

**The February 18, 2015 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  
Daphne V. Jordan, Councilwoman  
John P. Wasielewski, Councilman  
Jeremy W. Connors, Councilman  
Lyn A. Murphy, Town Attorney  
Cathy L. Drobny, Deputy Town Attorney  
Lynda A. Bryan, Town Clerk

**PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE**

**Supervisor Tollisen:** The first item on the agenda is bid opening for truck diesel fuel and unleaded regular gasoline

**BID OPENING: TRUCK DIESEL FUEL and UNLEADED REGULAR GASOLINE**

**Clerk Bryan:** Thank you. There were three bid specs requested and we received two sealed bids back. Bids were read.

**G.A. Bove Fuels, 76 Railroad Street Mechanicville, NY 12118:**

(1) Premium Ultra Low Sulfur Diesel Fuels, including weekly top offs:  
.18 Above Albany JOC low posting. (2.13.30 posted +.18 differential = \$2.3130)

(2) Unleaded Regular Gasoline, including weekly top offs:  
.18 Above Albany JOC low posting. (1.6085 posted +.18 differential = \$1.7885)

**Mirabito Energy Products, The Metrocenter 49 Court Street PO Box 5306  
Binghamton, NY 13902**

(1) Premium Ultra Low Sulfur Diesel Fuels, including weekly top offs: \$2.21.44 + a firm differential of .2424

(2) Unleaded Regular Gasoline, including weekly top offs: \$1.94.80 + a firm differential of +.3624

**Supervisor Tollisen:** I believe the proper thing to do is to refer this to the Highway Superintendent and our Highway Committee for review and to analyze the bids.

**PUBLIC HEARING: HALFMOON HEATHCARE CAMPUS**

**Supervisor Tollisen:** Would anyone like the public notice read? Hearing none, I will open the public hearing at 7:08. Mr. Dailey

**Kevin Dailey:** Good evening Mr. Supervisor and members of the Town Board. Hello Jeremy and Daphne. This is the first time that I have appeared before you. This is a project that you may be familiar with. I know that Paul has seen it from its infancy and until now and we certainly have spent a number of years on this project.

We are here tonight seeking approval of a PDD which is essentially an update of Local Law #2-2013. At that time in 2013, a PDD was approved for a portion of this property. The total piece of property is 81 acres. That PDD approved a change in the use of 25 acres of that land. What we are proposing tonight is that the PDD terms be extended to cover all 81 acres and that the applicant be given some additional uses. With the old PDD, we were restricted to just several uses. We are proposing to

expand the uses in effect to give us the same uses that are set up in the R-1 section of the town code which you can use for property like this for medical purposes by way of a special permit. This would incorporate those uses into the PDD. In terms of total size; it is 573,000 square feet at this point. The map that I have put up is a copy of our PDD map from 2008. We show several buildings on it. The point that I want to make, in terms of the amount of square feet that we came up with, it is always a balancing proposition between square footage, green space which includes wetlands and parking spaces. If you have a project that requires fewer parking spaces such as a Memory Care, Alzheimer facility because the people that are there don't drive, you need fewer parking spaces and therefore you can have more square footage. However, if it is doctor's office or a hospital type facility, you are going to be looking at a tremendous need for parking spaces. So, you need more parking spaces and less square footage.

The approach that we have taken with the Planning Board, which has recommended this project back to this Town Board, is that as we go forward we recognize that the medical community and medical facilities in the United States are changing especially as a result of Obama Care. In 2005, the Berger Commission Report in New York State which mandated a lot of mergers and closures that has changed the nature of hospitals. Every time in New York State when a bed is added, it costs the taxpayers money. With that downsizing and given the fact that hospitals in that of themselves whether you are looking at an Ellis or a St. Peter's or Albany Med. their huge organizations that handle billions of dollars per year and they are all broke. Yet, in our community which is now over 100,000 people in Southern Saratoga County, where most everyone is employed and most everyone has health care insurance. Our growing needs as a community with young families are at a point where we need better medical care. The answer seems to have been, well let's build more Urgent Care facilities. That is all well and good, but that really is not adequate in terms of assessing the long term health care needs of a substantially large community such as Southern Saratoga County.

The location of this project is 1.25 mile east of Route 9. When you think about that for a minute and you put this in terms of Exit 9, the center of the universe perspective, this project and this location is actually closer to Route 9 and the Northway than the main entrance to the Shenendehowa Campuses going in the other direction. So, healthcare providers who are looking for ease of access, they do not want to be too far out in the country so we wouldn't go to the Town of Scaghticoke, we want to be in the Town of Halfmoon.

