Business Meeting

Minutes of previous meetings

Regular Town Board: 08/13/2026

Reports by Elected Officials and Department Heads:

Town Clerk (*Alicia Saunders*)

Highway Department (*Mike Bayly*)

Water Department (*Bill Bradley*)

Building & Zoning Supervisor (*Kevin Mainello*)

Town Historian (*Tracy Broderick*)

Recycling Coordinator (*Tom Engster*)

Brunswick Community Library (*Sara Hopkins*)

Town of Brunswick Ambulance

Resolutions 61-65

Correspondence

Old Business

New Business

Warrants

Comments from Visitors

(Please proceed to podium and clearly state name and street name.)

Adjournment

TOWN OF BRUNSWICK
REGULAR TOWN BOARD MEETING

August 13, 2026 7:00 P.M.

TOWN HALL

The following is a summary of the Town Board Meeting as recorded by the Town Clerk.

To view a recording of the full meeting, please see the YouTube link below:

[08-13-2026 Town Board Meeting](#)

Board Members Present: Supervisor Herrington, Councilman Cipperly and Councilman Balistreri, Councilman Sullivan, Councilman Christian.

Also Present: Town Attorney, Dave Gruenburg, Town Clerk, Alicia Saunders.

Supervisor Herrington called the meeting to order at: 7:02

The Pledge of Allegiance was recited.

Minutes of Previous Meetings:

Councilman Sullivan made a motion to accept the minutes of the regular Town Board meeting on July 09, 2026. Motion was seconded by Christian Sullivan. Unanimously approved.

Reports by Elected Officials and Department Heads:

Town Clerk: Alicia Saunders

The Town Clerk's office processed, seventy-four hunting and fishing licenses, for a total of \$685, of which our share was \$37.86, seventy-four dog licenses for a total of \$469, and three EZ passes for a total of \$75, three summer camp applications received to which we collected a total of \$2,550, fourteen reservations made for the Community Center which brought a total of \$2,700 and two Peddler licenses to which we collected \$100.

The Town Clerk's office commissioned \$370 for Vital Statistics and \$89.61 in Bingo proceeds.

The office remitted \$10,509.67 to the Supervisors office, \$180 to the NYS Department of Health, \$84 to the NYS Ag & Markets and \$647.14 to the DEC.

Motion to accept the report was made by Councilman Sullivan and seconded by Councilman Balistreri. Unanimously approved. A copy of the written report is on file in the Town Clerk's office.

Highway Superintendent: Michael Bayly

Mr. Bayly reported that one man did mowing at the ballfield for fifteen days, one man did weed trimming for nine days, two men picked up bags for four days, six men did Brush pick up for four days, five men did patch work for seven days, one man did road side mowing for nine days, one man did long arm mowing for five days, three men did banners for one day, two men did picnic tables for two days, three men did ditch work for three days, one man did hauling and recycling for four days, five men did water service for four days, three men did grading at the soccer field parking lot for one day, twelve men did paving on Church St. for one day, twelve men did paving on white church street for one day, they did catch basin work on Strain Ave, Wayne Street and Kestner Lane, culvert work on Church Street and Langstaff cleanup five men for six days, shared service with Rensselaer County three men and trucks for two days.

Motion to accept the report was made by Councilman Christian and seconded by Councilman Sullivan. Unanimously approved. A copy of the written report is on file in the Town Clerk's office.

Water & Sewer: Bill Bradley

Mr. Bradley gave the report for August, informing that the meter readings for August billing has been completed. Mr. Poletto is reviewing the documentation and the water and sewer bills are expected to be mailed next week.

The water department has spent considerable time marking out location request for the National Grid gas service replacement in the Mountain View area. The contractor is putting in location request which will expire prior to the work being done instead of spreading them out as the work progresses.

Mr. Bradley is continuing to monitor the outstanding Stormwater projects. The stormwater conditions at the Sharpe Road development have not improved significantly, there continues to be significant silt and mud runoff from the site. The site suffered significant erosion after the August 5th storm.

There were several sewer mains which became overloaded during the July 29th storm. The storm dropped approximately 7-8 inches of rain in the local area in less than 24 hours. This amount of rain represents at least a 100-year storm event. The sewer mains on North Lake Ave and Mountain View Ave were the most significantly affected. Both of these mains have combined storm and sanitary flows which contributed to the overloading and several basements

had backflow of sewage into the basement. Another contributing factor to the overloading of the sewer mains were the number of flushable wipes which clearly evident in pictures taken on North Lake Ave. These wipes do not degrade in water and contribute to plugging the sewer mains.

One of the sewer lift pumps at Highland Creek which experienced a seal failure had to be replaced. The pump which was removed is being sent out for repair.

Mr. Bradley closed acknowledging new employee Dan Smith, stating he has been a good addition to the water department team.

Motion to accept the report was made by Councilman Cipperly and seconded by Councilman Balistreri. Unanimously approved. A copy of the written report is on file in the Town Clerk's office.

