

The April 18, 2012 regular meeting of the Town Board of the Town of Halfmoon was called to order by Supervisor Wormuth at 7:00 pm in the A. James Bold Meeting Room at the New Town Hall with the following members present:

Melinda A. Wormuth, Supervisor
Walter F. Polak, Councilman
Paul L. Hotaling, Councilman
Craig A. Hayner, Councilman
John P. Wasielewski, Councilman
Lyn A. Murphy, Town Attorney
Matthew J. Chauvin, Deputy Attorney
Lynda A. Bryan, Town Clerk

The Town Board Workshop was held in the Board Room at 6:30 pm; no action was taken. Supervisor Wormuth led the Pledge of Allegiance.

Dr. Robinson- Shenendehowa School District Proposed Budget Information

Supervisor Wormuth welcomed Dr. Oliver Robinson, Shenendehowa Central School Superintendent who is here tonight to do a brief overview of the proposed budget for the school district. While it doesn't directly affect the town in the sense that the town has no control over the budget, we feel it is a good way to keep our residents informed of what is going on because it certainly does affect their town taxes at the end of the day.

Dr. Oliver Robinson handed the Board a one page summary newsletter and fact sheet that will be coming out in a week or so. I want to thank everyone for coming tonight and that the budget vote is coming up on May 15th statewide at the Gowana Middle School from 7:00am to 9:00 pm. You will be hearing within the next couple of weeks of different school budgets, Shen will stand out in many ways because of some positive things. For one, this proposed budget is for preserving programs. If you remember last year we were doing a lot of cutting, trying to deal with the State Aid issues, in fact it has been a very strategic focus for the past three years as a school district to realign our costs. We get to a point where we really get to control our budget, recognizing state aid to schools has been reducing in the past several years. This proposed budget is a .82% increase in the budget, so less than 1%, and the average over the last three years have been less than 1%, and as some say, very conservative. I say very effective and very responsible over the past several years. We had to make some restructuring changes in order to save money, in particular health insurance and restructured some salary schedules and things to reduce the costs of our budget itself. So we are really excited about that. The big issue that we contended with is with the property tax cap. Certainly, as you know as a town that it is not a 2% cap as people were told. The State Comptroller's Office allowed us actually an increase of 3.43% in our tax levy. Our tax levy instead is going to be a 2.88%, which is actually the lowest tax levy increase that we have had in the past six years. That translates to an average tax rate and I use that word in quotations, because tax rates won't be set until August. If everything stays the same, that translates to a tax rate of 1.9%. So again, pretty conservative budget estimates. Very tight budget for us, to administer the budget is going to be a chore, the leeway that we had, we do have anymore. Our goal is to in fact, is to provide quality programs for our students. Bottom line, that is our first and primary goal, we don't apologize for trying to be a high quality school district. We think that is what this community and the other communities that we serve want. They want to be sure that their kids go to the school get a high quality experience and education. We think that we are doing a pretty good job of that.

We have a pretty conservative budget. Again, a complete newsletter will be coming out in the next week or so. A lot more information will be publicized to the public on our website, on twitter, Facebook and the other social networks that people use.

Things that I am still trying to catch up on! We will certainly send some to the Town Board so they have the details of it.

The second proposition that voters will be asked to vote on is the bus proposition. Each year we go through a bus replacement cycle. As a school district, we have about 200 busses on the road picking up kids from a lot of places. The replacement of the busses is a constant need for us. The benefit that we have is about 63% of the cost of the bus, as reimbursement is from the State Transportation, so that helps mitigate the replacement cycle of our busses, and that has been a pretty successful process in the past several years.

We also have two of the seven Board of Education seats are up for election. Dr. Acker, who is not here tonight is seeking his second term and Mrs. Janet Grey, who is here in the audience, is seeking her third term. We also have two who are seeking their first terms on the board, Anthony Morelli and Robert Pressly. So there are four individuals who are running for two seats on the board. So certainly, that will generate some community interest in the process.

Again, to highlight; the budget vote is May 15th, a lot of information will be coming out in the course of the next several weeks. We encourage people to come out and vote, because as I often say, we can only go as a school district as far the communities that we serve take us, bottom line. So, we will get out information to keep the community informed, and I appreciate this opportunity and actually, this is our first as we literally just adopted this budget last night! So, this is our first venue to come and talk about the budget. And to allow us to go on first and not have to sit through the meeting. So, thank you very much. I will be here to answer any questions you may have as a town government or otherwise.

Supervisor Wormuth thanked Dr. Robinson and welcomed questions from the board.

Councilman Hotaling asked; as far as your restructuring, what does that mean as far as teachers and class sizes?

Dr. Robinson answered; the class size impact will be fairly minimal, and the reason why I say that is as a school district, we have gone through some interesting dynamics. For the past three years our kindergarten enrollment, the live birth of the kindergarten has been low. I call it the rat in the snake's belly, so to speak. We have bubbles going through. Like the 10th grade and 6th grade classes, are large classes. But then we have smaller classes coming, so that allows us to transition staff and allows us to deal with some vacancies and some cost savings that creates some equalization. So class sizes for next year will be very similar to this year. In the High School, we looked at programing and how we restructured programs. To put in simple context, in elementary school it is driven by enrollments, secondary, meaning middle school, high school, it is impacted by student choices, the courses that they choose to take. So in the secondary school, the courses become the driving factor. We have added some classes in Mandarin Chinese, because we see that as a huge economic exposure, because we get a lot of feedback from the kids who have gone to college that say that they wish that they had this when they were in high school. We use all of that type of information to also say what type of courses we need to do. In the case of the Mandarin Chinese, it is not a case of dropping something, but adding classes. As far as the classes it is very comparable to what we had last year.

When you think about a conservative budget, that is a tremendous feat in itself. He thanked everyone and said that his office is open for calls and questions at any time and they will be out talking about the budget somewhere most every evening and actually back here talking to the Senior Citizen's May 2nd at the Senior Center at 1:00. My objective is that the community has a real appreciation of what the budget

is about and if nothing else, people need to understand that this budget preserves quality of programs for kids, that's my job. I think that we are doing a pretty good job of that.

Wally Decker, 5 Mann Boulevard; stated that in your budget, the biggest elephant that you have is benefits and salaries. Something that we have always heard in the past is that there is nothing that we can do because we have a signed contract. My question is that I am under the understanding that the contract is coming up to renew fairly soon, is that a correct statement?

Dr. Robinson answered; yes, we actually are in the process, ironically, that in three months we will be in the process of negotiating

Wally Decker, what is the board doing to hold that massive amount of the budget in check, meaning controlled growth, from what we have seen in the past?

