

The January 2, 2020 Regular meeting was called to order at 7:00 pm by Supervisor Tollisen in the A. James Bold Meeting Room at the New Town Hall with the following members present:

Kevin J. Tollisen, Supervisor
Paul L. Hotaling, Councilman
John P. Wasielewski, Councilman
Jeremy W. Connors, Councilman
Eric A. Catricala, Councilman
Lyn A. Murphy, Town Attorney
Lynda A. Bryan, Town Clerk

Cathy L. Drobny, Deputy Town Attorney - Excused

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

PUBLIC HEARING: AMENDMENT TO TOWN CODE

**Town of Halfmoon Town Board
Notice of Public Hearing
Amendment to the Code of the Town of Halfmoon**

Please take notice that the Town Board of the Town of Halfmoon will hold a Public Hearing on January 2, 2020 at 7:00 p.m. or as soon thereafter as the agenda allows. This Public Hearing will be held in the A. James Bold Meeting Room at the Halfmoon Town Hall, 2 Halfmoon Plaza, Halfmoon, NY. The Town Board will hear comments on the proposed amendment to the Code of the Town of Halfmoon to amend section 165-22 M-2 Clean Manufacturing and 165-22.3 W-2 Waterfront Commercial District to allow uses permitted in the LI-C Light Industrial Commercial and M-1 Industrial upon the granting of a Special Use Permit.

Please take further notice that at such Public Hearing any and all interested persons will be heard. A copy of said plan and application is on file in the office of the Town Clerk of the Town of Halfmoon and may be read and inspected by any interested person.

Dated: December 19, 2019

Lynda A. Bryan
Town Clerk, Town of Halfmoon

Supervisor Tollisen asked if anyone wanted the public notice read. Hearing from no one, he opened the public hearing.

OPEN: 7:02 PM

And asked Mr. Harris, our Planning Director to give a brief synopsis of the amendment that is looking to be changed with respect to the Town Code.

Richard Harris made the following power point presentation:

HALFMOON TOWN CODE AMENDMENT – 1/2/2020

Amend §§165-22 M-2 Clean Manufacturing and 165-22.3 W-2 Waterfront Commercial District to allow uses permitted in the LI-C Light Industrial -Commercial and M-1 Industrial upon the granting of a Special Use Permit.

