

The December 2, 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:

Kevin J. Tollisen, Supervisor
Paul L. Hotaling, 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
John P. Wasielewski, Councilman - Remotely

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

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.

HALFMOON INDOOR FARMERS MARKET in TOWN HALL FOYER from 3:00 - 6:00 pm. Stop by and find Fresh produce, Crafts & more every Wednesday.

CANDY CANE LANE & MARKETPLACE: Saturday December 5th from 11:00 am to 6:30 pm at the Town Complex. Fun activities for the kids and a Marketplace with Local Crafters & Vendors to find that special gift. Vendor space still available, contact HalfmoonCelebrations@gmail.com.

HAM DINNER TAKE OUT: Saturday December 5th from 4:00 – 6:00 pm. for \$10.00 at the Senior Center For more information contact the Recreation Department at RMcNeil@townofhalfmoon.org or stop in Town Hall to purchase tickets.

LETTERS TO SANTA: December 1st through 16th. Santa’s Mailbox will be located outside the front door of Town Hall where children can mail their letters to Santa Claus. They will receive a response from Jolly Old Saint Nick and a special surprise just for them! Please include a self-addressed stamped legal sized envelope.

ANNUAL HOLIDAY MEMORIES & TREE LIGHTING: Sunday, December 6th starting at 4:00 pm. This is a lighted Christmas Tree Memorial in remembrance of loved ones who have passed away, but who are forever in our hearts.

OUTDOOR HOLIDAY DECORATING CONTEST: Open to all Halfmoon residents. If you wish to participate, please return the application found on Halfmoon Celebrations website by December 11th. The 3 Winners will be for: Most Festive, Most Unique, and Most Traditional. Each winner receives a \$50 Visa Gift Card.

TOWN MEETINGS:

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

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

Planning Board Meeting: 2nd & 4th 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).

PUBLIC COMMENT (for discussion of agenda topics)

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor)

CANDY CANE LANE & MARKETPLACE: Saturday from 11:00 am to 6:30 pm in the Town Complex. Please note that this is a completely outdoor event, masks are required, and sanitizer will be provided at the gate of the entrance.

HAM DINNER TAKE OUT: Saturday December 5th from 2:00 – 6:00 pm. for \$10.00 at the Senior Center with the proceeds will benefit the Character Counts Program and also the Celebrations Association. Please get your tickets.

ANNUAL HOLIDAY MEMORIES & TREE LIGHTING: Sunday, December 6th starting at 4:00 pm. This is a lighted Christmas Tree Memorial in remembrance of loved ones who have passed away, but who are forever in our hearts. It is a Halfmoon tradition going into the holiday season.

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

LETTERS TO SANTA: December 1st through 16th. Santa's Mailbox will be located outside the front door of Town Hall where children can mail their letters to Santa Claus. They will receive a response from Jolly Old Saint Nick and a special surprise just for them! Please include a self-addressed stamped legal sized envelope.

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

I have no report 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

Thank you, Mr. Supervisor, just one thing this evening. Please be vigilant as the weather begins to change and the snow begins to fall, please watch for the plows out on the roads and give them a break. They are trying to open the roads and make them safe for us. Our crews definitely do a great job under the guidance of Highway Superintendent Bryans. Thank you.

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) I have no report this evening.

Cathy Drobny, Esq. (Town Attorney) I have no report this evening.

PUBLIC COMMENT (for discussion of agenda topics) No one from the audience came forward or on line.

Supervisor Tollisen: 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. **Justice Suchocki**
Total # Cases – 175 Total Fees Submitted to the Supervisor - \$21,697
2. **Building**
Total # Permits – 47 Total Fees Submitted to the Supervisor - \$11,985.04
3. **Fire Inspections**
Total # Inspections – 41 Total Fees Submitted to the Supervisor - \$3,320.00
4. **Senior Express** Total # Rides – 294 Total # Meals – 127 X 5 meals
5. **Town Clerk - Total Fees Submitted to the Supervisor - \$7,164.84**

DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office) Receiver of Taxes, Courts

CORRESPONDENCE

1. **Received** from the Town Planning Board Resolutions approved at the November 23, 2020 meeting: for a Sign Application for Al-Amin Asian Market Sign, 217 Guideboard Road (County Dollar Plaza) for approval of Change of Use/Tenant Application for Green Mountain Electrical Supply, 11B Solar Drive, for Quality Lighting System, 3 Executive Park Drive, for Approval of Change of Use /Tenant & Site Plan Application for Precision, Valve & Automation, 6 Corporate Drive, for a Temporary Change of Use/Tenant Application for Birchwood – Grooms Road Conex Container, 238 Grooms Road, for Approval of a Minor Subdivision for the King PDD Lot 2B, 3 and 5 Halfmoon Crossing Blvd, for Approval of a Minor Subdivision for the McBride/Mechanicville – Stillwater Youth Soccer League, 12 McBride Road, and regarding Preliminary Subdivision Approval for Mott Orchard Residential PDD, 165 Farm to Market Road

Received & Filed

2. **Received** from the State of New York, Department of State, notification that Local Law #4-2020 for outdoor storage of motor vehicles, was filed by their office on November 9, 2020.