We have been working on this project actively with the Town since 2007. The first PDD was approved in 2008. We were hopeful that a hospital entity would come here. There was an announcement in 2009 that somebody was coming, they didn't come. So, we have had to back up and change our perspective a little bit, change our business approach and we may actually have to sort of go at it backwards and establish activities like Alzheimer's Care and Memory Care, more senior type care that requires medical needs to actually get to the point where we are able to put more health care facilities in. One of the things that the Town Board has been very vocal about is that they want to ensure that we always reserve some space for hospital and medical care facilities. We have agreed with that, we feel that's important. There is a provision in the PDD local law that 225,000 square feet of the total be devoted to that. Certainly, for everyone sitting here other than Paul, who has heard this presentation several times, especially the two newer members of the board, if you have any questions or are just looking for some observations from me as to this process today, I'd be happy to address them.

I am going to show you one other map. The map on the board now shows the Memory Care facility which has final site plan approval from the Planning Board. It is 104,000 square foot facility with 133 units for Memory Care and Alzheimer's patients. That is approved and that is located here at our first lot coming off 146.

The balance of the property we are showing as vacant. Normally when you see a PDD, whether it is a townhouse PDD or a shopping center PDD, as Board members, you usually are looking at a project that actually has lot lines and looks like a subdivision map before it is a subdivision. What we've done here given the nature of the health care community and a lot of changes that are going on both in the state and at the federal level, we have not shown lot lines. The way we have developed the PDD legislation with input from the Town Attorney, who by the way did a very nice job with drafting the legislation, is that we haven't put lot lines on this map because we don't know yet exactly how these buildings will be configured in the future. We have provided that for every step that we take forward, we need to go back to the Planning Board for site plan approval, but also back to this Board for review in terms of assessment of any community based fees which go to the town. Ultimately, if we carve a lot out, that would require a lot to be carved out and approved by the Planning Board for subdivision.

It is not the usual type PDD that you see but in this particular case, I think that the Planned Development District apparatus works very well in the terms of ultimate flexibility and I think that is one of the reasons that PDD's were created to provide that flexibility. That is the presentation for this evening. Certainly, I can answer any questions. Some of you are very familiar with the project, others it may be the first time you have seen it.

**Supervisor Tollisen:** Questions from the Board?

**Councilwoman Jordan:** I do have a question. When do you expect full build out of the project?

**Kevin Dailey:** Daphne, we are hopeful that the building that is approved will be able to break ground sometime this year. That said, I talked to the engineers the other day and they are thinking that they may want to make some small changes to the site plan. I just informed John and I haven't informed Rich yet, they are groaning over there because they have looked at this so often, but we may have to come back for some changes in terms of lay out. Full build out, to answer your question directly, could take as long as 10 years. It is 81 acres and we have looked at the possibility of adding some additional acreage as we proceed forward through the PDD.

When you think about a community that is growing like Halfmoon or like Clifton Park and it's your job as the leaders of this town to add the appropriate infrastructure as your community grows. Between the school district in the towns, you have done a very commendable job with water, sewer, and highways, but you are always looking at what do we have to do in terms of our infrastructure as we continue to grow. The school district has done a great job with schools. I think that we are all hopeful that someday that there will be an elementary school that Shenendehowa has here in the Town of Halfmoon. But as our communities grow bigger, we are talking about a slightly differ type of infrastructure that is necessary to our health and welfare for ourselves and for our families. We see this Medical Campus as an integral part of the future of Southern Saratoga County.

**Supervisor Tollisen:** Any other questions from the Board? Questions from the public? Hearing none, thank you Mr. Dailey.

**I will close the public hearing at 7:19.**

What is the Board's pleasure with this tonight? Does the Board want to move forward with an approval?

**Councilman Wasielewski:** I make a motion that we move forward with an approval.

**Councilwoman Jordan:** I will second

**Supervisor Tollisen:** The first thing that we need to do is the negative declaration for SEQRA

**RESOLUTION NO. 68**

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

**RESOLVED**, that the Town Board approves the negative declaration for SEQRA for the Halfmoon Healthcare Campus.

**RESOLUTION NO. 69**

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

**RESOLVED**, that the Town Board approves moving forward with amending the Local Law for the Halfmoon Healthcare Campus as presented.

**POLL OF THE BOARD**

<b>Councilman Connors</b>	<b>Aye</b>
<b>Councilwoman Jordan</b>	<b>Aye</b>
<b>Councilman Wasielewski</b>	<b>Aye</b>
<b>Councilman Hotaling</b>	<b>Aye</b>
<b>Supervisor Tollisen</b>	<b>Aye</b>

**Supervisor Tollisen:** Motion approved.

**Kevin Daily:** I would like to thank all the Town Board members. Hopefully we will be seeing you soon because I do have to come back here for each subsequent phase. Again, we hope to do the right thing by the community. Thank you for your time.