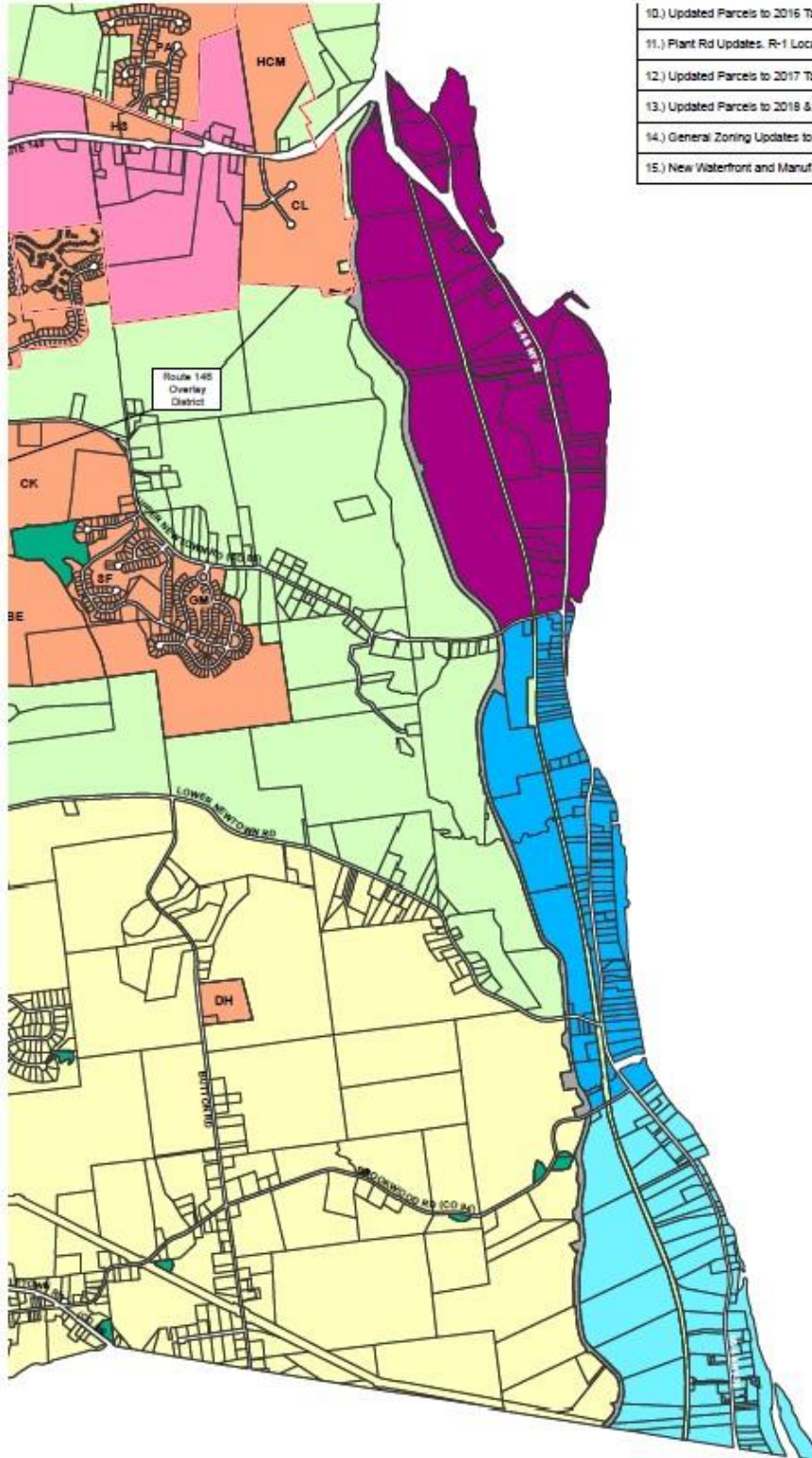
PURPOSE:

☐ FUTURE DEVELOPMENT & GROWTH

- To provide greater flexibility in the types of permitted uses in these zoning districts;

☐ EXISTING BUSINESSES

- Allow the review of proposed changes and expansions to existing businesses in a more efficient manner;



10.) Updated Parcels to 2016 Tax Parcel Boundaries	09/14/2016
11.) Plant Rd Updates. R-1 Location Re-Zoned to PO-R and C-1	08/02/2017
12.) Updated Parcels to 2017 Tax Parcel Boundaries	09/04/2018
13.) Updated Parcels to 2018 & General Zoning Updates to PDDs	12/18/2018
14.) General Zoning Updates to PDDs	04/30/2019
15.) New Waterfront and Manufacturing Zones & Overlay Additions	08/01/2019

M2 – Clean Manufacturing – Top Right

W1 - Waterfront Mixed Use – Middle Right

W2 - Waterfront Commercial District – Bottom Right

Supervisor Tollisen asked if anyone had any questions or comments. Hearing from no one, he closed the public hearing.

CLOSED: 7:07PM

Supervisor Tollisen: Would the Board like to move on this tonight?

RESOLUTION NO. 44-2020

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

RESOLVED, that the Town Board proceeds with the negative declaration for SEQRA purposes with respect to amending the Town Code.

RESOLUTION NO. 45-2020

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 amending the Town of Halfmoon Code to amend section 165-22 M-2 Clean Manufacturing and 165-22.3 W-2 Waterfront Commercial District to allow uses permitted in the LI-C Light Industrial Commercial and M-1 Industrial upon the granting of a Special Use Permit, per the review and approval of the Town Attorney.