Dr. Robinson answered; 4 or 5 major cost drivers are in the budget: compensation, health insurance, retirement benefits, and utility related costs. Those five things drive our budget significantly. We have done a lot of things with utility management to control costs in that area. The retirement benefits, we don't control because that is a function of either the State Retirement System or the Teacher's Retirement System and the percentage is applied to compensation. Subsequently, what we do, when we are engaging in negotiations, is in fact is try to reduce the cost footprint for our compensation. Recognizing that two things are occurring, one we have to hire people, that is what we do. To some degree we have to make sure that we are still competitive in the marketplace. So, through negotiations, yes compensation is a huge part of it. The second one that we have made a lot of strides on what is probably one of the biggest cost savers in this proposed budget is in the health insurance domain. We have restructured many health insurance plans, the drug plan restructuring for example, we are looking at about \$1.3 million savings, just from redesigning how we offer drug programs to our employees. Those are the things that the board is doing to address those things. Certainly, as we go into negotiations, I think that everyone understands that the boundary that we function is different than the boundary that we functioned in three years ago, so therefore the tone is a lot different now than the last time that we went through this process.

Wally Decker, asked that when you do your negotiations and you come to an agreement with the unions, the union representatives take it back to the membership, and ask them to vote on it, my question is why don't we the taxpayers, also have an opportunity to vote on it?

Dr. Robinson answered; because you as a taxpayer vote on the school budget, you as a taxpayer by law do not do the collective bargaining.

Wally Decker; but you are doing it after the budget is set

Dr. Robinson; that is the only answer that I can give you to answer your question

Wally Decker; so you are saying that the people who pay the bill, have no say in it other than the budget that has already been passed before the negotiations start

Dr. Robinson; the negotiations impacts the subsequent years budget, and every year, you as a voter vote on those subsequent years budget. This is the only budget that a taxpayer ever get to vote on is the school budget directly and the reason why that is designed so that you as a community residents can in fact decide what type of schools and how we invest the school funding and that is our annual process and that is where the voters voice is heard through the annual election of the school budget.

Wally Decker; but once the contract is signed with the unions we have no say

Dr. Robinson; again, the same response, by law the public does not vote on collective bargaining of contracts, by law the public votes on the school budgets that reflect the ramifications of the bargaining contracts. I do not have any other answer

Wally Decker; I can understand that, but still, I don't understand why the people can't vote on it. What law, what is it that makes it that way?

Dr. Robinson; the Tibural Law, the Tribural amendment, and again, I am not a lawyer, their collective bargaining laws that dictate that and my answer is still the same and I am not sure if the question is rhetorical or not but the answer is very much the same.

Wally Decker; well then who sets those laws?

Dr. Robinson; I hate to say this, but talk to your State Legislature because this is where the laws come from and some of those laws we lobby for and against to allow us greater flexibility in negotiations. I feel bad because I can't give you a different answer

Wally Decker; but you explained where the laws come from and the issues that I have is with it being said, because the people should have, other than after the fact, because the only thing that we can do next year is, If you want to call it I retaliation or response to it, is to vote against the entire budget, when our actual dissatisfaction may be with just that one part of it

Dr. Robinson; the law that impacts the actual school budget is called the Taylor Law, so, if you go to Education Law and look up Taylor Law, there is a whole, you can read forever and a day to get to understand that piece of it. That is what dictates the collective bargaining and they have a part for how we do the civil service part of it as well. In terms of your comment, I trust and hope, quite frankly that anyone who votes for or against the school budget, is voting for or against the school budget and not because of any one individual group but because of the ramifications it has for the students who we serve, because that is how we develop the budget, to serve our students and hope that when people come to vote on that they think that it is a worthwhile investment made in our students and we have almost 10,000 students that we serve. My job is not to persuade people how to vote but my job is to simply give the information that the budget supports. I appreciate your questions, thank you, Sir.

PUBLIC HEARING –Boni PDD amendment (Halfmoon Healthcare)

Supervisor Wormuth opened the Public Hearing at 7:21 pm. And welcomed Kevin Dailey

Kevin Dailey, Attorney for Vischer Ferry and I am representing the applicant Larry Boni of Boni Enterprises, who is here with us in the audience tonight. I will start by showing the location of the project on the map. Walt, you will be very familiar with this map of the Halfmoon overlay district

Councilman Polak; I know it by heart.

Kevin Dailey; one of the better pieces of legislation, Mr. Bianchino, thank you for the copy of the map, I have had this map three or four times and given it away three or four times. The piece of property is about 1.25 miles east of Route 9, on Route 146 it is on the Southside, it is 81 acres of vacant land and it is probably the last large piece of vacant land in between the Mohawk River and Exit 12 and close to a major

Northway exit and of course it very close to the major commercial hub in Southern Saratoga County.

In 2008, we were given a PDD approval by this Town Board, thank you very much, and new member, John. I will spend a little bit of time talking about some of the background because not only has it been awhile, but we have some people in the audience tonight who are unfamiliar with the project and would probably question why we are back here asking for an amendment at this point. The easiest thing for me to do, with permission of the Board, would be to read the letter from Steve Boyle, President and CEO of St. Peter's Hospital which states the request and then I will read the project narrative that will go into the record and will reference the map.



St. Peter's Hospital

A Member of St. Peter's Health Care Services

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RECEIVED

May 12, 2011

MAY 18 2011

Hon. Mindy Wormuth
Town Supervisor
Town of Halfmoon
Two Town Hall Plaza
Halfmoon, New York 12065

TOWN OF HALFMOON
Office of the Supervisor

Re: Halfmoon Health Care and Bio Medical Research Campus

Dear Supervisor Wormuth:

Kevin Dailey has forwarded a copy of the Local Law creating the PDD for the Healthcare Campus, adopted on August 19, 2008. As we discussed at our recent meeting at Town Hall, there may be good reasons to broaden the definition of allowed uses to accommodate our plans for the Campus.

As I understand from Kevin, the terminology limiting the use to the strict definition of "Hospital" was by his request and stemmed from a direction he had received in 2004 from another healthcare provider that was then interested in the property. At that time, St. Peter's was not in negotiation with the property owner and our interest in the project only came together at a point subsequent to the adoption of the PDD legislation.

I have had an opportunity to examine the Town Zoning Law and would note that several of uses allowed in an R-1 zone by special permit would be appropriate to our needs at the Campus. Specifically, Section 502(B)(2) allows hospitals and medical facilities. These uses, if included in the PDD legislation would be welcome by St. Peter's. I am also assuming that the term medical facilities also includes medical offices, as this is also an important use for us.

Additionally, given the proximity of the University at Albany Nanotech College at Exit 24 and the Global Foundries facility at Luther Forest, it would make sense to include a use for Biomedical Research activities at the Healthcare Campus. I see potential for Biomedical research in the nanotech realm and the central location of the Campus and the presence of St. Peter's Hospital on site lends great potential to this requested use.

Also, and a small point, could you correct the amount of the allowed square footage to the recommended number of 467,200 square feet, as this was apparently a math error at the time of drafting of the legislation.

Lastly, the PDD legislation was established with a three year sunset provision, meaning that the local law would expire on the third year of the effective date, unless extended. We would desire some more time to formulate our plans and to make some initial progress on the ground at the site. Accordingly, St. Peter's would request that an additional one year period be added to the back end of the PDD legislation.

Again, we thank you for all your courtesies in this matter and we look forward to becoming an integral part of the Halfmoon community. Please call me if you have any questions or comments.