**Supervisor Tollisen:** Thank you.

**PUBLIC HEARING: AMENDING the ROAD DEDICATION PROCEDURE**

**Supervisor Tollisen:** Would anyone like the public notice read? Hearing none,

**I will open the public hearing at 7:21.**

Mr. Harris, I am going to ask you to come up and give a short presentation of the summary of the Road Dedication Committee. I will tell everyone right up front that if you look at Resolution #12 tonight, we are basically moving forward with a public hearing tonight. There will be no action taken by the Town Board. The next step to this is to schedule a public workshop. What a public workshop is for all of our Town Board to be together in one room without an actual Town Board Meeting, so that the individual's members of the Town Board can hear from the Road Dedication Committee. They can hear from the builders and developers and they can hear from residents with respect to the changes made to the road dedication process that are being proposed. While we are moving forward with the public hearing this evening, there will be no action taken. We want to take the comments tonight and secondly, we are going to have a public workshop assuming the resolution passes on March the 3<sup>rd</sup> at 7:00 pm. We did have a meeting several months ago with the area developers and basically from that, we made some changes. I also said before we

take final approval action, that we would have another meeting which we will do as a public workshop.

**Richard Harris, Director of Planning:** The proposed amendments to the procedures are available if anyone doesn't have them already. You can see the actual wording that is being proposed for consideration. The list of changes has come about over approximately a year and a half worth of discussion, meetings, actual case examples that have occurred. About a year and a half ago the Road Dedication Committee started meeting on a monthly basis. The committee is composed of town staff that are involved in the road dedication, road process, building permit, planning processes, Highway Superintendent, Director of Water, Town Assessor, Town Board members, Town Supervisor, our Planning Department, myself and often the Planning Board Chairman attends and other staff who might be involved in part of the procedures. We spent a significant amount of time during the last year and a half trying for and the lack of a better way to put it, clean up dedications. What we discovered is that there are often times where process happens and gets to a certain point, which is usually Town Board acceptance of the roads and from that point on there is a significant amount of work that needs to be done in order for the infrastructure to eventually become town owned. In trying to create a more orderly, more organized and more efficient process, there were a number of changes that the Supervisor has mentioned have been implemented in the town regarding the dedication process and how this Town Board handles it from an agenda setting. There are also some items in our town procedures that are actually in our town code that the committee felt needs to be updated and needs to be brought into the current times, the current status of the development in Halfmoon. The current procedures worked well during the time they were created 15 or 20 years ago, but the Town of Halfmoon has matured quite a bit since then. Town staff has stayed the same in terms of numbers and there is increased development and increased growth. Just two weeks ago, the Schenectady Gazette highlighted that the Town of Halfmoon, once again lead the Capital District with Colonie in building permits and development in town. Out of that, we see that Halfmoon has had a significant number of growing pains for a lack of a better way of putting it. We looked as a committee, how we design our procedures to become more organized, more orderly and ultimately more efficient, so that we are not working on road dedications that the Town Board passed 10 years ago, like we are now, yet the town still does not own the actual infrastructure. It raises a lot of issues, water mains break or other deterioration occurs, who's responsible? Who's responsible for plowing? Who's responsible for that water main break in the middle of the night?

So, what we developed, we looked at the procedures that are in the current town code and I will summarize the 6 main areas that they seek to address.

**Design and Construction Standards**  
**74 Attachment 3**  
**Town of Halfmoon**  
**Roadway and Infrastructure Dedication Procedures**

**SUMMARY OF PROPOSED AMENDMENTS**  
**(as of 2/4/2015)**

\* **MAXIMUM BUILDING PERMITS PRIOR TO DEDICATION:** A maximum of three (3) Building Permits may be issued prior to completion of the infrastructure installation and dedication to the Town. (Currently, there is no limit on the number of building permits that may be issued prior to infrastructure installation and dedication). Amendment 4, 6 & 7

\* **SUBDIVISION MAP FILING:** Approved subdivision maps must be filed with the County before infrastructure construction begins and before issuance of the first Building Permit. (Currently,

filing of the subdivision map may not occur until as late as prior to issuance of the second Building Permit). Amendment 3

\* FIRST BUILDING PERMIT: The first building permit may not be issued until after the pre-construction meeting. (Currently, the first building permit may be issued after the Chairman of the Planning Board signs the approved plans.) Amendment 2

\* PHASING PLANS: If a project is approved by the Planning Board in phases and Building Permits are issued for a phase, the infrastructure from that phase must be dedicated to the Town prior to building permits being issued for a subsequent phase. Also, any changes in phasing after Planning Board approval must return to the Planning Board for review and approval before progressing. (Currently, developers may change phasing after approvals.) Amendment 4