POLL OF THE BOARD

Councilman Catricala	AYE
Councilman Connors	AYE
Councilman Wasielewski	AYE
Councilman Hotaling	AYE

Supervisor Tollisen

AYE

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.

Winter Farmer’s Market: Wednesday’s through May 27th Inside Town Hall from 3:00pm-7:00pm. Come and check out many wonderful vendors!

Two Towns One Book Kick-Off Event will be held on January 12 at 12:00 pm at the Clifton Park – Halfmoon Library on 475 Moe Road at 2:00 pm. It will feature noted memoirist, Marion Roach Smith to share her expertise. This year’s winner of the Community Read is a tie for the first time: *Becoming*, by Michelle Obama and *Educated* by Tara Westover. Look for many exciting upcoming events!

Winter Carnival January 25th from 2:00pm -5:00pm in Halfmoon Town Hall with the Mac’ N Cheese Cook-Off, Ice Sculpture Demonstration, Live Music by Dos Amigos, Bonfire, Fireworks and much more. Come join in the fun!

TOWN MEETINGS:

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

Zoning Board of Appeals: 1st Monday of month at 7:15 pm. Pre-meeting at 7:00 pm

Planning Board Meeting: 2nd & 4th Monday of the month at 7:00 pm. Pre-meetings shall be held 45 minutes before the scheduled meeting (If the Holiday falls on a Monday, the meeting will be held on the next day, Tuesday).

Board of Assessment Review: 4th Tuesday in May

Senior Center Business Meeting: 1st Wednesday of month at 1:00 pm

Halfmoon Historical Society: March 31st at 7:00 pm

Open Space & Trails Committee: 2/18, 4/20, 5/18, 7/20, 9/21, and 11/16, the 3rd Monday except Feb due to holiday.

Resident Relations Committee: TBD

Business & Economic Development Committee: TBD

PUBLIC COMMENT (for discussion of agenda topics)

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor)

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

I would like to invite everyone to come to the **Winter Carnival** this year on January 25th from 2:00pm -5:00pm in Halfmoon Town Hall with the Mac' N Cheese Cook-Off, Ice Sculpture Demonstration, Live Music by Dos Amigos, Bonfire, Fireworks and much more. It will be a fun day and come and meet the new Recreation Director!

Supervisor Tollisen: Paul has been the acting Rec Director for some time so thank you Paul for the hard work that you have done and we welcome Ross, the new Director!

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

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) I would like to state that Deputy Town Attorney Drobny is excused this evening.

Cathy Drobny, Esq. (Town Attorney) Excused

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

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 – December

1. **Town Justice Suchocki**
Total # Cases – 167 Total Fees Submitted to the Supervisor - \$25,654.00
2. **Town Justice Fodera**
Total # Cases – 167 Total Fees Submitted to the Supervisor - \$23,639.50
3. **Building Permits**
Total # Permits – 43 Total Fees Submitted to the Supervisor - \$9,626
4. **Fire Inspections**
Total # Inspections – 43 Total Fees Submitted to the Supervisor - \$5,100
5. **Town Clerk - Total Fees Submitted to the Supervisor - \$\$6,476.48**

DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office)

CORRESPONDENCE

1. **Received** from the Town Planning Board Resolutions approved at the December 9, 2019 meeting: Change of Use/Tenant Application for TNT Boat Tops, 929 Hudson River Road, for a Change of Use/Tenant and Sign Application for Infinite Care, 1406C Route 9 and for Co-Location of Telecommunications Equipment for Cingular Wireless, 204 Brookwood Road.

Received & Filed

2. **Received** from John DeFelice, his letter of resignation as MEO at the Highway Department effective 12/20/2019.

Received & Filed

3. **Received** from NYS DOT, notification that they are progressing in the design of a project for the rehabilitation of the pavement on US Route 9 from Plank Road to Crossing Boulevard with work expected to be completed in 2020 or 2021.