Building & Zoning Supervisor: Kevin Mainello

Mr. Mainello reported there were one hundred and five building and property inspections, four hundred sixty-two active building permits, thirty-eight permits issued and/or renewed, there were ten meetings, two Planning board meetings, one Zoning board meeting, there were no court cases, fire inspections or follow-up complaint, follow-up complaint inspections and follow up code call out inspections and other meetings and phone calls and letters. There was one code call outs or fire calls, two code complaints, there were no code complaints and code call out inspections or addressed, as well as vacant/abandoned properties (first time inspections) done by the Building Department, there were two vacant abandon properties identified or suspected with the Assessor's Department, five Planning board projects or agendas, four Zoning board projects or agendas.

Motion to accept the report was made by Councilman Balistreri and seconded by Councilman Christian. Unanimously approved. A copy of the written report in on file in the Town Clerk's office.

Town Historian: Tracy Broderick

Ms. Broderick was not present for the meeting.

Recycling Coordinator: Thomas Engster

Mr. Engster gave the report for the month of July. The Recycling Center sold a total of six hundred and two blue bags collecting a total of \$1,806, 600 blue bags purchased from vendors for a total of \$1,530, two hundred thirteen purple bags purchased for a total of \$426, 2.36 tons of baled cardboard for a total of \$47.20, 2.76 tons of metal and light iron collecting \$496.80, nine large and small appliances, nine tires, six AC's and one microwave to which \$94 was collected bringing in a total revenue of \$4,400.

Mr. Engster went on to present the general expenses for the month which there were 21.31 tons of refuse landfill, 12.73 tons of SSR and a haul fee of \$265 bringing the total amount of expenses to \$7,080.

Mr. Engster closed with the total amount of recycling and landfill for July was 39.2 tons.

Motion to accept the report was made by Councilman Sullivan and seconded by Councilman Balistreri. Unanimously approved. A copy of the written report is on file in the Town Clerk's office.

Brunswick Community Library: Sara Hopkins

Ms. Hopkins gave the report for the month of July. The library had 3,059 visitors, 400 reference questions, 190 Wi-Fi users averaging 18 per day, 449 study space users, 102 visitors helped with tech use and other assistance, and 33 new BRUN Patrons. There was a total of 4,233 1,090 News Bank. The total items checked out across of the services was 7,417. There were 19 different programs. Ms. Hopkins gave a brief overview of all of the upcoming events for the month of August.

Ms. Hopkins closed her report highlight other items available to checkout at the library other than books. These items included a new space science backpack from the Children's Museum at Saratoga, macroinvertebrates science backpack, binoculars, telescope, fishing poles, badminton, ring toss and croquet.

Motion to accept the report was made by Councilman Christian and seconded by Councilman Sullivan. Unanimously approved. A copy of the written report is on file in the Town Clerk's office.

Town of Brunswick Ambulance: Ryan French

Councilman Balistreri gave the monthly report for June. There were a total of 109 EMS calls in which 104 were the Town of Brunswick, 3 were the Town of North Greenbush, 1 Sand Lake Ambulance and 1 Mohawk Ambulance. Of the 109 EMS calls, 109 arrived at the scene and 4 of the calls were canceled prior to arrival. The average response time for all 109 calls from mean dispatch to arrival was 9:30. These calls consisted of 71 high priority calls with an average response time from mean dispatch to arrival being 9:07.

Motion to accept the report was made by Councilman Sullivan and seconded by Councilman Cipperly. Unanimously approved. A copy of the written report is on file in the Town Clerk's office.

RESOLUTIONS:

RESOLUTION NO. 59, 2026

**RESOLUTION AUTHORIZING THE SUPERVISOR TO SIGN
AN AGREEMENT WITH ELEANOR MONTIEL-OCHOA
CONVEYING AN EASEMENT OVER CERTAIN TOWN PROPERTY**

WHEREAS, the Town is the owner of certain real property in the Town of Brunswick, shown on the Town Tax Map as Tax Map No. 102.-2-8.1; and

WHEREAS, Eleanor Montiel-Ochoa owns certain property known as 520 McChesney Avenue Extension in the Town of Brunswick, which property abuts the above property owned by the Town; and

WHEREAS, the Town property referenced above is under a conservation easement held by the Open Space Land Trust, Inc., as more fully set forth in a conveyance recorded in the Rensselaer County Clerk's Office at Liber 1714 at Page 0083; and

WHEREAS, said conservation easement gives the easement owner certain powers and restrictions over the use of the said property owned by the Town; and

WHEREAS, it appears the septic system servicing the property owned by Montiel-Ochoa is located on the land owned by the Town, and covered by said conservation easement; and

WHEREAS, the Town wishes to sell to the property owner, for appropriate compensation, an easement for the continuing use of said property as a septic system serving the one-family residence on the property, such easement to include reasonable ingress and egress over the easement area, together with the ability to maintain, inspect, clean, repair and replace or reconstruct said septic system; and

WHEREAS, a legal description of the easement area proposed to be conveyed by the Town is annexed hereto; and

WHEREAS, the consideration to be received by the Town of Brunswick for the conveyance of said easement to Montiel-Ochoa is the sum of \$8,000.00; and

WHEREAS, the Open Space Land Trust, Inc. will be required for the Town to go forward with this conveyance; now, therefore

BE IT RESOLVED, that the supervisor of the Town of Brunswick is hereby authorized to execute an agreement for the sale of said easement to Eleanor Montiel-Ochoa; and it is further

RESOLVED, that the supervisor of the Town of Brunswick is hereby authorized to execute a deed pursuant to said agreement conveying the easement to Montiel-Ochoa; and it is further

RESOLVED, that the agreement and the deed conveying the property easement provided for in said agreement shall be prepared and approved by the attorney for the town, subject to the approval of Open Space Land Trust, Inc.; and it is further

RESOLVED, that the town clerk is directed to publish and post a notice of the adoption of this resolution, pursuant to the provisions of Sections 90 and 91 of the Town Law.