\* ISSUANCE OF CERTIFICATES OF OCCUPANCY: Certificates of Occupancy will not be issued until after completion of the dedication process. (Currently, C.O.s are sometimes issued prior to dedication if the prospective homeowner signs a letter acknowledging the roads may not be maintained/plowed and school buses may not provide pick-ups.) Amendments 5 & 6

\* RELEASE OF TOP COURSE BONDS: Bonds for completion of the Top Course installation may be released soon after installation and after inspection and approval by the Town Engineer and Highway Superintendent. (Currently, the procedure states the Top Course bond may only be released one year after installation). Amendment 8

**Supervisor Tollisen:** Any questions from the Board? Any questions from the public?

**Michelle Brown, Belmonte Builders:** Good evening. I know when we had the first forum; we talked about perhaps coming with standard dedication documents. That way it's going to save some time once the paperwork is handed in. That will make it easier for you guys to review and also save us some money with our attorneys approving and preparing everything appropriately. Is that something that you are still considering doing?

**Rich Harris:** Yes. We actually have it about 90% done. At the last couple of road dedication meetings we've had in the last couple of months, we were fine tuning them and then with these proposed amendments might change some of the things on it. So, it is just about done and that is something that we plan to hand out at the time the final subdivision plans are signed and return the plans back to you. You have a time limit to come back and start construction, but often it can be weeks or months. So our plan is to hand that with everything and actually including a suggestion that you had in our follow up meeting, which is the Bond and Letter of Credit process or release. It actually is quite easy after we talked about it. Michelle had some very good suggestions that she shared with Kim Kathy & I when we met after the October meeting, probably a month or so later regarding the lack of clarity in the Letter of Credit. That is actually where we realized the last item, which I think that most developers will find favorable, we try to release the top coat as soon as we are OK with it rather than wait a year, which is what we have been doing, but I could see where it could cause confusion. So, we should have that soon and we would incorporate any potential changes or amendments that the board adopts tonight.

**Supervisor Tollisen:** Rich, you will bring that to the public workshop so we can discuss it too

**Rich Harris:** Yes.

**Michelle Brown:** The only other question that I had was just a clarification. I understand that when the first building permit is going to be issued, but I was a little confused with the issuance of the second and third. The first note said that

they would be releasable pretty much at the same time; it is just that the second two permits required the homeowners to sign off that the roads weren't dedicated at the time of the issuance of the building permit. But then a later note inferred that those two building permits might not be eligible to be obtained until after the infrastructure was complete. So that was just one of the other things that I would like clarified. We can talk at the workshop.

**Rich Harris:** Yes. It's the one listed as old #9, now #8. You would be eligible to apply for them at the same time but with a letter from the homeowners. So the intent was that all three can be done at the same time. Yeah, and since the initial one is intended to be a model home, which you will sell, I understand that but the second and third would require that letter and not the first. They would be at the same time

**Michelle Brown:** This was the language, the old 14D changing it to say here that it shall require the issuance of two additional building permits, the following shall occur, and that was where it talks about the installation of the infrastructure.

**Rich Harris:** We will check to make sure but definitely the intent was to do it earlier in the process.

**Michelle Brown:** That's all I had, that's it.

**Supevisor Tollisen:** Thank you, anyone else?

**Bruce Tanski, Clifton Park:** I would just like to go on record and have the Board recognize some of the issues that we face and be cognizance of it in your talks before we have our meeting. As it stands now, we have to put up a Letter of Credit for the sewer district, put up a Letter of Credit for New York State Electric & Gas for power, put up a Letter of Credit for National Grid for gas, most of the town has two power companies, we have to put a Letter of Credit up for the top course and I don't have a problem with that even though we can't top it until 70% of the development is done, I can understand that, and then we had to put up a 2 year Maintenance Bond after it was topped. Now, if you add all of this into everything else, what I am trying to get to is that I would like the town to think long and hard about issuing more than three permits. The reason being is that I am in front of the Planning Board now for Paar Estates and that road system in there is 7,178 feet long. At \$775 a lineal foot that comes to \$3.4 million dollars for my infrastructure.

Now, when it was 148 units it was doable, but now I am down to 132. So, to me the town's protection is that you can't get CO's. If we know that we have this nut to crack and we can build 5, 6, 7 homes, but we can't CO them, we understand that, but at least give us the opportunity to put these homes up especially if they are sold. The problem that we are having now and there was nothing ever mentioned about PDD with two units or three units. If we only get three permits and my buildings over in Paar Estates are two units, do I build 2.5 units? In other words, I got two units on one foundation; I only build one on another foundation? I think that we need to address that. And the same thing with the three unit, you know what I mean? How do you address that? In this situation is it three permits per building even though there is zero lot line units. That was never addressed and I think that is something that should be addressed.

