

The August 19, 2020 meeting was called to order at 7:00 pm by Town Supervisor Tollisen in the A. James Bold Meeting Room at the Town Hall with the following members present:

Paul L. Hotaling, Deputy Supervisor  
John P. Wasielewski, Councilman  
Jeremy W. Connors, Councilman  
Eric A. Catricala, Councilman  
Lyn A. Murphy, Town Attorney  
Cathy L. Drobny, Deputy Town Attorney  
Lynda A. Bryan, Town Clerk

Kevin J. Tollisen, Supervisor - Excused

## PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

## PRESENTATION – IMPACT ATHLETIC CENTER PDD

**Sean Farrell, Lansing Engineering:** I am here tonight to update the Board on the proposed moderate modification of the Impact Athletic Center PDD. Following the approval of the PDD, Litchfield Holding LLC was approached by the adjoining property to the west, lands of Boni Enterprises requesting a land swap that would result in a proposed lot land adjustment. The proposal is to convey a 1.49 acres to the northwest corner of Impact Athletic Center in exchange for approximately 3.5 acres in the southwest portion of the site. Also, an easement along the rear of the Impact parcel is proposed to the lands of Boni Enterprises. The proposal is currently under site plan review at the Planning Board and plans have been referred to the Town engineer for review. At the Planning Board meeting on August 10<sup>th</sup>, we proposed an outline adjustment of the western property line which we feel does not change the intent of the PDD. We believe the proposed lot line adjustment to be minor and no revisions to the PDD are required. We request the Town Board approval to the lot line adjustment is a minor modification. I am here tonight to answer any questions that the Board may have. Thanks you.

**Deputy Supervisor Hotaling:** We wouldn't be approving the lot line adjustment, we would be sending this off to Planning to be reviewed. Anything from the Board?

Please see Resolution #2020-226

Sean Farrell: Thank you.

## COMMUNITY EVENTS:

The "BUY A BRICK" program for the Halfmoon Veterans Walk of Honor at the Halfmoon Veterans Memorial in the Town Park is now accepting orders. Create a lasting tribute for your veteran. For more information please call 371-7410 ext. 2200 or visit our website [www.townofhalfmoon-ny.gov](http://www.townofhalfmoon-ny.gov).

**HALFMOON FARMERS MARKET** Opening Wednesday June 17<sup>th</sup> at the Abele Park on Harris Road from 3:00 – 7:00. Fresh produce, Crafts & more. Rain or Shine every Wednesday through September 30th

**PUBLIC HEARING** - Clifton Park-Halfmoon Fire District No.1 Board of Fire Commissioners will conduct a Public Hearing on Wednesday August 19, 2020 at 6:00 PM at the Fire Station located at 38 Old Route 146 Clifton Park, NY 12065 to hear all persons interested concerning the Board's requested approval of the proposed Restated Certificate of Incorporation of The Clifton Park Volunteer Fire Department Inc. pursuant to NPCL §404.

Halfmoon Celebrations Event- Drive in Movie Night in the Park on Friday, August 21st at dusk in Halfmoon Town Park. Reservations Required- Please email [Halfmooncelebrations@gmail.com](mailto:Halfmooncelebrations@gmail.com). This is a Free event Donations are greatly appreciated.

FALL CLEANUP – September 15, 18, 19, 22, 25, & 26. Tuesday 8-Noon, Friday Noon-5, Saturday 8-3 at the Transfer Station. \$5 per carload, \$10 per truck or vanload, \$10 per trailer load. Transfer Station Permit is required and can be obtained FREE of charge at the Town Clerk's Office.

PAPER SHREDDING DAY – November 7<sup>th</sup> from 9am-11am at the Highway Garage. This is a FREE service but we do ask for donations of non-perishable items for the Food Pantry.

#### TOWN MEETINGS:

Town Board Meetings: 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of month at 7:00pm. Pre-meeting at 6:30pm

Zoning Board of Appeals: 1<sup>st</sup> Monday of month at 7:00 pm. Pre-meeting at 6:45pm

Planning Board Meeting: 2<sup>nd</sup> & 4<sup>th</sup> Monday of the month at 7:00 pm. Pre-meeting at 6:15pm (If the Holiday falls on a Monday, the meeting will be held on the next day, Tuesday).

#### REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor) - excused

Paul Hotaling (Deputy Town Supervisor): (1) Chair of Town Infrastructure & Safety (Water, Highway, Building & Maintenance), (2) Chair of Recreation and Character Counts, (3) Chair of Personnel Committee

We have many community events in Halfmoon. I want to highlight that we will have the Fall Cleanup in September and a Paper Sheading Day in November.

John Wasielewski (Town Board Member): (1) Chair of Ethics Committee, (2) Chair of Committee on Emergency Services and Public Safety (Emergency Corps, Fire Department, Police, (3) Co-Liaison to Planning Board

Thank you, Mr. Deputy. I would just like to mention that this evening that at the parade route for the annual 9/11 Ceremony here in the Town has been changed this year. Instead of starting farther down Harris Road as it typically does, it will be beginning in the parking lot of the Senior Center, proceed on Lower Newtown Road and making a right onto the Gazebo area of the Town Park. I just wanted to put out notification that the parade route has changed for that ceremony.

We do have another Town Board meeting between now and that date, so I will mention it again at the next Town Board meeting, but I thought that the people should be aware of the change. That is all that I have this evening.

Jeremy Connors (Town Board Member): (1) Co- Liaison to Planning Board; (2) Chair of Business and Economic Development Committee (4) Chair of Parks and Athletic Organizations

I have no report this evening.



**Eric Catricala (Town Board Member):** (1) Animal Control, (2) Liaison to Trails and Open Space Committee, (3) Zoning Board Liaison, (4) Chair for Not For Profit Organizations

I have no report this evening.

**Lynda Bryan (Town Clerk):** (1) Chair of Senior Programs, (2) Chair of Committee on Historical Archives

I have no report this evening.

**Karen Pingelski (Receiver of Taxes):** (1) Chair of Committee on Residents Relations

**Lyn Murphy, Esq., (Town Attorney)** We have no report this evening.

**Cathy Drobný, Esq. (Town Attorney)**

**PUBLIC COMMENT (for discussion of agenda topics)** No one came forward

**Deputy Supervisor Hotaling:** Department Reports and the monthly Department Manager Reports are listed and can be viewed in the Town Clerk’s Office. We do ask our Department Managers to provide monthly reports in addition to having Department Manager monthly meetings that we all discuss the important things that go on in each of the offices.

**DEPARTMENT REPORTS –**

- |    |                       |  |
|----|-----------------------|--|
| 1. | Town Justice Suchocki |  |
|    | Total # Cases – 69    | Total Fees Submitted to the Supervisor - \$9,664.00  |
| 2. | Town Justice Fodera   |  |
|    | Total # Cases – 68    | Total Fees Submitted to the Supervisor - \$10,085.00 |

**DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk’s Office)** Highway Department, Building/Code Enforcement, Planning Department

**CORRESPONDENCE**

1. Received from the Town Planning Board Resolutions approved at the August 10, 2020 meeting: Sign Application for Millwood, Inc. 430 Hudson River Road, for a Change of Use/Tenant and Sign Application for Dollar Tree, 1476 Route 9, for an Amendment to the Site Plan Approval for the Tabor Road Transfer Station, located in the County Waste Planned Development District, 12 Tabor Road, for Approval of a Minor Subdivision on Northern Sites Drive, for Re-approval of a Minor Subdivision for Synergy Park, Synergy Park Drive, and for an amendment to the Final Subdivision/Site Plan for 20 Outlook Drive South,  
*Received & Filed*

**NEW BUSINESS**

**RESOLUTION NO. 223-2020**

Offered by Councilman Connors, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala

**RESOLVED**, that the Town Board approves the minutes of Town Board Meeting of August 5, 2020 as presented.

**Resolution introduced by Clerk Bryan**

**RESOLUTION NO. 224-2020**

Offered by Councilman Connors, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala

**WHEREAS**, the Town Board of the Town of Halfmoon is cognizant of their obligation to be fiscally responsible when determining the appropriate disposition of equipment that is no longer of use to the Town; and

**WHEREAS**, the Town has consistently sought an effective way to insure that obsolete equipment is disposed of in a manner that garners the most return on the original investment made to obtain the equipment; and

**WHEREAS**, the Superintendent of Highways has determined that a JRB snow plow attachment for a loader and a front bumper from a Mack dump truck currently owned by the Town of Halfmoon are equipment that should be sold or otherwise disposed of as they are no longer of use to the Town; and