The foregoing resolution, offered by **COUNCILMAN SULLIVAN**, and seconded by **COUNCILMAN CHRISTIAN**, was duly put to a roll call vote as follows:

COUNCILMAN CIPPERLY	VOTING	<u>AYE</u>
COUNCILMAN CHRISTIAN	VOTING	<u>AYE</u>
COUNCILMAN SULLIVAN	VOTING	<u>AYE</u>
COUNCILMAN BALISTRERI	VOTING	<u>AYE</u>
SUPERVISOR HERRINGTON	VOTING	<u>AYE</u>

The foregoing Resolution was thereupon declared duly adopted.

Dated: August 13, 2026

RESOLUTION NO. 60, 2026

RESOLUTION AUTHORIZING THE SUPERVISOR OF THE TOWN OF BRUNSWICK TO EXECUTE A CERTAIN LETTER AGREEMENT WITH NATIONAL GRID, RELATING TO COMPENSATION FOR FINAL PAYMENT RESTORATION ON CERTAIN TOWN STREETS

WHEREAS, National Grid has recently completed the replacement of gas mains on certain streets in the Town of Brunswick, consisting of Putnam Street from North Lake Street to Cortland Street, Wayne Street from Hoosick Street to dead end, Seneca Street from Putnam Street to dead end, Nassau Street from Seneca Street to dead end, and Cortland Street from Putnam Street to Hoosick Street; and

WHEREAS, the Town now wishes to complete final restoration of the paving of said streets now that the National Grid project has been completed; and

WHEREAS, National Grid has proposed the payment of \$103,740.00 to the Town as compensation for said restoration work, and the Town agrees that this is a proper amount for the work required; now, therefore

BE IT RESOLVED, that the supervisor of the Town of Brunswick is hereby authorized to sign a certain letter agreement from National Grid, dated July 23, 2026, and annexed hereto as Exhibit "A".

The foregoing resolution, offered by **COUNCILMAN SULLIVAN**, and seconded by **COUNCILMAN CHRISTIAN**, was duly put to a roll call vote as follows:

COUNCILMAN CIPPERLY	VOTING	<u>AYE</u>
COUNCILMAN CHRISTIAN	VOTING	<u>AYE</u>
COUNCILMAN SULLIVAN	VOTING	<u>AYE</u>
COUNCILMAN BALISTRERI	VOTING	<u>AYE</u>
SUPERVISOR HERRINGTON	VOTING	<u>AYE</u>

The foregoing Resolution was thereupon declared duly adopted.

OLD BUSINESS:

Councilman Balistreri informed the board the LOSAP changes were voted on and all three fire departments passed. All the votes were yes. The changes will go into effect this year. Councilman Balistreri thanked the board for their support.

NEW BUSINESS:

Councilman Balistreri wanted to share two updates with the Board. First, he reported that contract negotiations have begun and are progressing well. Second, he discussed the three calls handled since the ambulance service began in January, all of which had positive outcomes. He noted that these outcomes may not have been possible if the ambulance had not arrived as quickly as it did.

Councilman Balistreri also shared that they are considering organizing a public gathering to recognize and celebrate the positive outcomes of these three calls. The event would be open to the public and would walk attendees through each call from start to finish, providing an opportunity for the community to see what goes into responding to an emergency and better understand how the process works.

As this would be the first event of its kind, it may take some time to organize. However, Councilman Balistreri felt it would be valuable for the public to see the entire process firsthand and gain a better understanding of how the ambulance service operates.

Councilman Cipperly wanted to share that there is now a new trail in the trail system at Keys Lane. This was accomplished with much help from Hudson Tekonic Land trail crew led by Karen Boswell, Brunswick president. It's the orange trail, which has not been added to the map just yet, but it is clearly marked and there for residents to utilize.