Sincerely,

Steven P. Boyle
President, CEO

6/8/11

Kevin Dailey; I will now read the Narrative description of the Project

Narrative Description of Project

Please see attached correspondence dated May 12, 2011, received from Steven P. Boyle, President/CEO of St. Peter's Hospital, requesting amendment to the Planned Development District Local Law (LL #3 – 2008).

Mr. Boyle's request is for an expansion of uses within the PDD to include "Hospital, Medical Facilities and Medical Offices". Additionally, Mr. Boyle has requested the allowed uses to include "Bio Medical Research Facilities".

Mr. Boyle also request that the allowed square footage at the site be corrected to include the square footage shown on the map as recommended by the Planning Board, or an amount of 467,200 square feet. I believe this was a clerical mistake.

We believe there is another clerical mistake which concerns the public benefit associated with this project. The Applicant believes that the hospital/medical facilities at this project confer a public benefit – in and of itself, on the Town. Discussions were had in the period before adoption of the Local Law with the Supervisor and it was understood and agreed by the Applicant and the Supervisor that the project, itself – was the public benefit. Subsequently and without the knowledge or input of the Applicant, a public benefit charge was added to the local law in the amount of \$1,127,700 at Section 166-647 (B). This we believe was an innocent oversight and mistake, perhaps reflecting some earlier discussion of what would be an appropriate charge if this project were to develop as a private-for profit enterprise. It would be our desire to correct this oversight.

Please be assured that all aspects of this project are intended to be owned, utilized or operated, by a hospital, healthcare, research or university enterprise, all of which are non-profit organizations. If any of this were to change for any reason, the Applicant would be willing to revisit this matter and discuss an appropriate public benefit compensation – commensurate with the for profit activity on the Campus.

Lastly, the Town Board had taken action to extend the period for commencement of construction at the project for one year, to 8/19/12 by Resolution No. 148 of 2011. Request is hereby made for an additional one year period, given that any submission made in the immediate future must go through the site plan approval process at the Planning Board prior to a building permit being issued. This process can take a number of months and as a result an additional one year period is hereby requested.

Attorney Murphy; asked that before you proceed, I am going to refer to your letter of August 2nd of 2007, where you said for that public benefit amount of \$1,127,700. I have asked our engineer to be here tonight so that he can explain more thoroughly what that number represented and why it esteems to be inappropriate public benefit based on the project.

Kevin Dailey; it was my understanding, and I have not acknowledged that we had discussed numbers, but it was my understanding that when we had subsequent discussions that it was agreed that the hospital being a public benefit in of itself, would obviate the need for a public benefit being paid.

Attorney Murphy; and I told you that I would look into that and I did. I spoke with our engineer and I spoke with some board members that were there and two things come up: there is no hospital, and two it was directly in response to the concerns regarding the large influx of traffic that that will bring into the area. So, because there are concerns whether or not the interconnector road could go through that area based on wetland concerns, it was agreed that they would get the amount of

money that we would need to build a road should it become possible in the future, and I verified that with Mr. Bianchino as he has given me the headshake. We can talk about that later.

Kevin Dailey; We have always been under the impression that these things were negotiated, we never negotiated with anybody

Attorney Murphy; as Dr. Robinson said, we don't usually negotiate between lawyers in public, so you and I can talk about it, but that is my understanding about where that number came from when you asked me to look into that and I did.

Kevin Dailey; OK thank you Lyn The site itself: there would be an entrance off of Route 146. We are showing a boulevard type entrance because of any concerns about access for emergency vehicles, if ever there was an accident on any location on 146. There is also a secondary entrance that is off of 146, which will basically service the back end of the first building that is shown here. This is essentially an emergency secondary access if necessary. All of these items have been discussed with the Town Board.

There are two principal sets of buildings located here. Our primary building which is a five story, 225,000 square foot building, which we would devote to medical services, this is where hopefully we will see this evolve into a hospital here in the Town of Halfmoon and an attached parking garage. In the back, there will be two 80,000 square foot buildings and a parking garage, which we hope to see be utilized in the future for Bio Medical research in the Nano area. There are 5 smaller buildings that are satellite buildings that will be there to serve the major medical facility.

Wetlands: there are 81 acres on this site total. There are 28 acres of wetlands, which we have shown on the map. Our engineer, Scott Lansing has very skillfully been able to put the buildings, the parking areas, the roads, and the upland areas and for the most part keep these out of the buffer zones. We have had in depth discussions with DEC Region 5 on this plan and they did write a letter to the Planning Board saying that this is a plan that could be permitted. That was crucial to our getting a favorable report and recommendation from the Planning Board back to the Town Board, that resulted in the vote in August 2008.

We are not proposing any changes whatsoever to the plan that has been reviewed by the Town engineer, by the Planning Board and recommended to this board that you voted for. The changes are simply, as we have noted in our narrative, that is to keep the uses that are right now are restricted to a hospital, we would like to keep that use, but to expand it to include the items requested in Mr. Boyle's letter of medical offices, medical facilities, and bio-medical research facilities.

That is pretty much our request, can I take any questions from the members from the Board?

Supervisor Wormuth; I wanted to disclose in case anybody isn't aware of, but I am sure they are by what is written in the paper, I rent property across from the street from this hospital and I have spoken to our legal staff and they feel that there is no need for me to recuse myself from this, as they had in the past felt the same way.

Do we have in your narrative a written description of bio-medical research and medical services? Certainly I understand what doctor offices are but do you have a listing of types of activities that may take place under those other two definitions and then just back to the point of the public benefit. One of the things that the board stressed in the very beginning is certainly we saw the hospital as a public benefit should it come first, but if it did not, then there would be a need to redefine the PDD. So I think that's where we have gotten to today and a recent article that I have read with quotes from Mr. Streeter who is a representative, I believe of St.

Peter's Hospital. He says that they are not all in on this project and that they are considering several options in the area, so before the applicants spend a lot more time, effort and money on this, are we sure that we are headed in the direction that is going to be positive for his outcome?

Kevin Dailey; I can tell you at the last Board meeting of St. Peter's that the matter was discussed. St. Peter's is committed to coming to Southern Saratoga County. Boni Enterprises has not negotiated a deal with St. Peter's

Supervisor Wormuth; that is what it made it sound in the paper today

Kevin Dailey; we have been in contact with them since 2009 and have visited the subject many times. They are coming here for what they intend to do, as I have expressed to you Mindy, in having a major presence in the market, they really do need a sizeable site

Supervisor Wormuth; I don't disagree that I had conversations with Steve

Kevin Dailey; he wants to be the major health care provider in Southern Saratoga County and there simply is no other location other than here that they really can go, unless they intend to go small and then they would be looking at the same type of properties that Ellis was looking at. That is not ultimately their intentions. I don't think that they intend to go to another exit. Exit 8 or 10 would not be appropriate and takes them out of the major marketing area. They really need to be at Exit 9 and this is really the only location, that has been pointed out to them and they understand that. I think, and I am speculating on this, I have been told, the merger between the three hospital entities; Seton Health, Northeast Health, and St. Peter's is now accomplished. From what I understand, it is difficult to put two nearly equal entities together, especially in the health care business as a merger. It is not a situation with a big fish swallowing a small fish. We have three entities that have different cultures, different histories, sometimes competitors that have now become one entity. And as I understand it, the merger has been challenging and taken up a considerable amount of their time. I have been told that we will get to this, but we can't get to this right now because we have our hands full with the merger, which has been difficult. Larry and I have not been happy to hear that, we would have liked for this to have happened yesterday, but it going to take a while, hence our request for an additional year. They know that they need to get here, we just don't when they will get here.