I just want to go on record to let you know how tough it is for us, so anything that you can do to make it easier because to me, sitting in your shoes, you have the power of the CO. Without that we can't do anything. At least let us go ahead and build. And the other thing that is important and I had mentioned this to Kevin before is now the banks and the power companies and I think that Peter can back me up on this, is you have to do a pay down. If you haven't sold enough homes, you have to pay the banks so many units per year. You have to pay the power companies

for so many units. You have to pay the gas companies. This exacerbates the whole situation; it is just a money drain until we can sell homes. Thank you.

**Supervisor Tollisen:** Bruce, just to respond initially on your comment about the number of building permits; we inserted the number 3 for purposes of the public hearing. But, I will tell you at the last road dedication meeting that was as subject that was quite an intense debate. I think that the public workshop where all of the Town Board members can sit and listen to our Road Dedication Committee and comments such as you just made and others that we can come up with. The number has not been decided on as 3. It has been a discussion item. There are a few here that are on the Road Dedication Committee and they are smirking because they are all looking at me because it was quite the discussion.

**Bruce Tanski:** I just wanted the Board to know where we are coming from as a builder/developer. Thank you.

**Supervisor Tollisen:** Thank you.

**Pete Belmonte, Belmonte Builders:** Along the similar lines of what Bruce was expressing as far as the struggles in getting the neighborhood started. The development community is running into a tremendous obstacle with National Grid and the utility providers. That has become a growing concern. National Grid will not accept our application for doing an electrical or utility design until the maps are filed. At the time the maps are filed, we get on their que for design work. We have projects on the design process from anywhere from 3-6 months. In that period of time, we may have been successful in completely doing the infrastructure. From the time they've given us the design work, it is typically another 3+ months before we get on their construction schedule. So, it is not uncommon and we are experiencing it for the fourth time, where we actually have blacktop on the road for six months, from the time that we actually pave the road to National Grid starts the utility installation process. During that period of time as Bruce pointed out, our take down commitment with our lending institution has been ticking. We are potentially in somewhat of a difficult situation to get additional building permits and clocks turning, interest is burning and we are not moving forward.

One of the things that I would like to see discussed at the workshop is; where does the dedication process take place in relationship to the utility installation from the public utility where that is actually separate from the developer's infrastructure work and in some municipalities we are allowed to proceed with the construction of a home with the understanding that we are not going to get a CO until that thing is fully energized by public utilities. But with a good amount of in site and based on years of experience of doing this we can kind of gestimate when the utility work is going to be complete and we should have a house at a certain stage as long as we are allowed to get a building permit. So, it supports the idea that multiple permits earlier on before the dedication process has been concluded is important to us. Or, we dedicate roads without public utilities. OK, so one thing that I will be looking to talk about this further at the public workshop. Thank you.

**Supervisor Tollisen:** Thank you, anyone else? What is the Board's pleasure? So you want to adjourn the public hearing or motion to table so it will be able to open back up or do you want to close it now? Do you want to continue the public hearing after the public workshop?

**Councilwoman Jordan:** Motion to table

**Councilman Connors:** I will second that

**RESOLUTION NO. 70**

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

**RESOLVED**, that the Town Board tables the Public Hearing amending the Road Dedication Procedure.

**Supervisor Tollisen:** Motion to table the public hearing. What that will do is they can do the public workshop and public comments can be received until then and thereafter and then we will bring this back up at the next meeting.

#### COMMUNITY EVENTS:

Celebrations Committee announced their 1<sup>st</sup> concert of the year: Neil Diamond Impersonator on March 12<sup>th</sup> at the Senior Center from 6:30 – 9:00 pm.

Easter Eggstravanga at Town Hall on Saturday, March 21<sup>st</sup> from 1:00 – 3:00 pm

Yellow Ribbon Day in the State of New York, to remember all of our Troops - April 9<sup>th</sup> – Celebration at Town Hall at 11:00 am

The 9<sup>th</sup> Annual Canal Clean Sweep: Saturday April 18<sup>th</sup> at Crescent Park from 10am – 11am. In recognition of Earth Day 2015. Meet at the bottom of Terminal Road. Gloves and trash bags will be supplied.

A Night Out For JP Honsinger Fundraiser on Friday May 1<sup>st</sup> @ 6:00 at the Hilton Garden Inn RSVP Kathleen Angolini at (518) 369-7744

LifeSong will be holding their 3<sup>rd</sup> Annual Daffodil Dash on June 6<sup>th</sup> at the Halfmoon Town Park – more details to follow

#### TOWN MEETINGS:

Town Board Meetings: 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of month at 7:00 pm except May 7<sup>th</sup> at 2:00pm

Zoning Board of Appeals: 1<sup>st</sup> Monday of month at 7:00 pm.

Planning Board Meeting: 2<sup>nd</sup> & 4<sup>th</sup> Monday of month at 7:00 pm.