Received & Filed

NEW BUSINESS

RESOLUTION NO. 292-2020

Offered by Councilman Hotaling, seconded by Councilman Connors: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala
Resolution Introduced by Town Clerk Bryan

RESOLVED, that the Town Board approves the minutes of Town Board Meeting of November 18, 2020 as presented.

RESOLUTION NO. 293-2020

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

WHEREAS, the Town Board previously awarded the construction contract for the Champlain Canal Water Main Extension to Carver Construction, with a substantial completion date of October 2, 2020; and

WHEREAS, on November 20, 2020, CHA, the Engineer for the Town of Halfmoon for the Champlain Canal Water Main Extension prepared Change Order #1 to reflect a decrease in payment to Carver Construction, in the amount of \$174,184.27 for the Project; and

WHEREAS, CHA as the Engineers on the project recommends approval of Change Order #1; and

NOW THEREFORE, BE IT

RESOLVED, that the Supervisor is hereby authorized to sign Change Order #1 to decrease the cost of the Champlain Canal Water Main Extension by \$174,184.27 as prepared and recommended by CHA, subject to the review and approval of the Town Attorney.

Supervisor Tollisen: This is a good thing for the Town because you usually do not normally see a change order for less money, but we will take that reduction any day of the week!

RESOLUTION NO. 294-2020

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

RESOLVED, that the Town Board for the Town Board to approve entering into a formal Assessment Agreement between the Town of Halfmoon and Vosburgh Road Mobile Home Park, LLC and Kogstat Family Limited Partnership, 162 Vosburgh Road, Tax Map #266.-2-49.1, discontinuing the 2017 and 2018 property tax proceeding, reducing the 2019 assessment from \$3,481,800 to \$3,091,500, and reducing the 2020 assessment from \$2,750,000 to \$2,695,625. The 2021, 2022 and 2023 assessment shall be calculated according to the terms as outlined in the Stipulation and Order of Settlement 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.

Resolution Introduced by Assessor Zarelli

<u>Parcel No.</u>	<u>Original Assessed Value</u>	<u>Revised Assessed Value</u>	<u>Reduction in Assessed Value</u>
162 Vosburgh Road 266.-2-49.1	\$3,452,600	\$3,452,600	\$0

and it is further,

2. ORDERED, ADJUDGED, and DECREED, that the 2018 assessment of the Subject Parcel in the Town of Halfmoon, County of Saratoga, State of New York on the assessment rolls of the Town of Halfmoon for the year 2018 shall not be revised or reduced but will remain as follows:

<u>Parcel No.</u>	<u>Original Assessed Value</u>	<u>Revised Assessed Value</u>	<u>Reduction in Assessed Value</u>
162 Vosburgh Road 266.-2-49.1	\$3,452,600	\$3,452,600	\$0

and it is further,

3. ORDERED, ADJUDGED, and DECREED, that the 2019 assessment of the Subject Parcel in the Town of Halfmoon, County of Saratoga, State of New York on the assessment rolls of the Town of Halfmoon for the year 2019 be reduced and corrected as follows:

<u>Parcel No.</u>	<u>Original Assessed Value</u>	<u>Revised Assessed Value</u>	<u>Reduction in Assessed Value</u>
162 Vosburgh Road 266.-2-49.1	\$3,481,800	\$3,091,500	\$390,300

, and it is further,

4. ORDERED, ADJUDGED, and DECREED, that the 2020 assessment of the Subject Parcel in the Town of Halfmoon, County of Saratoga, State of New York on the assessment rolls of the Town of Halfmoon for the year 2020 be reduced and corrected as follows:

<u>Parcel No.</u>	<u>Original Assessed Value</u>	<u>Revised Assessed Value</u>	<u>Reduction in Assessed Value</u>
162 Vosburgh Road 266.-2-49.1	\$2,750,000	\$2,695,625	\$54,375

,and it is further,

5. ORDERED, ADJUDGED, and DECREED, that for the years 2021, 2022, and 2023, the parties agree and stipulate that the fair market value of the tax parcel #266.-2-49.1 shall be set at the following amounts:

2021 \$4,100,000.00
2022 \$3,900,000.00
2023 \$3,500,000.00

The fair market value set forth above will be adjusted by the appropriate final State equalization rate established by the New York State Office of Real Property Tax Services for the year in issue to arrive at the appropriate assessment amount.