WARRANTS:

Warrant No. 260729-260848, No. 071726001 through 071726006, No. 073126002-073126009, and 081426001-081426006 were presented. The warrants were offered by Councilman Balistreri and seconded by Councilman Christian. Unanimously approved. Individual expenses were as follows:

General: \$144,537.06
Highway: \$2000,678.82
Water: \$20, 301.38
Sewer: \$578.74
Special Sewer District No.6: \$616.55
Ambulance: \$229,500
Trust & Agency: \$534,408.69

VISITORS WHO WISHED TO SPEAK:

Jim Tkacik, Brunswick Road, wanted to address a couple of items from the last Planning board meeting. Pointing out that copies of the comprehensive plan were distributed to the planning board by Councilman Cipperly. Inquiring what the focus, process and objective was in the distribution of the comprehensive plan. Supervisor Herrington assured that the board has listened to these concerns and input received from the residents and the comprehensive plan was being looked into and had asked Councilman Cipperly to lead this process. Councilman Cipperly acknowledged that there have been reoccurring frustrations and challenges regarding the comprehensive plan from residents. Assuring that the focus would be to look at different areas in the Comprehensive plan and not starting from scratch. As far as a timeline, Councilman Cipperly asked Chairman of the boards to provide feedback on these sections within the next couple of months. Once feedback has been given then they good move forward with these sections in regards to making any updates to the Comprehensive plan. Mr. Tkacik question whether the updating of the comprehensive plan would be open to the public. The Town attorney, Mr. Gruenberg informed Mr. Tkacik that any modifications in this circumstance are all done by Local laws which requires a public notice to be given.

Mr. Tkacik moved on to inform the Town board of concerns made at the planning board meeting regarding the new Mavis Tire project. Referencing incidents during the QuickChek project construction. Focusing on the stipulations of these projects regarding days and times that construction was allowed for these projects. Mr. Tkacik also pointed out damages to lawns from construction vehicles along with these vehicles parking on both sides of the road making it difficult for residents driving through along with school buses. Questioning what kind of enforcement was in place with contractors who violate these stipulations. Supervisor Herrington assured Mr. Tkacik that when these violations occurred in regards to days and times of

construction that it was taken care of by Mr. Maniello and the construction was shut down immediately.

Mr. Tkacik closed with concern regarding Noise ordinances issues that have been brought to attention and something that should be looked further into as well. Providing different instances where this has been an issue in the Town.

Jason Lairs, Winfield Lane, addressed the board involving a gathering hosted by his neighbor on July 31st. This gathering was around 150 attendees which was a low estimate. This event was promoted online, the event had security and several fights occurred one of which was right outside Mr. Lairds driveway. Mr. Laird explained these parties have been consistent over the past several weekends, which have progressively brought a larger crowd of individuals. Mr. Laird spoke of concerns of drug use, loud music containing profanity, garbage left behind in the neighborhood and the overall safety for his family and other neighbors. Mr. Laird informed the board of law enforcement being called and due to the Town not having a noise ordinance or specifications on large gatherings they weren't able to do anything. Mr. Laird asked the board to consider adding a noise ordinance and a permit to be required for a large gathering. The Town Board is going to further investigate this matter for Mr. Laird. The Board being concerned with a fee being charged, health department violations and certain code violations regarding the pool at this gathering. Supervisor Herrington asked Mr. Laird to submit all of the information and photos to the board so they could further investigate the situation.

Tom Malone, Hewitt Drive, complemented the work being down on the new town highway garage, the new trail added to Keys Lane as well as the ambulance service. Mr. Malone who had first come to the board a year ago wanted to address the consideration of making Hewitt Drive which is currently a private road into a Town road. Mr. Malone provided a brief background that when he originally purchased the home that it was stated to maintain the road over the next several years more houses were built and he is continuing to maintain the road for his neighbors as well as himself. He explained that people don't realize that this is a private road as it has been utilized by various law enforcement, national grid as well as others. Mr. Malone provided a presentation showing a map of the area with refence to state, county and town roads. An estimated budget of what it would cost the Town to maintain this road if the Board were to consider making it a Town road was presented as well using information from the 2026 Highway Department budget. Town Attorney Mr. Gruenburg who has been in contact with Mr. Malone on previous occasions regarding the road and explained that it was not his responsibility to maintain the road and it was not written anywhere in the deed to the property that he was responsible for this. That there is an easement between both properties giving the right of way to access and utilize this road.

Adrian Mahalsky, Hewitt Drive, Mr. Mahalsky joined Mr. Malone at the podium to address the board regarding Hewitt Drive. Mr. Mahalsky who is Mr. Malones neighbor explained that when he purchased his home, he was told that he didn't own the road, that his neighbor owned the

road, but he did have easement and right of way. Bringing further concern regarding taxes being paid on this road by them.

Mr. Gruenburg explained to both parties that they both have an easement over the road but neither of them had ownership of the road itself underneath. Which would require the continued research of finding the original title to said property.

Beth Carpenter, 33 Cole Lane, spoke to the board regarding an issue on her road with the flow of the storm water. Ms. Carpenter explained that historically the storm water flowed through the culvert that originates from the corner of Cole Lane and Pinewoods Avenue, flowing parallel to Cole Lane. Ms. Carpenter explained that it wasn't until a home was constructed at 29 Cole Lane when the erosion problem on her property began. Mrs. Carpenter provided the Town Board with a detailed map of her property and the surrounding properties, color coding the different storm water runoffs as well as photos of the damages to her property labeled in numerical order as a visualization to the board as she explained the situation or the storm water flow. Ms. Carpenter requested that the board remediate the storm water flow and help assist with the eroded area to her property. The Town plans to review the subdivision plans and drawings for the area to determine whether adequate drainage was incorporated into the original subdivision design.