**WHEREAS**, the Town has an Agreement with Auctions International to place equipment that is no longer of use to the Town out for bid; and

**WHEREAS**, the Superintendent of Highways has the training and experience to determine what items should be placed on the Auction website and what items should be otherwise disposed; and

**WHEREAS**, the Town Clerk is hereby authorized to remove the equipment from the Town's Asset Inventory list and insurance coverage;

**NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. That the Superintendent of Highways may dispose of a JRB snow plow attachment for a loader and a front bumper from a Mack dump truck by placing them on Auctions International.
2. That the Town Clerk shall update both the Town's Asset Inventory list and insurance coverage
3. That this Resolution shall take effect immediately.

DATED: August 19, 2020

LYNDA BRYAN TOWN CLERK  
TOWN OF HALFMOON

**Resolution introduced by Superintendent of Highways Pingelski**

**RESOLUTION NO. 225-2020**

Offered by Councilman Connors, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala



**RESOLVED**, that the Town Board authorizes the Supervisor to renew a Service Agreement with Hach for Hach to provide regularly scheduled preventative maintenance and calibrations, phone support, software updates and maintenance for the Water Treatment Facility in the not to exceed amount of \$1,861.71 and to authorize the Supervisor to execute any documents to enter into the Agreement, subject to the review and approval of the Town Attorney.  
**Resolution introduced by The Director of Water Tironi**

**RESOLUTION NO. 226-2020**

**Offered by Councilman Connors, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala**

**RESOLVED**, that the Town Board hereby determines that the modification to the boundaries of the Impact Athletic Center Planned Development District to include 1.5+/- acres to the northwest corner of tax map identification number 272.-4-49.22 to increase the project size from 32.65 acres to 34.15+/- acres is a reasonable and minor modification, and hereby approves same, subject review and approval of the Town Attorney.  
**Resolution introduced by Supervisor Tollisen**

**RESOLUTION NO. 227-2020**

**Offered by Councilman Connors, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala**

**RESOLVED**, that the Town Board approves the Comptrollers report for the month of July 2020, as presented.  
**Resolution introduced by Comptroller Hatter**

**RESOLUTION NO. 228-2020**

**Offered by Councilman Connors, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala**

**RESOLVED**, that the Town Board to approved entering into a stipulation of settlement between the Town of Halfmoon and MPM Silicones LLC for the reduction of property values for the 2016, 2017, 2018, 2019 and 2020 assessments for parcel numbers #285.-4-38, 286.-1-36, 286.-1-39.1, 286.-1-40, 286.-1-41.31, 286.-1-41.32, 286.-1-46.1, 286.-1-46.2, and 286.-1-50 as detailed in the Settlement Chart attached hereto and to authorize the Town Attorney to execute any documents necessary to effectuate the settlement subject to the review and approval of the Town Attorney.

Halfmoon Parcel	<u>2016 ASSESSED VALUE</u>		Revised Assessed Value
	Assessment	FMV Per Settlement	
285.-4-38	\$10,000	\$12,998	\$7,604
286.-1-36	\$23,900	\$31,067	\$18,174
286.-1-39.1	\$64,600	\$83,970	\$49,122
286.-1-40	\$108,800	\$141,424	\$82,733
286.-1-41.31	\$126,200	\$164,041	\$95,964
286.-1-41.32	\$5,500	\$7,149	\$4,182
286.-1-46.1	\$164,700	\$214,085	\$125,240
286.-1-46.2	\$1,400	\$1,819	\$1,064

286.-1-50	\$58,000	\$75,391	\$44,104
<b>Total Halfmoon</b>	<b>\$563,100</b>	<b>\$731,944</b>	<b>\$428,187</b>
	58.50%		58.50%

#### 2017 ASSESSED VALUE

Halfmoon Parcel	Assessment	FMV Per Settlement	Revised Assessed Value
285.-4-38	\$10,000	\$12,998	\$7,539
286.-1-36	\$23,900	\$31,067	\$18,019
286.-1-39.1	\$64,600	\$83,970	\$48,702
286.-1-40	\$108,800	\$141,424	\$82,026
286.-1-41.31	\$126,200	\$164,041	\$95,144
286.-1-41.32	\$5,500	\$7,149	\$4,147
286.-1-46.1	\$164,700	\$214,085	\$124,169
286.-1-46.2	\$1,400	\$1,819	\$1,055
286.-1-50	\$58,000	\$75,391	\$43,727
<b>Total Halfmoon</b>	<b>\$563,100</b>	<b>\$731,944</b>	<b>\$424,527</b>
	58.00%		58.00%