Heather Felder, 34 Timothy Way; I am the owner of Uncommon Research; I have worked in medical research for the past 17 years in drug development and I worked in Boston. My question is there just one entrance and exit and is there going to be Emergency facility? How do you plan to control traffic, just knowing how busy a hospital can be if this is really and truly a hospital, which you are stating that it is, I am just concerned about that?

Kevin Dailey; as part of the review process, we did a full traffic study and all of the intersections were studied all of the way out to Route 9 and to 236. At full build out, there will be turn lanes that will have to be added to 146, the first phase, which we are hoping will be this building

Heather Felder; is this actually going to be different than all of the urgent care places going up or is this truly going to be a hospital, or do you not know?

Supervisor Wormuth; at this point, it is not proposed to be a hospital and when St. Peter's which was here in our Lobby several months ago, they made it perfectly clear that they do not have the intention to build a bedded hospital here in Southern Saratoga right now, nor were they able to obtain a Certificate of Need from the NYS Department of Health in order to build a hospital.

Kevin Dailey; that is correct, I can add a little bit to that

Heather Felder; you keep saying hospital, hospital, hospital, so I just

Kevin Dailey; well this is sort of known as the hospital project

Heather Felder; OK so you just keep going back to 2008

Kevin Dailey; I believe that there is a need for a hospital Southern Saratoga County

Heather Felder; I agree

Kevin Dailey; we have the State Health Department being very stingy giving out Certificates of Need, because it does cost more money. At the same time, when the Berger Commission Report came out, which closed and merged many hospitals around the State, if you look at the appendix relative to the northern area, north of Albany, it allows that there is a need according to the Department of Health standards for 500 additional beds, meaning here.

Heather Felder; that is what your want is then

Kevin Dailey; Yes, yes, we all realize that our community is getting bigger and more complex and if you read what the Department of Transportation is talking about relative to the Northway and what we can expect from the Northway in the additional years. When the State Health Department says that there are hospitals within easy access of this area, well it all depends on what time of the day you want to get to the hospital. I believe that you have one state agency saying don't even think about driving down the Northway, if that is the problem then the other state agency says that we have needs here in our community and I believe that establishing a market here and establishing some facilities here, it certainly puts St. Peter's partners in a position in a date in the future to say we need an Emergency Room here. I have heard some of the hospitals say exactly just that to me, in fact I was told that the Lobby of this very building when we had our Press Conference some months ago. That would be, I don't think a long term goal

Heather Felder; I am trying to cut to the chase, so what you are saying is at this time, you need another year to look at whether or not, on the table there is not a hospital right?

Supervisor Wormuth; correct and the applicant was not successful in getting a Certificate of Need for a free standing Emergency Room either

Heather Felder; so are you thinking that you will put this facility there and then later on change it into an emergency facility?

Kevin Dailey; yes

Heather Felder; OK thank you.

Kevin Dailey; Mindy, one of the questions you had asked me about bio-medical research, we believe that in conjunction with what RPI is doing, we have had discussions with RPI, with the Nano Tech College, and getting those two organizations together might be difficult, but in terms of where we are going in the future, bio-medical, Nano research, is probably going to be an important element, at least locally in the Capital District. We have a location that is located halfway between Albany Med and Luther Forest, with 81 acres it is soon to be an ideal location to accentually pull the two of those entities together.

Supervisor Wormuth; as you update the narrative, you can describe some of the activities that will take place during that, because I know that we talked about

issues of toxic chemicals on the site, would there be stem cell research, what types of things and activities would go on with in that

Kevin Dailey; we have talked about that and we have assured this Board that we are not interested in questionable ethical

Supervisor Wormuth; I am not passing judgment, but if you could include it in the narrative, I think those were questions that came up last time, so if we were revisiting that, I want to make sure full disclosure and verification purposes, everyone understands the definition of exactly what we are talking about.

Kevin Dailey; we would be very pleased to restrict that to bio-medical, Nano research only. If there was a desire to expand that into some other area, we would come back to the Board and ask for additional

Supervisor Wormuth; that is at your pleasure as to what you want to propose, I am just saying that we need it in writing so that everyone can understand what it is and then make a decision based on what we have in writing and not half of the last proposal and part of the new proposal and what might come in the future proposals. We need to see everything that you are expecting to be approved to be laid out now.

Heather Felder; Mindy, you said what I really wanted to say, it's perfect, but what I wanted to say to you is that there are many opportunities for research that are not related to chemicals. I sit in an office at 34 Timothy Way and I do project management. I am developing foreign oncology drugs for a German based pharmaceutical company. There are opportunities here that I see, but my confusion that I see as a citizen as I heard Emergency Room and thought "Great" and then I see all of these free standing profit or not for profit, to me it doesn't matter, I have worked for both kinds of companies. I have worked in academic medicine at Dana Farber and I have worked for United Health Care, so both make a profit, nonprofit or for profit. When I heard in 2008 that there was going to be an Emergency Room here, I thought that was a good thing and now that it has evolved, I think that just having your clarity is really, really important for this town, so that I am not getting my news on this from the TV and so if you guys can get clear, it would be easier for them and for us to make a decision about it.

Joyce Kania, 163 Route 146 my only concern is that we keep talking hospital, emergency care, in the future, are you including a heliport on this project?

Kevin Dailey; No the genesis of what we applied for and what we did and some in the audience may not be aware. In 2005 we were talking and were in serious discussion with another, not St. Peter's, but another large medical provider from the City of Albany. They were here in the town hall and at the time they were considering a \$300 million dollar expansion to their hospital in Albany. When this opportunity came up, they looked at Southern Saratoga County and said that we can move 120 beds from Albany to Southern Saratoga County, dominate that market, bring Oncology in, bring in Medical Rehabilitation, Physical Therapy, and all of our Women's Healthcare services including Neo Natal here to the Town of Halfmoon and spend 100 million dollars to do that. Thereby, we saved 200 million dollars because we are not going to build in Albany. By bringing 120 beds here, we free up 120 beds in Albany so we don't have to build that big expansion. All of my efforts in the first couple of years were of this proposal following up along those lines. They later decided that No, we are not going to be coming up; we are going to build a 300 million dollar expansion in Albany and stay there. At that point, I got into serious discussions with St. Peter's. So, that is the history of that, and that is why we applied for what we did at the time, and as Steve Boyle said in his letter that I read earlier, they are not in the position to spend 100 million dollars on a facility without having established a market and I think that they need to back into these facilities. This is a big project; this will take a number of years to develop.

