

The April 4, 2006 meeting of the Town Board of the Town of Halfmoon was called to order at 7:00 pm by Supervisor DeCerce at the Town Hall on Harris Road with the following members present:

Kenneth J. DeCerce, Supervisor
Walter F. Polak, Councilman
A. James Bold, Councilman
Regina C. Parker, Councilwoman – 8:00 pm arrived
Melinda A. Wormuth, Councilwoman
Lyn A. Murphy, Town Attorney
Mary J. Pearson, Town Clerk

Also present: Frank Tironi, Director of Water; Laurie Sullivan, Deputy Town Clerk; John Pingelski, Working Supervisor; Lisa Perry, Secretary to Supervisor.

The Town Board Workshop was held in the Board Room at 6:15 pm; no action was taken. Supervisor DeCerce led the Pledge of Allegiance.

At 7:00 pm the Clerk opened bid received for Highway Department Boom Mower from bidder:
Artco Equipment Sales, Inc., Cohoes, NY at total bid price of \$46,983

The Supervisor referred the bid to the Highway committee, Attorney Murphy and Councilman Polak for their review and recommendation back to the Board.

Supervisor DeCerce stated the next item is a presentation from Kevin Dailey, representing Boni Enterprises and he will provide information on the potential for a 80 + acre parcel on Route 146 to house a hospital and a complex of medical facilities.

Mr. Dailey stated the property is located on the south side of Route 146, opposite the NYSEG PDD on the north side. He stated they have made an application for a planned development district to allow for a medical campus to serve the population of southern Saratoga County. He stated at this time they are in discussions with a hospital organization which has indicated to them they are interested in coming to the Town of Halfmoon and building a facility that would house a 120 beds with a fully staffed 24-hour emergency room which will be very beneficial to this community. He stated they expect that 120 beds could result in a building or grouping of buildings that could approach 220 to 250,000 square feet which is a very large building. He displayed a copy of the drawing that came in with the original PDD and, stated they combined several of the lots into one to show a 25,000 square foot building. He stated it is likely that as the project develops that some of the lots, 6 & 8 and 7, 9 & 11, could actually be combined into one lot out of necessity of having a lot that would be big enough to accommodate that size facility to serve the residents of Southern Saratoga County. He stated since they acquired the property a year ago and, in preparation of coming before the Town Board they have finished the wetlands delineation, are meeting with the Corp of Engineers and the initial reaction to what they want to do has been favorable. He stated they have about 55 acres of developable property and about 30 acres of wetlands. He stated the wetlands lend themselves to framing some of the proposed lots very nicely. He stated, relative to the archeology they did a Phase I-A and -1-B study and they found two spots where a Phase 2 study is needed and they expect to do that spring. He stated he has talked to the Clifton Park Fire Department and, two years ago they didn't have the equipment to be able to handle a large building but they do now, therefore fire protection would be available for building over three stories. He stated they have also talked to the rescue squad and they were delighted and this will cut the time from Halfmoon, Clifton Park or Malta to a major hospital from 40 minutes to 10 minutes and could be a major factor in saving lives. He stated the people involved in running a hospital have determined they would like to bring a pediatric unit with neonatal care, women's health and a stroke unit to this location. He stated there are very many young families in the southern part of the County in their prime child bearing years. He stated their engineer, Scott Lansing has been in discussion with Saratoga County Sewer District and this project, along with Bruce's project to the east will be interconnected to the sewer line and a major sewer line and pump station will be installed to pick up the adjoining trailer park and industrial/office campus and other neighboring properties. He stated the property is in Halfmoon Water District and they have done their preliminary homework. He stated they are ready to go to the Planning Board and get into more specific discussions with the Planning Board as to where the project could go and they are looking for a

recommendation from this Board so they could get on with the planning. He stated they are very excited about the possibilities and he stated there will be a lot of jobs created as a result of the project and maybe some doctors. He stated they are intent upon moving forward with the hospital enterprise first and he has indicated in the revised narrative he submitted tonight that they would be very pleased to commit themselves to bringing the hospital here first before any of the additional buildings that will make up the campus. He stated they feel they are in a position to make a commitment to the Town to do that but they need to have the zoning change for them to go to the hospital (in question) and get them sign on the dotted line.