Board of Assessment Review: 4<sup>th</sup> Tuesday in May

Senior Center Business Meeting: 1<sup>st</sup> Wednesday of month at 1:00 pm

Halfmoon Historical Society: Last Tuesday of month at 7:00 pm

Zoning Review Committee: 3<sup>rd</sup> Thursday of month

Open Space & Trails Committee: February 9<sup>th</sup>, April 20<sup>th</sup>, May 18<sup>th</sup>, July 20<sup>th</sup>, September 21, & November 16<sup>th</sup>.

Resident Relations Committee:

Business & Economic Development Committee: Thursday February 26<sup>th</sup> at 7:30

#### REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

**Kevin J. Tollisen (Town Supervisor):** The only thing that I have tonight is the Town of Halfmoon has launched into the Zip Code reinstatement phase. Today we had a Press Conference with Senator Schumer, Senator Marchione, Assemblyman Tedisco and a number of elected officials. We had probably about 200 here in total from Emergency Services, our Fire Services, our Law Enforcement and all those in support of it. Hopefully, at some point Halfmoon will get its own zip code. We are excited about that.

**Paul Hotaling (Deputy Supervisor):** (1) Chair of Parks & Recreation, Infrastructure (Water, Highway, Building & Maintenance), (2) Co-Chair of Character Counts, (3)

Chair on Committee on Baseball/Athletic Organizations, (4) Chair of Personnel Committee, (5) Co-Chair of Zoning Review Committee

### **Baseball/Athletic Organizations**

One of the things that I wanted to bring up that I have been working with Kevin on is that the girls are going to have a place to play softball in town. We are really looking forward to this, myself, Kevin, and Paul Maiello our Park's Director. We are going to be taking over the Woodin Road ball fields. They are going to be converted over to softball fields.

**Halfmoon Celebrations Committee** is going to be having their first concert of the season on March 12<sup>th</sup> at the Senior Center Al Bruno will be doing a Neil Diamond Impersonation. They have a lot of exciting things happening this season so look for their schedule!

**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) Chair of Committee on Resident Relations, (4)Co- Liaison to Planning Board

**Mr. Supervisor:** Just to follow up on your comments, from an Emergency Services point of view, thank you for your efforts in obtaining the zip code. Truly, it is a lifesaving measure here to clarify the zip code, street addresses and how they are dispatched through the 911 system. Thank you on behalf of all of the Emergency Services in the town. That is all that I have tonight.

**Daphne Jordan (Town Board Member):** (1) Chair of Business and Economic Development (2) Chair of Insurance (Liability and Medical) (3) Liaison to Open Space and Trails Committee, (4) Co- Liaison to Zoning Board

**Business and Economic Development:** The next meeting will be on Thursday February 26<sup>th</sup> at 7:30 here in Town Hall.

**Open Space and Trails Committee:** met last week and we are finishing the wording for 3 interpretative signs to be put along the Champlain Canal Trail and these are a result of a grant. Our grant has to be done by March 31<sup>st</sup> so we are tying up loose ends on the signs.

Also, in terms of our zip code, the importance of that effects both of the committees that I have just mentioned. Business and Economic Development, businesses want to have their own town identified by zip code. It gives them identity as to where they are. Also, grants are affected by zip codes. When grants are applied for, it would be great if our town had its own zip code so that the ground is not being considered under someone else's zip code in another town. So, it is very important to us.

Also, Resolution #3 under New Business is to renew our Town insurance. That is under the Insurance Committee and I expect that that will be done tonight. That is all that I have.

**Jeremy Connors (Town Board Member):** (1)Zoning Board Liaison 2) Co-Liaison Planning Board; (3) Co-Chair of Zoning Review Committee (4)Chair of Animal Control Committee (5) Chair of Committee on Not for Profit Organizations; (6) Co-Chair of Character Counts

I just want to thank everybody for braving the cold, although it seemed like a heat wave today, we were above 20. Thanks for coming out this evening. I want to remind residents the importance of snow removal around a fire hydrant. It could lead to tragic results if in the event that there were a fire located near a residence.

We just saw that in the City of Amsterdam overnight, whereas a fire hydrant was snowed in and it took them minutes to establish a water source. I know Mr. Tironi and his crew has been out working diligently to try and plow away to allow for emergency services to get in there, so I thank you for that. The residents do need to take some time and clean out around there as well. If you see your neighbors out there, give them a hand.

Also, Mr. Tironi and his crew had a water main break at Brookwood Road on one of the coldest days of the year and I just wanted to thank you have you pass onto your crew our thanks for working diligently in order to get the water supply back up and running. So, thank you. I am all set Supervisor and thank you for your due diligence on the zip code as well.