Deanna Stephenson, 7 Cindy Lane; Kevin, as I think even as a Health Administrator, I believe that patient access to care is a huge concern for this community and every other community. At this time we've got different entities coming. We've got Accountable Care Organizations; you've got Patients Center Medical Homes, God only knows what the landscape has changed in just the last year since you've all discussed this.

We keep talking about a public benefit. I see sewers and roads, to me it is self-serving only because of the kind of complex that you are going to build, and you would need that. If you are going to put Bio-Med in there, absolutely you need that. The road as it is and how it would be constructed, it would choke the traffic that is going through there now. I would assume at the Planning Board stage that it would be vented out a little bit more. I would like to hear more about that public benefit as we talked about it not getting clarity on that.

Being a hospital and it is not right now, that says it all right there, and however, going forward, if it's not, what would be the public benefit when you touch upon that? So I would like some more clarity on that. I do not know if you can give that tonight or not, but going forward, perhaps for the community that would be important. PDD legislation, I always like to hear what the benefit is going to be for the community and the residents.

Second piece of my comment, and this is my comment, is where Supervisor Wormuth you said that you were given legal advice not to recuse yourself, and I just wanted to go on record saying; you're still renting from a person as I read the articles, so many of them, even stated that he stands to gain from this complex, would be enough to recuse. I don't know, just a thought.

Attorney Murphy; legally it's not, but feel free to seek council and talk to them, Article 18

Deanna Stephenson; the fact that he is still bringing contracts and whatnot so, I just wanted to make public comment and go on record as that.

Councilman Hotaling; definitely it is a need in the private sector, we've done a lot of business, review of projects, down to Albany Med, St. Peter's, there's Ellis, I just think that the big question is where does this start? I think that is where we need to stress a little bit more on. Whether we are going to have a research building first off, and then look at the project to build from there.

Kevin Dailey; Paul I think it's likely that we are going to see a building in the 50 to 60,000 square foot range, basically about one third of this building, designed so it can be expanded to establish the market. Bring some lines of medicine here, some urgent care and that is based upon some of my discussions with St. Peter's. That is what they can afford to do at this point. That, even of itself is a 30 million dollar commitment.

Councilman Hotaling; the three that merged, a lot of them have the urgent cares. Is there any concern of bringing in any urgent care to this site?

Kevin Dailey; Seton has an urgent care facility over on Route 146, that does fine. Some are limited by size as Mr. Boyle has mentioned in the past, he wants to be the dominant health care provider in Southern Saratoga County, so whatever would go here, would be bigger and grander than what anybody else has. Ultimately, this campus gives them that opportunity. I would add this, that the merged entity has 12,000 employees. They now have two hospitals in Troy that used to be competitors, and there are two hospitals in Albany, there certainly is a lot of redundancy. Even though each hospital does different things, there certainly is some duplication. Here

we have a community that is under served health care wise, it makes an awful lot of sense to move some of those duplicated departments to our community to get the health care closer to where we live and that is the intention.

Councilman Polak; Primarily, Kevin, it looks like you are trying to develop the outer sites and not the hospital site?

Kevin Dailey; actually no, Walt, we want to develop the hospital site and you'll understand that if in fact this building can be built in a modular fashion, we can build one third of the building to start, I think that is what they would like to do, so that when you build another section or the third section, if you design it correctly, you move in those areas. And that is what we have been talking about

Councilman Polak; certainly, because Bio-Tech and Nano-Tech, makes me a little bit nervous, mainly because I fully do not understand what goes on there but, we are heavily populated in the surrounding areas there with major subdivisions so, I just lay a little caution as to what can go in that area. I thought that your whole intent was to come back here and to develop the off sites from the hospital and wait for the hospital.

Kevin Dailey; No, we want to go with the major medical building. These things will, I would think that they would put some Doctor's groups in here and as the lines of medicine, as the hospital needs space, I think that they will spin the Doctor's group's off to the smaller buildings. Relative to the Nano research that we would like to promote, Mindy has asked; can you be a little bit more specific? I have to admit, I don't know a lot about that. Some of the things that they may end up doing here; maybe they haven't been invented yet. All I know about Nano Bio- Medical research, I got from watching Star Trek, so if we talk 24th century medicine, maybe they will invent it here, I hope so. We will try to get a little more specific on that and develop some language.

Supervisor Wormuth; I definitely would need that

Councilman Polak; I am a little bit confused, you say hospital in one breath, and then you say Doctor's offices in the next sentence

Kevin Dailey; we expect that they will be in an initial building being built in the 60 to 75,000 square foot range, 75,000 would basically be the one third of the building allowed here. There will probably be an urgent care facility there, some lines of medicine, some general practioner type Doctor's groups where people would go to see their GP and then go over to see a more specialist group type of things, some of the places where they have oncology, makes sense, heart cath lab, rehabilitation for Seniors, and women's healthcare services. Even though our population is aging here, a lot of us are now 55, Southern Saratoga County still has a huge cohort of women of childbearing age. So that is an important thing to provide here also. They will probably put a number of these things in initially. If there are Doctor's groups like Primary Care Physicians later on when the hospital needs its space, they can spin those Doctor's groups to some of the satellite buildings. That has been the discussion from the beginning.

Councilman Wasielewski; you have made it somewhat clear to me tonight, the verbiage has been tossed about, hospitals, urgent care, I think that I am a little clearer on that and the initial building site here. I think that until you get a commitment from a health care organization or this is all up in the air, all theoretical tonight. Am I correct?

Kevin Dailey; we feel that we have commitments John, they have been here, we have not negotiated a deal on paper but, they actually had a press conference

Councilman Wasielewski; I was there

Kevin Dailey; they tell me that they are coming here

Councilman Wasielewski; OK, so our purpose here tonight, is to extend this for one more year?

Kevin Dailey; yes

Councilman Wasielewski; that is what you are seeking, our purpose here tonight

Attorney Murphy; that is not accurate, that is not what you applied for you applied for that and changes in public benefit, amendment to the PDD, so that a hospital isn't the first building built. There are several changes, and changes to the square footage that I have to follow up on and see exactly what it is

Supervisor Wormuth; I think that the clarifying narrative is the missing piece here which is my concern about setting a public hearing before we have all of those things in place because now, it's fine, we will come back and have another public hearing, but we have brought all of these residents out to hear things that are maybe's and what if's, and that is why we try to gather a lot of the information first, so that when we have them here we can say; here is what we are looking to do, what do you think about it and get some feedback. It is hard to do that when it is not defined.

Councilman Wasielewski; that is what I was saying

Kevin Daily; John, I didn't want the clock to run all the way down to August and have the PDD sunset and that is why I wanted to get in

Supervisor Wormuth; we can do those as separate actions Kevin, if you need more time

Attorney Murphy; if your concern is not having it sunset and we can do a resolution to extend the PDD and then continue to work toward the amendment of the PDD

Kevin Daily; OK, that's a relief

Councilman Wasielewski; Thank you

Councilman Hayner; I don't really think that there is much more that I can really say. Clarity is the huge key to this whole thing and having it in writing as to what it is. I have been for a hospital right from the very beginning and going all the way back when the unnamed account down in Albany said that they wanted to come here, but things have changed. We need the clarity, we need it in writing and I would agree that if you wanted to take it one step at a time to move the amount of time and treat these things as separate pieces, I have no problem doing that, but need clarity on each piece and knowing what's going in each of these units. Are you saying that if you put the hospital or the Doctor's offices into that one building that you are not looking to develop any other pieces of property at this time? If somebody comes in and wants to put something in one of these other buildings, you are saying that you are not looking into doing that?