Supervisor DeCerce stated he has been most deeply and closely involved with this along with Councilwoman Wormuth, who has met with them number of times, Councilman Polak, Councilman Bold and Councilwoman Parker, on separate occasions have had some interaction. He stated there were some concerns pertaining to town benefit and he sees they are outlined in the narrative. He stated he wants to be clear, for the record, if, in fact the hospital doesn't come the project isn't a mute issue because they are talking about a medical campus and facilities. He stated he is making the point that if it doesn't occur the Town benefit would have to be something a bit different than it is and they would like to have some words to that effect. He stated anywhere he goes and he is sure the rest of the Board is also recognizable as being connected to this. He stated it was shocking when it came up the first time and said this is what we need and it did come to fruition and a lot of people are extremely excited about this. He stated a hospital is a benefit in and of itself especially in his discussions with the individual who is the CFO of the organization saying that we would have a 24 hour emergency facility. He stated he asked if this wasn't a very expensive ordeal and he said yes, however, they have added neonatal to pediatrics, stroke and gynecological which adds a different dimension. He stated he is concerned only because of the publicity that we have been getting about how many hospitals are being considered for reducing the number of beds or closing. He stated he is not concerned that this community ought to have a hospital, is large enough to have a community and we need to move forth in that direction. He stated Mr. Dailey stated if it didn't work for Boni Enterprises to have a hospital here he would be willing to renegotiate a Town benefit.

Mr. Daily stated yes they would. He stated for the balance of the medical campus buildings they are thinking about putting here the clearest example would be the two new buildings built in Latham at the site of the former Edwards Food Warehouse. He stated they are very substantial buildings and there are a number of doctor's groups in them and there are a lot of procedures that now take place in those buildings. He stated that is what they would like to build here. He stated there are things that hospitals do that doctor's groups can't do and there is a market for that. He stated now in Saratoga County there are four doctor's groups that offer imaging and is a hot ticket item and there are other things such as oncology or neonatal that only a hospital can do. He stated they have heard that if the zoning change goes through and, if the site is available this would be the site they want to come to. He stated he made the original request in August and it has taken a while to get here, but the amount of time spent getting to this point has been good because the thinking has evolved and they have done a study and looked at where their patients come from which is north of Glens Falls, Berkshire county, south to Catskill and as far west as Amsterdam. He stated they have also looked at the type of services that the patients require and looked at where the population is going, the demographics of the population in terms of how old and how many are in child bearing years, and this is the center point and the need. He stated he believes that if they all work together they can bring this about and he is very excited about it.

Councilwoman Wormuth stated she is very excited about the possibility of having a hospital here and has shared that with everybody she has spoken to. She stated one thing they need to be very cognizant of is, while this project will be great for the community there isn't a guarantee that its going to happen and they need to have it worked out, in a concrete theory, what the public benefit would be so this project does still exist if they do a zone change. She stated it would be in everybody best interest. She stated she thinks it is a great idea and having a medical campus where the community can receive additional services is very important even if the hospital couldn't come here. She stated they look at zone changes requiring public benefit and they need to be sure all the projects approved are on an equal playing field. She stated the hospital will generate quite a bit of traffic and they should look at the traffic on this site and in and out of the hospital and it will be a major facility in the community and, they should look at having another access other than 146 out of the facility.

Councilman Bold stated he is as interested and excited as everyone else but has some concerns. He stated one is if they build a couple warehouses, a drug store etc. and somewhere along the line the hospital doesn't get approved and we end up with a park without a hospital. He stated a greater concern he has is the business plan which is to build a hospital and five years later there is a lock on the door because it couldn't make it financially. He stated he hopes that when it is approved at a State level would have reviewed it to be sure that while they are closing down facilities in other areas that this one will make it financially. He stated we can't control that and we are at the mercy of the other agencies that look at this.