Received & Filed

4. **Received** from the Halfmoon Waterford Fire District #1, notification that their organizational meeting for of the Towns of Halfmoon and Waterford, County of Saratoga New York, will be held on the 5th day of January, 2020 at 8:00 a.m. on that day at Fire Station #1 315 Middletown Road, Waterford New York 12188.

Received & Filed

5. **Received** from the Town of Clifton Park, notification of a public hearing for proposed construction of a 203,400 sq. ft. office/warehouse buildings for Synergy Phase II, 1902 Route 9. Further notice will be sent when the public hearing is scheduled. Documentation of the project can be viewed in the Town Clerk's Office.

Received & Filed

6. **Received** from Brady Cooper his letter of resignation as a Parks Department Laborer effective January 1, 2020.

Received & Filed

OLD BUSINESS

NEW BUSINESS

RESOLUTION NO. 46-2020

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

RESOLVED, that the Town Board approves the minutes of Town Board Meeting of December 18, 2019 as presented.

RESOLUTION NO. 47-2020

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

RESOLVED, that the Town Board to approve entering into a formal Assessment Agreement between the Town of Halfmoon and Lowe's Home Centers, Inc. for parcel #272-2-65 located at 476 Route 146 Halfmoon NY, reducing the 2019

assessment from \$5,960,250 to \$5,757,704, and to authorize the Town Attorney to execute any documents necessary to effectuate the Agreement.

RESOLUTION NO. 48-2020

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

RESOLVED, that the Town Board authorizes the Highway Department to purchase a 2020 MACK GR 42 FR (Single Axle Plow Truck) per Oneida County Class 8 Contract #2025 from Albany Mack Sales for \$208,372.40 and to authorize the Highway Superintendent to execute any documentation necessary to effectuate the purchase, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 49-2020

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

WHEREAS, the State of New York has requested work done at the intersection of Route 9 and Farm to Market Road, Town of Halfmoon, Saratoga County (the "State Reverse Betterment), Town of Halfmoon;

NOW, THEREFORE, the Town Board, duly convened does hereby;

RESOLVE, that the Town Board hereby approves such project inclusive of the State Reverse Betterment (collectively the "Project"); and it is hereby further

RESOLVED, that the Town Board hereby authorizes the Town to pay in the first instance 100% of the costs of the Project or portions thereof; and it is further

RESOLVED, that the sum of \$100,000.00 for Construction has been appropriated and made available to cover the cost of participation in the above phase of the Project; and it is further

RESOLVED, that the Town Supervisor acting for the Town of Halfmoon be and is hereby authorized to execute all necessary Agreements, certifications or reimbursement requests on behalf of the Town Board with NYSDOT in connection with the implementation of the Project, and reimbursement of the approved costs associated with the State Reverse Betterment, and it is further

RESOLVED, that a certified copy of this resolution be filed with the New

York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project, and it is further

RESOLVED, this Resolution shall take effect immediately.

Supervisor Tollisen: This is the project on State Route 9 and Farm to Market Road where we have added a turn lane to help with traffic congestion. This allows us to get a little more reimbursement. Most of the project was paid for through monies that we received from our State Senator, through our Assembly and DOT. So, most of this project was funded through those grant projects. It is a great traffic improvement for that area of town and a great thing for the Town of Halfmoon. We appreciate the Board and all of the work on that.

PUBLIC COMMENT (for discussion of non-agenda items) No one came forward

Supervisor Tollisen: I will note that the Senior Vice-President of the Capital Region Chamber is here tonight, Pete Bardunias in his new role, welcome Pete and Scott, welcome as well! Our Library Director Alex is with us here as well, always good to see you!

There being no further business to discuss or resolve, on a motion by Councilman Connors and seconded by Councilman Wasielewski, the meeting was adjourned at 7:14 pm.

Respectfully Submitted,

Lynda A. Bryan, Town Clerk