Kevin Dailey; if someone calls to say they are interested in coming out here, we'd be over here talking to the Planning Board and ask how can we start as quickly as possible.

Councilman Hayner; OK, so this building is not necessarily step one then

Kevin Dailey; no

Councilman Wasielewski; that was my confusion too

Attorney Murphy; just so that everybody is clear, right now, it is mandated by the PDD legislation that the applicants request that that building be building number one, so that is one of the things that he is asking to change

Councilman Hayner; that is what I wanted to ask that question

Supervisor Wormuth; and that was because the hospital in of itself, was going to be considered phase one and the public benefit would start to exist prior to the rest of the land being developed and any other public benefit would then be added as the land develops. So that is why the public benefit existed in several forms; one being a hospital and increased access to medical care, which is a s Mrs. Stephenson pointed out, is very important to our residents and they certainly deserve it, and two being that we are going to address the traffic issue that would exist based upon that, so if we are moving away from that, we need to look at what we are proposing, the definitions of what we are proposing, what public benefits are to be in place and how the project will be phased. All of which you can put together in writing and submit and get back to us.

Kevin Dailey; OK, thank you members of the Board

Supervisor Wormuth closed the Public Hearing at 8:04 pm

At 8:05 the Clerk opened the following bids for the Water Meters, American Made Brass Fittings & Mueller Brass for the water department

| <u>BIDDERS:</u> | | BLAIR SUPPLY | VELLANO | TI-SALES | FERGUSON |
|-------------------------------------|------------------------------|-----------------|---------|-------------------------|----------|
| | | B I D P R I C E | | | |
| <u>BID ITEMS FOR MUELLER BRASS</u> | | | | | |
| SIZE | ITEM | | | | |
| 5/8"X3/4"X3/4" | Angle Meter Stop -H-14258 | \$24.65 | \$24.25 | \$32.30 | \$24.27 |
| 3/4" x 3/4"x1" | Angle Meter Stop -H14258 | \$27.25 | \$26.80 | \$35.05 | \$26.83 |
| 1"x1" | Angle Meter Stop -H-14258 | \$33.79 | \$33.15 | \$39.30 | \$33.25 |
| 3/4" | Meter Tail Couplings H-10890 | \$6.14 | \$ 5.65 | \$ 6.35 | \$ 5.67 |
| 1" | Meter Tail Couplings H-10890 | \$ 9.45 | \$ 8.70 | \$ 9.75 | \$ 8.73 |
| <u>BID ITEMS FOR WATER METERS</u> | | | | | |
| Neptune E-Coder R900i | <u>SIZE</u> | | | | |
| | 5/8" x 3/4" | NO BID | NO BID | \$203.70 | NO BID |
| | 3/4" | | | \$247.25 | |
| | 1" | | | \$319.75 | |
| | 1 1/2" | | | \$523.20 | |
| | 2" | | | \$711.40 | |
| | 4" w/Strainer | | | \$2,476.65/ \$7,709.00 | |
| | 6" w/Strainer | | | \$4,467.00/ \$11,096.00 | |
| | 8" w/Strainer | | | \$7,239.60/ \$14,351.00 | |
| | 3" w/Strainer | | | \$3,322.00 | |
| Compound E-Coder R900i | 4" w/Strainer | | | \$4,251.35 | |
| | 6" w/Strainer | | | \$7,011.10 | |
| | 8" w/Strainer | | | \$7,591.60 | |
| | | | | | |
| Neptune E-Coder R900i Pit | 5/8" x 3/4" | | | \$247.50 | |
| | 1" | | | \$342.75 | |
| <u>AMERICAN MADE BRASS FITTINGS</u> | | | | | |
| SIZE | ITEM | | | | |
| 3/4" | Ball Valve | \$20.19 | \$11.45 | \$ 22.15 | \$ 6.34 |
| 1" | Ball Valve | \$25.44 | \$14.50 | \$ 27.90 | \$ 10.11 |
| 1 1/2" | Ball Valve | \$54.50 | \$43.75 | \$59.70 | \$20.56 |
| 2" | Ball Valve | \$68.25 | \$77.00 | \$74.80 | \$31.81 |

Supervisor Wormuth stated that this concluded the opening of the bids and that they will be referred to Councilman Hotaling and our Director of Water Frank Tironi for their review along with our Town Attorney.

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Councilman Polak; I would like to remind our residents that our spring cleanup dates are this Friday and Saturday. May 5th from 9-11am will be Shredding Day for any documents that you may have or want to get rid of.

I just wanted to congratulate the Highway Department again. I toured the North end of town and they are working on all of the drainage swales, culverts that have collapsed and replacement of them and for paving that they are going to do in some of the developments. The crews were like beehives, they were all over the North end doing work that certainly needed to be done and they are diligently getting that done this season.

Councilman Hotaling; I would also like to thank the Highway guys, they have really done a nice job this year getting ahead of schedule, getting everything nice and neat along with the Parks Department. The park looks great and even our Building Maintenance guys have everything right in line.

Anybody who is at the Clifton Park- Halfmoon Library, stop and look at the Halfmoon Historical exhibit. Our Historical Society has done a fantastic job displaying all of the things that have happened in town and the display cases here in the lobby. They will also be having an Open House on May 19th at the Halfmoon Historical Building. Anyone who is interested in learning a little bit about our town's history should stop by and see the displays.

Councilman Wasielewski; I would like to take a moment to thank our Emergency responders, especially Clifton Park, West Crescent, and Halfmoon Fire Departments, they were involved in a couple of major fires on Easter morning resulting in the displacement of 15 people. I spent many hours Easter morning volunteering to help out others in the community as they do on a daily basis. Nice job by all of our First Responders.

Councilman Hayner; I would like to make another announcement that will be the last one, at least for the Town for the Crescent Canal Sweep which is this Saturday at 10:00 am down by the Crescent Bridge and clean up the banks of the river. We would like to invite the public to come and attend and help us out. It is a great time.

The Recreation Department has over 400 children signed up for the Summer Rec program, and there is another signup this weekend on Saturday.

We have on the third Thursday of the month, the Ethics Committee Meeting at 7:00 pm right here in Town Hall.

Finally, the May Halfmoon Trails Committee will be meeting on Monday May 21st at 7:00 pm in one of our Conference Rooms.