Mr. Dailey stated he will address that with him but not publicly and provide some information.

Mr. Dailey stated if this Board wishes to change the law and make it contingent upon the hospital coming as part of Phase I they would find that entirely acceptable and they are confident enough to believe it will happen and, if for some reason they can't get the hospital here they will go back to the drawing board. He stated he realizes it is somewhat of a concession on his part relative to the client but they are very serious about getting this done. He stated they think they can get it done, based on everything he has heard, they have a willing partner.

Councilman Bold stated Phase I is exactly the concept that he was also thinking of and, he is not sure it would be a concession because if Phase I consists of a hospital and some 20,000 square feet of accompanying buildings to get them going, and Phase II cannot be approved until the hospital is at least 50% complete or something of that nature then it wouldn't be a concession.

Mr. Dailey stated they would be willing to pursue it in that manner. He stated the hospital building, in terms of bringing the other doctors groups here will be a big draw and a benefit. He stated it is very central to their ability to bring other people in.

Councilman Bold stated relative to the benefit to the community on the entire project one of the things identified in several studies is a connector road to be able to get from somewhere near the entrances back to Fellows Road. He stated it is identified in the Comprehensive Plan and the Behan Plan and is identified as a major factor to get that connection. He stated what he would like to see happen is to reduce the number of curb cuts that need to be made on Route 146 and get a through road. He stated he would like to see that or a major financial contribution toward that as part of the public benefit.

Mr. Dailey stated they show a stub street coming out into Bilinski's property and looking at aerial maps they see quite a bit of standing water to the east and would not be the way to try to get out. He stated there is a stream corridor they show and will be going to the Corp of Engineers and DEC for permits and once you get back near the ridge it is possible to go either east or west. He stated he has asked the engineer to re-draw the road and have more of a straight shot coming in so they could leave the possibility of a back entrance to the east or west for a connector road. He stated whatever they can do to assist or facilitate the Town in the master plan with this respect they would be happy to do it. He stated if it is desired to make public roads with a wider carriage-way they would be happy to work with Town.

Councilman Bold stated they need to commit taking it a step further somewhere through the development of the park not to lay out an area that can later be developed for road connection but to actually participate in that road connection. He stated he doesn't mean it has to be done in order to get Phase I but it should be a part of Phase II or III.

Mr. Dailey stated they are willing to commit to do that and they expected to do it.

Councilman Bold commented that the intent of the facility is aimed at health care and another important part is preventative work. He stated if they could do something like a trail or outside fitness center for people walking or jogging through and some sort of contribution to the Town's open space and recreation programs would be very helpful and would be "in keeping" with the whole theme.

Mr. Dailey stated they would be happy to participate and they realize with the Town's complex on Route 236, anything they can do to connect everything together they will make that commitment and it's a good idea.

Supervisor DeCerce stated one of the things they discussed was possibly a partial private roadway and a partial public roadway and asked if he was right about that.

Mr. Dailey stated he was and when Scott Lansing laid it out originally they weren't sure if the Town wanted the roadways to be public but since it is sort of an internal campus was the desire to keep it as private. He stated then the discussion came around to maybe a connector road and be part of the Town's master plan and move traffic east and west off the corridor. He

stated the answer will become more clear as it gets laid out and determine where the corridor would have to go.

Councilman Polak stated, certainly it will not be a complete medical facility and they will be entitled to bring in other businesses within the complex and the benefits will have to be discussed and brought out as they move along. He stated we haven't had our public hearing for the zoning changes yet but they made them aware of them, and one thing he would like to see is if they are going to the business's to the east and west those sites should be connected. He stated it would cut down on the number of entrances into there off 146. He stated it could be worked out during the planning stages and certainly the secondary access to get out of the site should not be any narrower than the Town standards. He stated another year the winter could go the other way. He stated this is a very difficult property with the wetlands and, there will be several hurdles to get over to make everything fit. He stated the idea of the hospital is a great attribute to the entire Southern Saratoga County not just Halfmoon and will certainly save lives. He stated he hasn't had an opportunity to read the anew narrative but will before the next meeting. He stated there are a lot of large hurdles but they are starting to conquer them and a lot of them are out of the Town's hands.