6. ORDERED, ADJUDGED, and DECREED, that the Parties agree that for the years 2021-2023 in the event that there are changes in the mobile homes or improvements thereon, the Town and the Assessor shall increase the respective 2021, 2022, and 2023 assessments on the Parcels for the incremental value attributed to: (a) any new building and improvements constructed as of March 1 of the respective year; and (b) the fair market value any new mobile home that is taxable real property that is moved on to the subject parcel by using the following fair market values:

- a. Single Wide \$25,000
- b. Double Wide \$35,000

The sum of the fair market value of any building improvements and the aggregate fair market value of all new mobile homes moved on to the respective Property shall be multiplied by the applicable final State equalization rate for the 2020, 2021, and 2022 assessment rolls, respectively, to establish the aggregate Assessed Value for New Homes and Improvements.

The Assessor shall reduce the aggregate Assessed Value for any removed mobile homes from the subject parcel by using the following fair market values:

- a. Single Wide \$10,000
- b. Double Wide \$15,000

The aggregate fair market value of all mobile homes removed from the Property shall be multiplied by the applicable final State equalization rate for the 2021, 2022, and 2023 assessment rolls respectively to establish the aggregate assessed value for removed homes.

7. ORDERED, ADJUDGED, and DECREED, that the Town of Halfmoon (the "Town") shall refund any excess Town, Town Highway, other Town taxes and special district charges, including library taxes and fire district charges, if refundable by the Town, paid on account of the corrected assessments set forth above to the 2019 and 2020 assessments of the Parcel used to generate the 2020 and 2021 Town, Town Highway, water, sewer and other special district taxes, if refundable by the Town, for all Parcels based on the product of: (a) the aggregate Reduction in Assessed Value set forth in Decretal Paragraphs 3 through 4 set forth above; and (b) the general applicable tax rate for each final assessment roll, and it is further,

RESOLUTION NO. 295-2020

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

Resolution Introduced by Superintendent of Highways Bryans

RESOLVED, that the Town Board that the Town Board authorizes the Superintendent of Highways to permit the Saratoga County Sheriff's Office to utilize road millings currently owned by the Town of Halfmoon for the construction of a shooting range for law enforcement to further enhance the safety, health, and welfare of the residents of Saratoga County and the Town of Halfmoon, subject to the review and approval of the Town Attorney.

Supervisor Tollisen: That does include us transporting millings as well. I just want that to be clear.

Attorney Murphy: Yes, and I was clear with the Highway Superintendent that I would prefer that we do the transporting so that they are not on our property with privately owned vehicles, etc.

Supervisor Tollisen: Very good. I just wanted to make that clear for the record.

RESOLUTION NO. 296-2020

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

A resolution is necessary to create the following budget amendment of appropriations and revenues in the Special Revenue Fund for engineering fees for on-site quality inspections. These funds are developer’s monies held in escrow by the Town in a regular checking account and used for the payment of costs for that particular project. This resolution is necessary to comply with proper accounting procedures as set forth by NYS Department of Audit and Control.

DEBIT:	Estimated Revenues	25-510	\$12,726.73
	Subsidiary: Home & Community Services		
	25-4-2189.00		\$12,726.73
CREDIT:	Appropriations	25-960	\$12,726.73
	Subsidiary: Engineering Contractors Inspections		
	25-5-1440.40		\$12,726.73

Information Only: The above was derived from the following breakdown of charges to be paid on December 3, 2020 Abstract for engineering and related fees.

NAME	AMOUNT
Eastpointe Subdivision	\$1,729.15
Linden Village	\$2,009.00
Mott Orchard Residential	\$907.50
Pinebrook Hills Construction	\$7,379.08
Swatling Falls	\$702.00
Total	\$12,726.73

PUBLIC COMMENT (for discussion of non-agenda items) No one from the audience came forward or on line.

There being no further business to discuss or resolve, on a motion by Councilman Connors and seconded by Councilman Catricala, the meeting was adjourned at 7:06 pm.

Respectfully Submitted,

Lynda A. Bryan, Town Clerk