Sue Vitolins, Miller Road, wanted to ask once the Town had paved Church Street if it would be striped. The Board explained that it was a Town road and it wouldn't be striped. Ms. Vitolins also expressed gratitude with the Comprehensive plan being looked into and reviewed. Ms. Vitolins asked about Zoning board minutes from back in July that she was unable to find on the Town website. She was unsure as to who puts the minutes together for that. Supervisor Herrington explained that Mr. Gichrist in the building department who is very thorough with the minutes is the one who puts those together.

ADJOURNMENT:

Councilman Balistreri made a motion to adjourn the meeting, seconded by Councilman Christian. Unanimously approved. The meeting adjourned at 8:39 p.m.

Respectfully,

Alicia Saunders
Town Clerk

**TOWN BOARD
TOWN OF BRUNSWICK**

September 10, 2026

FILED RESOLUTIONS

Number	Title
61	RESOLUTION AUTHORIZING THE SUPERVISOR TO EXECUTE A RETAINER AGREEMENT WITH THE VINCELETTE LAW FIRM, IN RELATION TO A CERTAIN TAX CERTIORARI PROCEEDING
62	RESOLUTION APPOINTING CHERYL NOTT AS DEPUTY REGISTRAR IN THE BRUNSWICK TOWN CLERK'S OFFICE
63	RESOLUTION CONFIRMING THE APPOINTMENT OF DANIELLE HALPIN AS A CLERK OF THE BRUNSWICK TOWN COURT
64	RESOLUTION APPOINTING JOHN A. MAINELLO TO A NEW TERM AS A MEMBER OF THE BOARD OF ASSESSMENT REVIEW FOR THE TOWN OF BRUNSWICK
65	RESOLUTION SCHEDULING A SPECIAL MEETING FOR THE TOWN CLERK TO PRESENT THE 2027 TENTATIVE BUDGET TO THE TOWN BOARD

RESOLUTION NO. 61, 2026

**TOWN OF BRUNSWICK
TOWN BOARD MEETING**

September 10, 2026

**RESOLUTION AUTHORIZING THE SUPERVISOR TO EXECUTE
A RETAINER AGREEMENT WITH THE VINCELETTE LAW FIRM,
IN RELATION TO A CERTAIN TAX CERTIORARI PROCEEDING**

WHEREAS Broadview Federal Credit Union has filed a tax certiorari proceeding against the Town Assessor, challenging the assessment on property owned by the Credit Union at 799 Hoosick Road in the Town of Brunswick (Tax Map No. 91.-2-27.21); and

WHEREAS the Town wishes to retain counsel to represent the Town in this matter; and

WHEREAS Daniel Vincelette and the Vincelette Law Firm have a practice concentrated on tax certiorari work on behalf of municipalities throughout the state of New York, and have specialized expertise in this area;

NOW, THEREFORE, BE IT

RESOLVED, that the Supervisor is hereby authorized to sign a retainer agreement for the services of the Vincelette Law Firm to represent the Town in this litigation.

The foregoing Resolution, offered by _____ and seconded by _____, was duly put to a roll call vote as follows:

COUNCILMAN CIPPERLY
COUNCILMAN CHRISTIAN
COUNCILMAN SULLIVAN
COUNCILMAN BALISTRERI
SUPERVISOR HERRINGTON

VOTING _____
VOTING _____
VOTING _____
VOTING _____
VOTING _____

The foregoing Resolution was (was not) thereupon declared duly adopted.

Dated: September 10, 2026

DANIEL G. VINCELETTE, ESQ.

THE VINCELETTE LAW FIRM,
26 Century Hill Drive, Suite 203
Latham, New York 12110

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518-608-6569

QUALIFICATIONS SUMMARY

Daniel G. Vincelette is the principal of the Vincelette Law Firm in Albany, New York. Mr. Vincelette has represented over 75 municipalities in courts throughout New York State in assessment trials and appeals. He is the attorney of record in over 90 reported court decisions involving the valuation of resort hotels, condominiums, factories, mines, nursing homes, apartment buildings, shopping malls, office buildings, drug stores, gas pipelines and utility properties.

Mr. Vincelette is the Deputy Corporation Counsel for the City of Troy and handles all of the City's tax assessment and foreclosure proceedings. He is an instructor for the New York State Judicial Training Institute, where he trains all of the Small Claims Assessment Review hearing officers in New York State and has taught the annual tax certiorari review class for all of New York State's Supreme Court Justices. He conducts the training sessions for Board of Assessment Review in 12 counties and has taught classes for the New York State Assessors Association, New York State Association of Towns, the New York Conference of Mayors, and the New York Association of County Tax Directors.