Supervisor DeCerce stated something that has been talked about but not mentioned today is a heliport and there are a lot of scenarios, one is the roof of the hospital one is next to it. He stated he has sent he emergency services looking for a place to land a helicopter and it would be a tremendous asset. He asked if the Board is ready to move to the Planning Board with the caveat to continue to do negotiations for all the things mentioned.

Councilwoman Wormuth replied that she is excited to move this to the Planning Board she feels this Board needs to be very conscientious when they do that and make sure they can pass it on with confidence and comments. She stated she agrees they need time to go over the new narrative and compare with the site map. She stated the Planning Board often struggles with what exactly the Board wants to see and where did they want to head and, a lot of new information was given tonight. She stated she was very excited about participation and the other public benefit and things talked about. She stated when it is refereed to the Planning Board the minutes from this meeting need to go with it.

Councilman Bold stated he is flexible with the timing for moving this and he had the opportunity this evening to bring out the points he wanted to focus on and they are part of the record.

Councilwoman Wormuth stated she also is flexible but wants to make sure the applicant and everybody understands that the vehicle to move this, being the public record may not be available instantly for the next Planning Board or their agenda after that.

Supervisor DeCerce stated he is anxious because he has talked to a lot of people and he is starting to look down the line as far as the changes they may see in structure. He stated we definitely are going to have a new Governor at the end of next year and he has confidence in the potential political structure that is here now but he is not sure what the next phase is going to be.

Councilman Bold stated he spoke with Mrs. Pearson and she is saying that for the following Planning Board meeting she could have the minutes available. He stated he is suggesting if we take the minutes of this proceeding and they are put into the official record then it would be available for the Planning Board meeting of three weeks from now.

Attorney Murphy cautioned that the Planning Board sets it own agenda and they may not be prepared based on what they have received to accept this onto their agenda.

Supervisor DeCerce stated he would like to move it to the Planning Board because of what he has heard and what's on the record but he doesn't want to disrupt what the rest of his colleagues are saying. He stated he is ready to move it but he is not trying to control the Planning Board's procedure.

Councilwoman Wormuth stated they have to deem the application complete and there is another process that the applicant has to go through with them and all the information has to be distributed in order to review it. She stated it is difficult to get something at the meeting and react to it.

Councilman Polak stated they will have another Board meeting before the Planning Board meeting that they would receive it and his suggestion because he just received the new narrative tonight and he would like to go through it and send to the Planning Board at our next meeting. He stated they would then have it in time for their next meeting.

Supervisor DeCerce asked the Clerk to have these minutes, in draft, available to the Town Board when available and, have it on for the next Town Board agenda.

Councilwoman Wormuth stated the more information we can provide in the Planning Board application to show some of the possibilities talked about here the easier it will be for the Planning Board to digest and get a quicker referral back to the Town Board for the zone change and then the public hearing. She stated it is a great project and an asset to the community but we should have as much information prepared for them.

Supervisor DeCerce stated the press is asking him what the name of the facility is and, that is not being revealed.

Mr. Dailey stated they are not in a position to reveal who the hospital is or to sign them up on the bottom line and, until such time as the correct zoning is in place that would allow a facility to be built they could sign up the particular hospital they are talking to. He stated it is not too hard to figure out and is a major hospital in the capital district and they have indicated they are very excited about it.