Supervisor Wormuth; The only thing that I have this evening is to remind everybody and it is typed on your agenda, that the next regularly scheduled Town Board Meeting for May 2nd will be held at 2:00 pm, and we do that in order to honor our Senior Citizens. Often times we have heard from them in the past, it is difficult for them to get out in the evening. They have their regular program during the day and lunch over at the Senior Center on that day, so they can come over here and sit through the board meeting and talk to us about any concerns they have as well. They usually provide refreshments and everyone is welcomed to attend and it will be at 2:00 pm. May has been designated by Saratoga County as Older Person Awareness Month, it used to be Senior Citizens Month, but they have changed the language for that. It is just to take time to honor not only the Seniors, who have given so much to our community, but the people who perhaps are playing roles as

caregivers to those people. We see more and more people with the lack of access and remaining home and needing caregivers to care for them

PUBLIC PRIVILEGE (for discussion of agenda topics)

Bill Murtha, Dater Woods; recently I wrote a letter to the Times Union and would like to read it; Defending Halfmoon and hopefully it will appear in the Times Union

April 16, 2012

L. Bryan – Town Clerk – Halfmoon

Recently, residents of Halfmoon created a community group whose sole purpose is to protect the quality of life in Halfmoon. After two meetings this group has come under attack by a developer from outside of Halfmoon. He has accused FutureHalfmoon.org (our community group's website) of being political in nature. This is a classic example of the pot calling the kettle black since he is involved directly in the political affairs of Halfmoon.

FutureHalfmoon has no political agenda. None whatsoever. The spark that helped create our community group was the proposed development of apartment complexes in three areas of our town. This would require the Town Board to approve a zoning change that would negatively impact our community.

The members of the Halfmoon community are asking the Town Board to maintain the current zoning for these parcels. There are numerous vacancies among the current apartment complexes. Furthermore, the single-family home market will improve as new, highly-paid employees enter the southern Saratoga area.

We must protect the quality of life in our town by demanding transparency in all aspects of Town government. The profits of a few should not result in permanent damage to the residents of our town.

The Werner Rd./Anna's Place proposal involves the creation of 165 apartment units. This proposal would aggravate an already unsafe traffic situation along the narrow course of Werner Rd. This is a school bus route. The influx of new school children would overburden our already overcrowded schools. Our infrastructure cannot handle such a massive project. The zoning must remain as is.

Bill Murtha

RECEIVED

APR 16 2012

TOWN OF HALFMOON
LYNDA A. BRYAN, TOWN CLERK

Bruce Tanski, Clifton Park; first off, I do live in Clifton Park, I have lived in Clifton Park all of my life, that should not make a difference where I work and where I spend my money. I have lived there for 66 years, number one, and number two, I don't like to be called black, I am a white Caucasian, and number three, this is a political organization

Supervisor Wormuth; Bruce, if this isn't something that is related to something that is on the agenda, could you hold it to the end of the meeting

Bruce Tanski, I am responding to his letter

Supervisor Wormuth; OK, but just let's keep it civil please

Bruce Tanski; I didn't think that I said anything wrong yet

Supervisor Wormuth; I think that

Bruce Tanski; my point being is that I think it is a political organization, and I think it is, maybe I will wait until the end.

Supervisor Wormuth; thank you

CORRESPONDENCE

1. **Received** from the Town Planning Board Resolutions approving the following: a sign application for the Walmart located at 1549 Route 9

Received & Filed

2. **Received** a letter from Erin, a concerned resident, asking for a speed limit reduction on Clamsteam Road which is currently 35 mph. and she did not give a last name only an e-mail address

Received, Filed, to both the County & State. Ask Erin for full information so you can keep her posted on the progress of the reduction.

3. **Received** a letter from Bill Murtha, about the Future Halfmoon meetings.

Bill has already read that letter and it is Received, Filed & Copy to the Board

RESOLUTION NO. 96

Offered by Councilman Hayner, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

RESOLVED, that the Town Board approves awarding the Food Concession Vendor to the highest bidder, Ali Joe's Food Truck, effective April 27, 2012.

Supervisor Wormuth; this food truck will service the Halfmoon Baseball League when they are in session. It will not be for every activity that goes on in the Park unless they are invited. This has been a long discussion with the Halfmoon Baseball League with their lack of having parents who are as available as they used to be in order to run the concession stand. They still want to provide snacks and things for when people are there, so this is what we have come up with as an alternative.

Councilman Hotaling; and this is for a one year agreement correct?

Attorney Murphy; correct

Councilman Hayner; the last day is October 32st, so it really is not a year, just through the Baseball Season

Supervisor Wormuth; this has been reviewed by our Town Attorney

OLD BUSINESS

1. **Resolution** to award bid, opened April 13, 2012 for Food Concession Vendor in the Town of Halfmoon to highest bidder, Ali Joe's Food Truck effective April 27, 2012, per review and approval of the Town Attorney.

NEW BUSINESS

RESOLUTION NO. 97

Offered by Councilman Polak, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

RESOLVED, that the Town Board approves and order paid all vouchers for all funds listed on Abstract dated, April 18, 2012 totaling \$574,554.86.

RESOLUTION NO. 98

Offered by Councilman Hayner, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

RESOLVED, that the Town Board approves the minutes of Town Board meeting of April 4, 2012 as presented.

RESOLUTION NO. 99

Offered by Councilman Hotaling, seconded by Councilman Polak: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

RESOLVED, that the Town Board to approve the Supervisor's Report for the month of March 2012

RESOLUTION NO. 100

Offered by Councilman Polak, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

RESOLVED, that the Town Board authorizes the Supervisor to sign any and all documentation relating to HSBC/First Niagara Bank, per review and approval of the Town Attorney

Supervisor Wormuth: both banks are banks that we utilize and they are merging, so it is just to allow me to transfer the money from the title of the one bank unto the and not to create a new account.

RESOLUTION NO. 101

Offered by Councilman Hotaling, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

RESOLVED, that the Town Board amends Resolution #2011-23 to enter into a service agreement for 3 years instead of 1 year with Milton Cat for Semi-Annual Service for generators at Justice Building, Senior Center, Highway Dept., and Town Hall at a cost of \$3832.00.

RESOLUTION NO. 102

Offered by Councilman Polak, seconded by Councilman Hayner: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

RESOLVED, that the Town Board authorizes Supervisor to sign contract with EMTech, Energy Management Technologies for semi-annual test, inspection, Technical Support, and software services/upgrade for the BAS- Building

Automation System, for a term of one year, for a charge in the not to exceed amount of \$2,018.00, per the review and approval of the Town Attorney.

RESOLUTION NO. 103

Offered by Councilman Wasielewski, seconded by Councilman Polak: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

RESOLVED, that the Town of Halfmoon to undertakes SEQRA Lead Agency status for Linden Village PDD, per review and approval of the Town Attorney.

Supervisor Wormuth; for the town to be lead agency SEQRA, which is our typical way we handle PDD's here

RESOLUTION NO. 104

Offered by Councilman Wasielewski, seconded by Councilman Hayner: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

WHEREAS, the Town has successfully obtained a Historic Property Preservation grant program from the New York State Canal Corporation and,

WHEREAS, the New York State Canal Corporation requires the designation of a Minority and Women-Owned Business Enterprises Liaison as part of the administration of the Historic Property Preservation grant program,

THEREFORE, BE IT RESOLVED that the Town Board of Town of Halfmoon appoints Melinda A. Wormuth, or the Town Supervisor, as the Minority and Women-Owned Business Enterprises Liaison and further authorizes her to effectuate any and all necessary documents to carry out the role of Minority and Women-Owned Business Enterprises Liaison as required by the New York State Canal Corporation.