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

**The Senior Center** is governed by its Board of Directors. The Town Board appoints four people to serve on the Board of Directors. Three seats are going to be coming available in June when they have their elections. We did have a resignation of Nelson Ronsvalle as he retired from the town and was one member of the Board of Directors. We do have a vacancy to be filled and we are very happy to have Michael Cavanaugh here with us tonight and he is going to be filling that vacancy if everyone is in agreement.

#### **RESOLUTION NO. 71**

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

**RESOLVED**, that the Town Board appoints Michael Cavanaugh to the Senior Center Board of Directors to fill the vacancy created by the retirement of Nelson Ronsvalle, effective immediately.

**Supervisor Tollisen:** Welcome aboard, Michael.

**The Halfmoon Historical Society** will be holding their monthly meeting next Tuesday at 7:00 pm and all are invited.

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

#### **DEPARTMENT REPORTS- Month of January**

- |    |                |   |                     |
|----|----------------|---|---------------------|
| 1. | Senior Express | Total # Riders – 279                                | Total # Meals – 470 |
| 2. | Town Clerk     | Total Fees Submitted to the Supervisor - \$6,572.59 |                     |

#### **CORRESPONDENCE**

1. **Received** from the Town Planning Board Resolutions approving the following: Change of Tenant Application for The Superior Group, 21 Corporate Drive, Change of Tenant for the Stereo Workshop, 215 Guideboard Road, for an Addition to Site Plan Application for the NYSEG Telecommunications Facility, 6 Werner Road, Regarding Site Plan Approval Renewal for Lot #4 –Falcon Trace of Halfmoon Planned Development District, 181 Route 236 and for Approval of a Minor Subdivision for Lands of Joseph N. & Terry A. Bedard, Harris Road.

***Received & Filed***

2. **Received** from Mr. Keith Manz from the Department of Transportation, a letter in response to our request on January 28, 2015 for a speed reduction study to be performed on Ponderosa Drive. It states that a reduction of the existing 30 mph speed limit is not warranted at this time.

*Received & Filed*

3. Received from the Town Highway Superintendent, the dates for the Transfer Station Spring Cleanup for 2015 as follows: April 21,24,25,28, May 1, 2.

*Received & Filed*

4. Received from the US Army Corps of Engineers, a copy of the letter sent to Peter Belmonte of Homeland Properties, LLC about the site at the end of Princeton Road. Based on their observation, the site has been determined to contain jurisdictional waters of the United States. This determination regarding the delineation shall be considered valid for a period of five years.

*Received & Filed*

**NEW BUSINESS**

**RESOLUTION NO. 72**

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

**RESOLVED**, that the Town Board approves and orders paid Vouchers numbered 263 through 379 as detailed.

**===== FUND TOTALS =====**

10 GENERAL FUND	\$158,963.64
20 HIGHWAY FUND	\$119,280.27
25 SPECIAL REVENUE	\$13,820.04
30 CONSOLIDATED WATER	\$27,017.53
35 MISC. CAPITAL FUNDS	\$5,210.02
65 LIGHTING DISTRICT	\$833.58

<b>ABSTRACT TOTAL:</b>	<b>\$325,125.08</b>
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**RESOLUTION NO. 73**

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

**RESOLVED**, that the Town Board approves the minutes of Town Board meeting of, February 4, 2015 as presented.

**RESOLUTION NO. 74**

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

**RESOLVED**, that the Town Board accept proposal from Adirondack Trust Insurance for the Town insurance coverage from carrier New York Municipal Insurance Reciprocal, for all coverage (Property, General Liability, Auto, Public Officials, etc.) in the total amount of \$118,597.29 for the renewal period March 1, 2015 through March 1, 2016, subject to review and approval of the Town Attorney.

**RESOLUTION NO. 75**

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

**RESOLVED**, that the Town Board approve the Refunding Bond Resolution for refinancing the 2004 Water Bonds and 2008 Public Improvement Serial Bonds for the Town. The budgetary cost savings over the term would be approximately \$600,000, saving the Town almost 5% in the repayment.

**Supervisor Tollisen:** This is a second series of bonds that we are looking in to refunding. As the Board is aware, last year we refunded some of our bonds and saved over \$600,000. We now have a second round of bonds that we have been advised that would be good to refund and again we are looking to save for both the water department budget and the general fund budget is about \$600,000. This would start the process, another win; win for the town and town taxpayers.

#### **RESOLUTION NO. 76**

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

**RESOLVED**, that the Town Board authorizes the Supervisor to enter into an agreement with Mazzotta, Siegel & Vagianelis, P.C. for bond counsel services related to refunding of 2004 Water Bonds and 2008 Public Improvement Serial Bonds for the Town for the Town, subject to the review and approval of the Town Attorney.