Robert Maxwell, East Greenbush, stated he is a former Halfmoon resident and he has been working with this idea for five years. He asked about geriatrics and 24/7 emergency care is the monetary nucleus of a hospital. He stated the capital care facility in Latham is an excellent facility but if this is an anchor it should be built first. He asked if the hospital he represents is prepared to go through the hoops and hurdles New York State will require because that will be the hard part.

Mr. Daily stated there a certificate of deed that is necessary to be received from the Department of Health. He stated it is true hospitals are closing in upstate New York and some political figures are intent on keeping this kind of facilities in the cites and he is anxious to get the hospital involved and on board and the certificate of deed applied for and get it while this administration is still in office.

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Councilman Polak reported that Spring Clean Up at the Transfer Station will begin April 18, 21 and 22nd and April 25, 28 and 29th.

Councilman Polak reported that the Route 146 Zoning changes public hearing will be April 18th at 7 pm and the Zoning Revisions committee will meet on April 19th at 7 pm at the Senior Center. He stated he wants to thank everyone in the town planning department, Town Clerk's office and Ken's office for the notices that needed to be sent out on the public hearing and stated there was over 446 pieces that had to be addressed.

Councilwoman Wormuth reported that the Halfmoon Navigator should be sent out this week end and there are some very nice articles and important information on the Recreation program.

She stated "Saratoga Sweets" is again providing chocolate bunnies "Halfmoon Harry" which they designed for the past few years and offer for sale at \$5.00 each. She stated they have done a wonderful job in supporting our "Character Counts" program by donating \$2.50 from each sale.

Supervisor DeCerce reported that arrangements have been made for Saratoga County Green Infrastructure Plan spring public information meeting to held at the Senior Center on June 8th from 6:30 pm to 8:30 pm. He stated Behan Planning of Saratoga Springs and the Green Infrastructure Plan of Saratoga County is doing the presentation. He stated there will be four public information meetings across the County.

The Supervisor reported that on Route 4 & 32, near the Halfmoon Firehouse, there is going to be a temporary traffic signal established tomorrow for adjustments on the road where they are removing a culvert. He stated there is also another problem where one family consistently gets flooded and maybe this will be addressed.

The Supervisor reported there is an Eagle Scout ceremony on Friday evening and the resolution will be read at the next Town Board meeting.

Supervisor DeCerce opened public privilege for discussion of agenda topics. No one had questions or comments.

DEPARTMENT REPORTS- month of March

1. Town Justice Wormuth

Total Cases - 343

Total fees remitted to the Supervisor -

\$35,905.00

Filed.

2. Town Justice Tollisen
Total Cases -428 Total fees remitted to the Supervisor - \$42,925.00
Filed.

3. Town Clerk
Total fees remitted to the Supervisor - \$ 6,612.42
Filed.

OLD BUSINESS
RESOLUTION NO. 86

Offered by Councilman Bold, Seconded by Councilman Polak: Adopted by vote of Board: Ayes:
DeCerce, Polak, Bold, Parker, Wormuth

WHEREAS, at the Town Board meeting of March 21 a resolution to approve a proposal; for the HVAC System for Town Hall was tabled, now therefore be it

RESOLVED, that the Town Board approves a proposal for HVAC System for the Court Clerk office, Judge’s Chambers and front lobby in the Town Hall from low quote D & E Technologies, Inc., Menands in the amount of \$8,542 subject to review of the Town Attorney.

NEW BUSINESS

RESOLUTION NO. 87

Offered by Councilman Polak, Seconded by Councilman Bold: Adopted by vote of Board: Ayes: DeCerce, Polak, Bold, Parker, Wormuth

RESOLVED, that the Town Board approves and orders paid all vouchers for all funds listed on Abstract, dated April 4, 2006, totaling: \$16,844.75

RESOLUTION NO. 88

Offered by Councilman Bold, Seconded by Councilwoman Wormuth: Adopted by vote of Board: Ayes: DeCerce, Polak, Bold, Parker, Wormuth

RESOLVED, that the Town Board authorizes the Town to renew membership with Saratoga Economic Development Corporation for the year 2006 for the annual fee of \$435.00.