#### 2018 ASSESSED VALUE

Halfmoon Parcel	Assessment	FMV Per Settlement	Revised Assessed Value
285.-4-38	\$10,000	\$12,998	\$7,442
286.-1-36	\$23,900	\$31,067	\$17,786
286.-1-39.1	\$64,600	\$83,970	\$48,073
286.-1-40	\$108,800	\$141,424	\$80,965
286.-1-41.31	\$126,200	\$164,041	\$93,913
286.-1-41.32	\$5,500	\$7,149	\$4,093
286.-1-46.1	\$164,700	\$214,085	\$122,564
286.-1-46.2	\$1,400	\$1,819	\$1,042
286.-1-50	\$58,000	\$75,391	\$43,161
<b>Total Halfmoon</b>	<b>\$563,100</b>	<b>\$731,944</b>	<b>\$419,038</b>
	57.25%		57.25%

#### 2019 ASSESSED VALUE

Halfmoon Parcel	Assessment	FMV Per Settlement	Revised Assessed Value
285.-4-38	\$10,000	\$12,998	\$7,442
286.-1-36	\$23,900	\$31,067	\$17,786
286.-1-39.1	\$64,600	\$83,970	\$48,073
286.-1-40	\$108,800	\$141,424	\$80,965
286.-1-41.31	\$126,200	\$164,041	\$93,913
286.-1-41.32	\$5,500	\$7,149	\$4,093
286.-1-46.1	\$164,700	\$214,085	\$122,564
286.-1-46.2	\$1,400	\$1,819	\$1,042
286.-1-50	\$58,000	\$75,391	\$43,161
<b>Total Halfmoon</b>	<b>\$563,100</b>	<b>\$731,944</b>	<b>\$419,038</b>
	57.25%		57.25%

#### 2020 ASSESSED VALUE

Halfmoon Parcel	Assessment	FMV Per Settlement	Revised Assessed Value
285.-4-38	\$10,000	\$4,274	\$2,426
286.-1-36	\$23,900	\$3,904	\$2,216
286.-1-39.1	\$64,600	\$69,876	\$39,655
286.-1-40	\$108,800	\$163,178	\$92,604
286.-1-41.31	\$126,200	\$278,897	\$158,274
286.-1-41.32	\$5,500	\$10,098	\$5,731
286.-1-46.1	\$164,700	\$157,725	\$89,509
286.-1-46.2	\$1,400	\$5,385	\$3,056
286.-1-50	\$58,000	\$38,607	\$21,909
<b>Total Halfmoon</b>	<b>\$563,100</b>	<b>\$731,943</b>	<b>\$415,378</b>
	56.75%		56.75%

Resolution introduced by Deputy Town Attorney Drobny



**RESOLUTION NO. 229-2020**

**Offered by Councilman Connors, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala**

**RESOLVED**, that the Town Board authorizes the Supervisor to enter into an Agreement with United States Army Corps of Engineers, New York State Historic Preservation Office, Abele Builders, Inc., and the Town of Halfmoon to authorize Abele Builders, Inc. to proceed with the construction of Betts Farm on the condition that the Property Documentation Plan, Avoidance Plan, and Architectural Salvage is conducted as detailed in the Agreement, together with the monitoring as detailed therein, subject to the review and approval of the Town Attorney.

**Resolution introduced by Building, Planning Development Coordinator Harris**

**Deputy Supervisor Hotaling:** I have a question on this. Is there no cost to this partnership, is there?

**Attorney Murphy:** There is no cost to the Town nor does the Agreement mandate any action by the Town. We are a party because the Farm is located in Halfmoon and has been identified as being of historical significance.

**Deputy Supervisor Hotaling:** Thank you.

**PUBLIC COMMENT (for discussion of non-agenda items)** No one came forward from the public or remotely from the meeting site.

There being no further business to discuss or resolve, on a motion by Councilman Wasielewski and seconded by Councilman Connors, the meeting was adjourned at 7:10 pm.

**Respectfully Submitted,**

**Lynda A. Bryan, Town Clerk**