RESOLUTION NO. 105

Offered by Councilman Hayner, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Wormuth, Polak, Hotaling, Wasielewski & Hayner

RESOLVED, that the Town of Halfmoon authorizes the Supervisor to make the Creation of Appropriations.

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

Debit: Estimated Revenues 25-510 \$8,452.00
Subsidiary: 25-4-2189 Home and Community Services \$8,452.00

Credit: Appropriations 25-960
\$8,452.00
Subsidiary: 25-5-1440.40 Engineering Contractors Inspection \$8,452.00

Information Only: The above was derived from the following breakdown of charges to be paid on the March Abstract for engineering and related fees:

one million dollars in public benefits to do Halfmoon Heritage. \$500,000 to redo the road, 60 acres that I donated to the Town of Halfmoon for a park on Vosburgh Road, and another \$150,000 that I put sewer lines in for people in Gauthier Drive who needed it. So, to say that we only lay a couple of pieces of sewer, nothing could be farther from the truth. I think that people should get their facts in order, and I don't think that they should lie to the people, lie to the press and get everybody stirred up unless they know the facts and there is a lot more facts than this that they don't know about. Thank you.

Bruce Reschert, 18 Willowbrook Terrace; in response to Bruce Tanski, I just wanted to get a definition of what does he mean by political group? Would you like to answer that?

Bruce Tanski; well at the first meeting, I heard that it was bash Bruce Tanski night, the whole evening.

Bruce Reschert, incorrect, I was there

Bruce Tanski; nothing was discussed about PDD's?

Bruce Reschert, of course, but I don't know about bashing you

Supervisor Wormuth; Bruce, if we could just let him make his statement, I don't want this to turn into a big back and forth. If you guys want to discuss it outside, or if he is going to make a comment, and you would like to make comments on the record, we would certainly allow that as long as it remains civil and respectful. I just don't want it to turn into personal attacks or people feeling uncomfortable.

Bruce Reschert, I just want to go on the record as saying, I am a registered republican conservative, and I do not know where the political stand along the group because we do not discuss that.

Brenda LaMere, 124 Dunsbach Road; as you see I am going to make jokes a lot. This is our home. This is our backyards. This is the property that our families have died on, bloodied their hands for, so if there is going to be a fight for their home; you are looking at the first person in line. I am a member of Future Halfmoon, I am a diehard republican, and in fact they look at me like a fruitcake in my office because. I am not going to miss my show at 9:00, which I may tonight. So, it is not political, yes, there are people talking, questions, suspicions, but that is normal, a lot is going on. Why can I not add ten feet to my garage when I own 30 acres, which I hope to God that the Future doesn't come after me for that because I am standing up for myself. I can't even add a ten feet on my garage with 30 acres, but somebody else can stick ten units on an acre. It just doesn't make sense. It just has to be a little bit more. It's not political, I am a Republican, in fact, Mr. Steve Watts, I know from years ago, him and I attended a few republican committee meetings together, in fact I remember when he wanted me to introduce him to Kathy Marchione. It's not political, it's not political, it's a group of people, I have a family member, a diehard conservative, right there, a couple other family members who are terrified of any PDD coming in, they are Independents, it's not political, it's people who have had enough. It does affect me, traffic, can't get out of my road. I know I recently sent out an e-mail, got a wonderful pump house station, and that is not how I usually refer to it, stinks. I got to spend the rest of my life smelling this crap, the rest of my life, what a way to live. There should be something talked about, I am willing to volunteer, no home should be built next to a sewer pump station. It is absolutely disgusting and I always think, boy if I stuck a bunch of apartments on my property, or stuck a bunch of duplexes, where would they put this pump house station? It is just like sometimes you are being punished for trying to do the right thing, and that's it. I am a Future Halfmooner and proud of it, it's not political and Mr. Tanski, I know that you have done a lot of good, and nobody is saying that you're not. I don't

even know what this Anna's Place PDD, I don't know where exactly it is, but there are people that are concerned, gotta blame them, what do you expect when you invite, when you bring all of these apartments and units and over development, people coming in, it's all gotta change, it's all gotta change. And you may get more opposition that you ever thought you did before because it is all growing, so that's it, very nervous, thank you very much for your time.

Supervisor Wormuth; Brenda, if I could just ask you a couple of questions, I thought that the issue with the pump station had been resolved when you were in contact when you and I e-mailed back and forth with Chad Cook from the Sewer Department

Brenda LaMere; Oh, he was wonderful, what happened was, it is funny the smell did go down about a day later, about a week later it started back up. It's this sweet diarrhea smell, I just can't explain it

Supervisor Wormuth; those two words just don't go together, but let me call the Sewer District again because it should not be

Brenda LaMere; the first few years, I did not smell anything, but now I do not know what is going on

Supervisor Wormuth; there has got to be something wrong because we have them in different areas in town and I don't get these complaints. I will call the Sewer District first thing in the morning and have them go and look at it again. The only other issue I had is, I heard you mention you couldn't add ten feet to your garage on 30 acres, is it like a side lot issue or something

Brenda LaMere; No, well it's too late, we already built it, but my husband will someday bring it up because that is one of the things that he doesn't understand of how we could have been denied that

Supervisor Wormuth; I just wanted to offer to help if there were something

Brenda LaMere; Yeah, it's too late, we already built it

Deanna Stephenson, 7 Cindy Lane; Bruce, I openly invited you to these meeting's, talk about the press, the press is there at the meetings. There are no side bars. Unfortunately, you are talked about, your name does come up, and you are the developer OK. You have been in Halfmoon a long time, the developer of a lot in Halfmoon, your name is going to come up. Again, anyone of you, come to the meeting. Mr. Tanski, come to the meeting, Mr. Watt's, come to the meeting. Maybe you can educate us a little bit more. If you were there you could answer some of the questions, it might be helpful. Please. You know for you to get this upset over it; it's too bad, alright. We have a lot of people that are worried, that are concerned, they built residential housing, and they want to be able to enjoy that. They just have concerns; I'm not saying that you haven't done any good in Halfmoon. Community benefit, I said from day one, I want to do the right thing, and I want to help do the right thing in this town. Transparency, accountability of government, and I talked about that forever. I have a job; I am not running for office, this is not what I do. Please, you're upset, this is not politically motivated, and you just got people in there that have come to me because they have not been able to voice their opinions, feel like they have been shut down. The first meeting was more of a therapeutic session if you ask me. I am going to ask you one more time, if you want to know about it, come to the meeting, any one of you, OK? I am sorry that it has taken up so much of this time, it shouldn't be like that. It should be healthy, it should be collaboration.

Supervisor Wormuth; thank you

There being no further business to discuss or resolve, on a motion by Councilman Wasielewski and seconded by Councilman Polak, the meeting was adjourned at 8:40 pm.

Respectfully Submitted,

Lynda A. Bryan
Town Clerk