RESOLUTION NO. 89

Offered by Councilman Bold, Seconded by Councilman Polak: Adopted by vote of Board: Ayes: DeCerce, Polak, Bold, Parker, Wormuth

RESOLVED, that the Town Board appoints Felix Gniewek seasonal Parks Department employee for 2006 to be paid \$8.00 per hour, effective immediately.

RESOLUTION NO. 90

Offered by Councilwoman Wormuth, Seconded by Councilman Polak: Adopted by vote of Board: Ayes: DeCerce, Polak, Bold, Parker, Wormuth

RESOLVED, that the Town Board appoints Lucia Smith, temporary part-time Water department laborer to be paid \$11.76 per hour effective immediately through December 31, 2006.

RESOLUTION NO. 91

Offered by Councilman Polak, Seconded by Councilman Bold: Adopted by vote of Board: Ayes: DeCerce, Polak, Bold, Parker, Wormuth

RESOLVED, that the Town Board authorizes waiving the Town purchasing policy requiring obtaining quotes, as per approval of Town Attorney for purchase of new digital video recorder, exterior camera and monitor as upgrade to existing security system at Town Water Treatment Plant from State Electrical Construction, in the total amount of \$7,264.

RESOLUTION NO. 92

Offered by Councilwoman Wormuth, Seconded by Councilman Polak: Adopted by vote of Board: Ayes: DeCerce, Polak, Bold, Parker, Wormuth

WHEREAS, the Town of Halfmoon has determined that for reasons of efficiency and/or economy, there is a need for standardization of water meters utilized by the Town Water Department; and

WHEREAS, in an effort to standardize to make sure that the meters are compatible with our meter readers and the training received by the Town employees, the Town Water Superintendent , Frank Tironi, has requested that the Town standardize the water meter and related integral parts, and

WHEREAS, the Town will greatly reduce costs by standardizing the meters in that there will not be a need to train employees on the reading of different meters and the Town will not be forced to stockpile various equipment for replacement/repair of various meters; now, therefore, be it

RESOLVED, that the Town of Halfmoon shall standardize the meters utilized by the Halfmoon Water Department. All meters shall be Neptune meters as more fully detailed in the Halfmoon Water Regulations.

RESOLUTION NO. 93

Offered by Councilwoman Parker, Seconded by Councilwoman Wormuth: Adopted by vote of Board: Ayes: DeCerce, Polak, Bold, Parker, Wormuth

RESOLVED, that the Town Board authorizes the Supervisor to make the following Transfer between Appropriations.

From Account	To Account	Amount	Reason
AO1990.4 Contingency	AO1010.40 Town Board Contractual	\$800	Additional appropriations needed to cover expenses for year 2006

Attorney Murphy provided clarification on the next resolution and, stating Ed Pearson did attempt to obtain quotes and documented the attempt but, was unable to do so in accordance with our policy and he is respectfully requesting we waive the requirement of receiving quotes.

Supervisor DeCerce stated what is happening for someone preparing a quote or bid they seem to think it is not really worth doing if they are not going to win the bid. He stated there will be a request to increase the amount that can be approved by the Supervisor without having the additional problem of trying to go through the process of trying to obtain the quote.

RESOLUTION NO. 94

Offered by Councilwoman Parker, Seconded by Councilwoman Wormuth: Adopted by vote of Board: Ayes: DeCerce, Polak, Bold, Parker, Wormuth

RESOLVED, that the Town Board authorizes the purchase of youth baseball equipment from Anaconda Sports, Schenectady, from budgeted funds in the amount of \$4,758.13 and further

RESOLVED, that said Board waives the Town purchasing policy requiring quotes.

The Supervisor opened public privilege for discussion of non-agenda items; no one has questions or comments.

There being no further business to discuss or resolve the meeting was adjourned at 8:10 pm.

Respectfully submitted,

Mary J. Pearson
Town Clerk