KEY ACCOMPLISHMENTS

- Argued before Court of Appeals in support of denial of religious exemption for New York City church seeking to operate retreat center in Sullivan County town where the use was prohibited. (*First United Methodist Church in Flushing v. Assessor, Town of Callicoon*, 2025 N.Y. LEXIS 1914 (November 2025) *affirming* 230 A.D.3d 885 (3d Dept. 2024))
- Successfully defended Village of Scarsdale in Article 78 proceeding seeking to invalidate assessment roll after revaluation. (*Matter of Scarsdale Comm. for Fair Assessments v. Albanese*, 202 A.D.3d 966 (2d Dept. 2022))
- Successfully defended the assessment at trial of the Colonie Center mall in the Albany County (*In the Matter of Colonie Ctr.*, 209 A.D.3d 1214 (3d Dept 2022))
- Successfully defended the assessment at trial of Target retail store in Westchester County (*Target #1954 v Town of Mount Kisco*, 2019)
- Successfully defended the assessment at trial of assisted living facility in Colonie (*Brookdale Senior Living Facility v Town of Colonie*, 2018)
- Successfully defended the assessment of Target's 1.5 million square foot distribution warehouse in Saratoga County Supreme Court (*Target #579 v Town of Wilton*, 2018).

DANIEL G. VINCELETTE, ESQ.

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- Successful defense of assessment of Target big box store in Northway Mall in Colonie in Albany County Supreme Court. (*Target #1268 v Town of Colonie*, 2017)
- Argued before Court of Appeals on behalf of Town of Catskill regarding religious exemption of a former inn. *Maetreum of Cybele, Magna Mater, Inc. v. McCoy*, 24 NY3d 1023 (2014) *affirming* 111 A.D.3d 1098 (3d Dept., 2013)
- Successfully argued before Court of Appeals on behalf of Town of Malta in tax assessment case involving revaluation issues, resulting in reversal of Appellate Division and trial court. *Malta Town Centre I, Ltd v. Town of Malta*, 3 N.Y.3d 563, 822 N.E.2d 331, 789 N.Y.S.2d 80 (2004) *reversing*, 2 A.D.3d 957, 767 N.Y.S.2d 685 (3d Dept. 2003), *affirming* 195 Misc.2d 619, 757 N.Y.S.2d 719 (Saratoga Cty. Sup. Ct. 2003).
- Successful defense of assessments of retail drug stores. *Rite Aid Corp. v. City of Troy Bd of Assessment Review*, 155 A.D.3d 1172 (3d Dept. 2017); *Rite Aid Corp. v. City of Troy Board of Assessment Review*, 1 NYS3d 793 (Rensselaer County Sup. Ct 2015); *Rite Aid Corp. v. Town of Schodack Bd. of Assessment*, 41 Misc.3d 1221(A) (Rensselaer County Supreme Court 2013); *Rite Aid Corp. v. Otis*, 102 A.D.3d 124 (3 Dept. 2012); *Rite Aid of New York No. 4928 v. Assessor of Town of Colonie*, 58 A.D.3d 963 (3 Dept. 2009)
- Part of trial team successfully representing the Rye City School District in exemption and valuation challenge by Miriam Osborne Memorial Home continuing care retirement community. Seventy-one day trial was longest tax certiorari trial in Westchester County Supreme Court history. *Miriam Osborn Memorial Home Ass'n v. Assessor of City of Rye*, 15 Misc.3d 1144(A) (Westchester County Supreme Court. 2007)
- Successfully defended the assessments of two state-of-the-art thoroughbred horse breeding and training facilities. *Stone Bridge Farm v Town of Northumberland*, (Saratoga County Supreme Court, 2015)
- Successful defense at trial and subsequent appeal of big box retail store. *Kohl's Illinois #691 v Board of Assessors of Town of Clifton Park*, 123 AD3d 1315 (3d Dept 2014)
- Successful defense at trial and subsequent appeal of assessment of 320-mile natural gas pipeline in Chautauqua County. *Norse Pipeline v County of Chautauqua* (Chautauqua County Supreme Court, Index No.: K1-2009-1284; *et al*, J. Gerace, February 27, 2012)

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- Successful defense at trial of assessment of Cement Plant on 550 acre site on Hudson River for Town of Catskill (*Holcim Corp. v Town of Catskill*, Greene County Supreme Court, Index No, 1184-08; J. Platkin, January 8, 2013)
- Deputy Corporation Counsel, City of Troy (2006 to present) - Responsible for defense of city's tax certiorari proceedings; supervise and commence *in rem* tax foreclosure proceedings; advise assessor on legal issues.
- Instructor, New York State Judicial Training Institute – Provide mandated instruction for all Small Claims Assessment Review hearing officers in New York State with New York State Supreme Court Justice Stephen Bucaria.
- Instructor for state-mandated annual training of Boards of Assessment Review for Counties of Albany, Saratoga, Schenectady, Rensselaer, Schoharie, Fulton, Montgomery, Greene, Ulster, Orange, Otsego, Warren and Washington.
- Represented municipalities challenging equalization rates against New York State Office of Real Property Services.
- Author, "Small Claims Assessment Review" in 2000 supplement to treatise "Review and Reduction of Real Property Assessments in New York" published by New York State Bar Association.