**Supervisor Tollisen:** This again is part of the bond refunding to appoint Bond Council and that would be within the refunding of the bonds and be no out of pocket expenditures for the town.

#### **RESOLUTION NO. 77**

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

**RESOLVED**, that Paul Marlow be permanent Planning/Storm Water Management Technician, effective immediately to be paid current salary, Grade 7, Step 1, as he has been successful with the civil service exam.

**Supervisor Tollisen:** Congratulations, Paul for doing well on your tests. We are glad that you are here permanently.

#### **RESOLUTION NO. 78**

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

**RESOLVED**, that the Town Board authorizes the Town Supervisor to execute any documents necessary to effectuate the transfer from First Niagara Benefits Consulting to Group Insurance Agency dba HANYS Benefit Services.

**Supervisor Tollisen:** This is to allow our consulting for renewal of our health insurance to be done through HANYS Benefit Services instead of our current service with First Niagara.

#### **RESOLUTION NO. 79**

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

**RESOLVED**, to authorize letting bids for the construction of the Champlain Canal Trail improvements, to be opened March 9, 2015 at 3:00 pm.

**RESOLUTION NO. 80**

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

**RESOLVED**, that the Town Board authorize the Supervisor to sign the 2015 proposal for professional services with Barton & Loguidice, D.P.C. to assist the Town with funding administrative support and assistance, in the not to exceed amount of \$25,000, per the review and approval of the Town Attorney.

**Supervisor Tollisen:** This is our agreement with Barton & Logudice with budgeted funds not to exceed the amount of \$25,000 and that would be subject to the approval of the Town Attorney.

**RESOLUTION NO. 81**

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

**RESOLVED**, that the Town Board approves sending a speed study request for reducing the current 40 mph speed limit on Cemetery Road to the Department of Transportation

**Supervisor Tollisen:** Again, this is result of a request by a town resident.

**RESOLUTION NO. 82**

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

**RESOLVED**, that the Town Board schedule a public hearing to adopt a Zoning Enforcement Officer into the Town's current procedure for March 4<sup>th</sup> at 7:00 pm or as soon as the agenda allows.

**Supervisor Tollisen:** This will hopefully assist in the process of when applications come if it does not meet current zoning. Right now the process is it goes to Planning, gets denied and has to go to ZBA. That is just one of the examples that would allow the Zoning Enforcement Officer to say that this does not fit current zoning, deny it and send it to the Zoning Board if necessary. We will have a public hearing and provide more information about this to help streamline the process for some of our applicants.

**RESOLUTION NO. 83**

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

**RESOLVED**, that the Town Board schedule a public workshop for March 3, 2015 at 7 pm in the A. James Bold meeting room to discuss Amending the Road Dedication Procedure,

**RESOLUTION NO. 84**

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

**RESOLVED**, that the Town Board accept for Road Dedication, Back Spin Drive, Fairway Meadows, Phase III, as all of the standards as set by the Town of Halfmoon Roadway Dedication Procedure have been satisfied, subject to the review and final approval of the Town Highway Superintendent for the road improvements and the Town Attorney for the Deed descriptions, closing papers, title insurance, letters of credit and all related required documents, said documents to executed by Town Attorney, and further the Town shall not issue certificates of occupancy or maintain, plow or otherwise care for the roads until proof of recording of all necessary documents with the County Clerk's office are received.

**RESOLUTION NO. 85**

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

**RESOLVED**, that the Town Board enter into an agreement with Fiscal Advisors & Marketing, Inc. as financial advisors to the Town of Halfmoon for bond refinancing subject to the review and approval of the Town Attorney, and further to authorize the Town Supervisor to sign said agreement.

**Supervisor Tollisen:** This goes along with the resolutions regarding the bond refunding.

**RESOLUTION NO. 86**

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

**RESOLVED**, that the Town Board authorize the Town Board to waive the Planning Board application fees related to the subdivision and special use permit for lands at the Mechanicville Industrial Park, Elizabeth Street Extension and Industrial Park Road, owned by the City of Mechanicville.

**Supervisor Tollisen:** This is just to waive the fees for the joining municipality.

**RESOLUTION NO. 87**

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

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

Transfers between Appropriations 2014

<b>From Account</b>	<b>To Account</b>	<b>Amount</b>	<b>Reason</b>
10-5-1410.10 Town Clerk- Personal Services	10-5-5132.40 Garage- Contractual	\$40	To cover expenses thru year end
10-5-1410.10 Town Clerk- Personal Services	10-5-8160.40 Transfer Station Contractual	\$50	To cover expenses thru year end

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

There being no further business to discuss or resolve, on a motion by Councilman Hotaling and seconded by Councilman Connors, the meeting was adjourned at 7:56 pm.

**Respectfully Submitted,**

**Lynda A. Bryan, Town Clerk**