LEGAL EXPERIENCE

PRINCIPAL, <i>The Vincelette Law Firm, Albany, New York</i>	2005 – PRESENT
DEPUTY CORPORATION COUNSEL, <i>Troy, New York</i>	2006 – PRESENT
ATTORNEY, <i>Tuczinski, Cavalier, Burstein and Collura, Albany, New York</i>	2004 - 2005
ATTORNEY, <i>Tabner, Ryan and Keniry, Albany, New York</i>	2003 - 2004
SENIOR ASSOCIATE ATTORNEY, <i>Cusick, Hacker & Murphy, LLP, Latham, New York</i>	1995 – 2002

OTHER EMPLOYMENT EXPERIENCE

SPORTS EDITOR, *Greenwich Time, Greenwich, Connecticut* 1990-1992
Supervised sports desk of daily suburban newspaper. Wrote columns and articles on deadline. Edited and laid out daily sports section. Managed department staffing, payroll and budget. Won five Connecticut Society of Professional Journalists Mark of Excellence Awards for reporting and writing (1990-1992). Sports section was chosen as Top 10 for circulation category by Associated Press Sports Editors (1992).

DANIEL G. VINCELETTE, ESQ.

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Latham, New York 12110

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dgv@vincelettelaw.com
518-608-6569

EDUCATION

JURIS DOCTOR 1992-1995
Albany Law School of Union University *Albany, New York*
Dean's List 1995
Domenick Gabrielli Appellate Argument Competition
Senior Prize Trials Competition
Albany Law School Litigation Clinic

BACHELOR OF ARTS, COMMUNICATIONS 1981-1985
Fordham University *Bronx, New York*
Columbia Scholastic Press Award; Second Place in Nation, Newswriting,
1984
Executive Editor, The Ram, Fordham University's weekly student newspaper
Vice President, Sigma Delta Chi, Fordham University Chapter
Phi Kappa Phi honor society
Fordham University academic scholarship
National Merit Scholarship Semi-Finalist

BAR ADMISSIONS

New York, 1996
Massachusetts, 1996-2003
United States District Court, Northern District, 1996
United States Court of Appeals, Second Circuit, 1996

MEMBERSHIPS AND AFFILIATIONS

American Bar Association
New York State Bar Association
Albany County Bar Association
Rensselaer County Bar Association
New York State Assessors Association
Institute of Assessing Officers, Instructor

RESOLUTION NO. 62, 2026

**TOWN OF BRUNSWICK
TOWN BOARD MEETING**

September 10, 2026

**RESOLUTION APPOINTING CHERYL NOTT AS DEPUTY REGISTRAR
IN THE BRUNSWICK TOWN CLERK'S OFFICE**

WHEREAS Cheryl Nott is currently serving as the Deputy in the Town Clerk's office; and

WHEREAS the Town Clerk has requested the Town Board to authorize Ms. Nott to act as Deputy Registrar, to assist the Town Clerk in that function.

NOW, THEREFORE, BE IT

RESOLVED that Cheryl Nott is appointed as Deputy Registrar in the Office of the Town Clerk, and the Town Clerk is authorized and directed to file the appropriate forms with the New York State Department of Health.

The foregoing Resolution, offered by _____ and seconded by _____, was duly put to a roll call vote as follows:

COUNCILMAN CIPPERLY
COUNCILMAN CHRISTIAN
COUNCILMAN SULLIVAN
COUNCILMAN BALISTRERI
SUPERVISOR HERRINGTON

VOTING _____
VOTING _____
VOTING _____
VOTING _____
VOTING _____

The foregoing Resolution was (was not) thereupon declared duly adopted.

Dated: September 10, 2026

RESOLUTION NO. 63, 2026

**TOWN OF BRUNSWICK
TOWN BOARD MEETING**

September 10, 2026

**RESOLUTION CONFIRMING THE APPOINTMENT OF DANIELLE HALPIN
AS A CLERK OF THE BRUNSWICK TOWN COURT**

WHEREAS Janice Cellucci, who has rendered faithful service to the Town Court for the past ten years, has resigned from her position as Court Clerk for the Brunswick Town Court effective at the end of September; and

WHEREAS pursuant to New York Town Law Section 20(1)(b), clerks of a town court are employed and discharged from employment only upon the advice and consent of the town justices; and

WHEREAS the judges of the Town Court have conducted a search for a replacement for Ms. Cellucci upon her retirement; and

WHEREAS the town justices of the Brunswick Town Court have recommended to the Town Board that the Board appoint Danielle Halpin as a Clerk of the Brunswick Town Court;

NOW, THEREFORE, BE IT

RESOLVED that the Town Board hereby appoints Danielle Halpin as a Clerk of the Brunswick Town Court at an annual salary of \$50,000.00, said appointment to take effect on September 23, 2026.

The foregoing Resolution, offered by _____ and seconded by _____, was duly put to a roll call vote as follows:

COUNCILMAN CIPPERLY	VOTING _____
COUNCILMAN CHRISTIAN	VOTING _____
COUNCILMAN SULLIVAN	VOTING _____
COUNCILMAN BALISTRERI	VOTING _____
SUPERVISOR HERRINGTON	VOTING _____

The foregoing Resolution was (was not) thereupon declared duly adopted.

Dated: September 10, 2026

DANIELLE HALPIN

Troy, NY 12198 · 518-526-2442

Email · nellieh10@icloud.com

EXPERIENCE

JANUARY 2026 – PRESENT

ASSISTANT TO DEPUTY MAYOR SEAMUS P. DONNELLY

Direct support to Deputy Mayor

Manages the calendar and Deputy Mayors official schedule

Review and route incoming correspondence requiring attention

Represents the Mayor at community and neighborhood events

Draft official correspondence on behalf of the Deputy Mayor

Handles the high volume of issues that reach the Deputy Mayors Office

Manages the Troy Animal Holding Shelter

Handles confidential matters and facilitates solutions

Assists with special events and ceremonies hosted by Mayor's Office

2024-2026

CITY OF TROY CITY CLERKS OFFICE

Assistant to the City Clerk

Answer phone, direct calls, respond to inquiries.

Cover window, issue licenses and permits.

Process cash and check transactions.

Send dog license renewal letters.

Respond to marriage certificate and genealogy requests; research old marriages.

Process incoming mail.

Maintain physical files; file material from Deputy Clerk or City Clerk.

Receive and log Notices of Claim.

Update electrician and plumber's database.

Keep public forms racks stocked.

Open and/or close office when needed.

Update physical copy of Code Book as needed

2023-2025

JO'S JOINT

Bar Manager

Handle Inventory which includes ordering and stocking

Responsible for open and closing duties, scheduling, and cashing customers out

2019-2022

PAOLO LOMBARDI'S RISTORANTE

Office Manager/ Banquet Coordinator

Handled phone and in person inquiries for large events

Handled all front of the house duties including staff schedules and customer relations

Managed all day and evening procedures for opening and closing

Handled all business office duties

Supervised all banquets

Confirmed large catering takeout orders

Kitchen expedite to assure food order was delivered promptly and correctly

2015-PRESENT

RED FRONT

Served customers food and drinks

Answer phone inquiries and takeout orders

Manage customers cash and card payments

REFERENCES

Frannie Agostine

518-857-9863

Laura Agar

518-894-1363

Gayle Cole

518-944-4069

Maria DeBonis

518-258-6353

SKILLS

- Confidentiality
- Works in Fast Paced environments
- Great Customer Service
- Time Management
- Problem Solving
- Attention to detail
- Teamwork
- Communication

EDUCATION

2015

Troy High School

2016

Orlo School of Hair Design

RESOLUTION NO. 64, 2026

**TOWN OF BRUNSWICK
TOWN BOARD MEETING**

September 10, 2026

**RESOLUTION APPOINTING JOHN A. MAINELLO TO A NEW TERM AS A MEMBER
OF THE BOARD OF ASSESSMENT REVIEW FOR THE TOWN OF BRUNSWICK**

WHEREAS John A. Mainello currently serves as a member of the Board of Assessment Review for the Town of Brunswick and his five-year term on such Board expires on September 30, 2026; and

WHEREAS Mr. Mainello has provided faithful service to that Board since his appointment approximately five years ago and the Board desires to retain him as a member;

NOW, THEREFORE, BE IT

RESOLVED that John A. Mainello is hereby appointed to a five-year term on the Town of Brunswick Board of Assessment Review for the period from October 1, 2026, through September 30, 2031.

The foregoing Resolution, offered by _____ and seconded by _____, was duly put to a roll call vote as follows:

COUNCILMAN CIPPERLY	VOTING _____
COUNCILMAN CHRISTIAN	VOTING _____
COUNCILMAN SULLIVAN	VOTING _____
COUNCILMAN BALISTRERI	VOTING _____
SUPERVISOR HERRINGTON	VOTING _____

The foregoing Resolution was (was not) thereupon declared duly adopted.

Dated: September 10, 2026

RESOLUTION NO. 65, 2026

**TOWN OF BRUNSWICK
TOWN BOARD MEETING**

September 10, 2026

**RESOLUTION SCHEDULING A SPECIAL MEETING FOR THE TOWN CLERK
TO PRESENT THE 2027 TENTATIVE BUDGET TO THE TOWN BOARD**

WHEREAS the Town Clerk of the Town of Brunswick wishes to schedule a Special Meeting to present the 2027 Tentative Budget to the Town Board as is required by §106 of the New York State Town Law;

NOW, THEREFORE, BE IT

RESOLVED that the Town Board of the Town of Brunswick shall conduct a Special Meeting on Thursday, October 1, 2026, at 5:00 p.m., at the Brunswick Town Hall, 336 Town Office Road in the Town of Brunswick, County of Rensselaer, State of New York for the Town Clerk to present the 2027 Tentative Budget to the Town Board and to address any other matters that may be brought to the Board's attention; and be it further

RESOLVED that the Town Clerk of the Town of Brunswick is hereby authorized and directed to give notice of such Special Meeting as required by law.

The foregoing Resolution, offered by _____ and seconded by _____, was duly put to a roll call vote as follows:

COUNCILMAN CIPPERLY
COUNCILMAN CHRISTIAN
COUNCILMAN SULLIVAN
COUNCILMAN BALISTRERI
SUPERVISOR HERRINGTON

VOTING _____
VOTING _____
VOTING _____
VOTING _____
VOTING _____

The foregoing Resolution was (was not) thereupon declared duly adopted.

Dated: September 10, 2026