

The October 19, 2011 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
Regina C. Parker, Councilwoman
Paul L. Hotaling, Councilman
Craig A. Hayner, Councilman
Lynda A. Bryan, Town Clerk
Lyn A. Murphy, Town Attorney
Matthew J. Chauvin, Deputy Attorney

Walter F. Polak, Councilman- Excused

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

PROCLAMATION -Proclaiming October Fire Prevention Month

Councilman Hotaling said that we are very Blessed in our town. We have a lot of people who put their lives on the line for us everyday and keep us safe. The Ambulance Corps and the Fire Departments, they are second to none. If there ever is an issue, God forbid, a fire, they all work together, they all work for one reason protecting us.

Supervisor Wormuth thanked them all for joining us this evening.

Councilman Hotaling invited the Fire Departments to come forward as he read the Proclamation and presented them each with their Departments Proclamation.

PROCLAMATION

WHEREAS, the Town Board of the Town of Halfmoon hereby recognizes that October is Fire Prevention Month, a time when Firefighters make a concerted effort to reach out to the community to teach fire safety to educate the community regarding personal safety and the protection of property through planning; and

WHEREAS, we routinely witness the heroic efforts of fire fighters who put themselves in harm's way to protect our lives and our property; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their Firefighters in their ongoing duty to serve the people of their community both in times of emergencies and through public outreach and education; and

WHEREAS, the Town Board of the Town of Halfmoon desires to honor the valor, service, and dedication of our local Firefighters and those who serve in their honorable profession.

NOW, THEREFORE, LET IT BE RESOLVED,

1. The Town Board of the Town of Halfmoon hereby recognizes October as Fire Prevention Month
2. That the Town Board of the Town of Halfmoon hereby honors and demonstrates our appreciation for our local Firefighters.
3. That a copy of this resolution be presented to the local Firefighters to recognize the Town Board's sincere appreciation for all that they do for our community.

Supervisor Wormuth stated; as I have visited the fire departments throughout this month with the pancake breakfasts, the one thing that they wanted me to remind everyone, is to please check their batteries in their smoke detectors as well as your carbon monoxide detectors. They save lives and October being Fire Prevention Month is a good time to do this every year.

PRESENTATION – for the Betts Farm Mixed Residential PDD

Supervisor Wormuth introduced Gavin Vuillaume from EDP and stated that this is the first time that the Board has seen this presentation. We will go through and identify where the project is and exactly what it consists of. The Board can choose to either refer it to the Planning Board or wait until they have a little bit more time to

digest it, and ask the applicant to come back at a future meeting and answer any questions that may come up. These will be the options the Board will have when the presentation is done.

Gavin Vuillaume thanked Supervisor Wormuth for giving us the opportunity to present this project. This one this is a project that Chris and Ed Abele have been involved in for 3 to 4 years since purchasing the property. As you know we recently had a very large project Glen Meadows approved by the Town Board. Just to give you folks a quick update, it has recently been accepted by the New York State Department of Health and the DEC. We are finalizing those plans and anticipate construction in the spring for that project, which is very close to this one.

We are excited with the continued cooperation with the town on our development endeavors and especially with this project that we are very proud of. Tonight, I just want to give you a quick introduction. We know that there will be Public Hearings and plenty of Planning Board meetings that we will be attending where we will be providing a lot more information.

Just to give you a quick rundown of the project, for those of you who have not seen the project yet, it is another residential Planned Development District, very similar to Sheldon Hills and Glen Meadows. The project itself has 152 acres; the access to the site comes from both Betts Lane and Hayner Road where we have road frontage, and it has 2 access points into the project. The zoning currently for this property and alot of the surrounding property is Agriculture Residential, which obviously allows for single family and I believe two family units, which is all that we are providing with this project. However, with the Planned Development District, it does provide some flexibility, for more intuitive design and some different housing types, so it does give everybody some flexibility to be a little more creative with working with the topography and the terrain that is available to us.

One of the first things I noticed when we first started to do a layout, and we have done many, that this most recent layout really has a lot of merit to it and does utilize all the open fields. It doesn't encumber any of the difficult properties, which would be more toward the McDonald Creek. We have a lot of the natural preserved woodlands, and ravines that meander along some the property and we will not be disturbing any of those lands.

So this site was very easy to lie out. We are very happy with the mix that we have. Essentially, we have 3 neighborhood types that we are developing. Again, this can change as the project goes on and the marketing develops for the project. The types of homes that we are anticipating are the standard 20,000 sq. ft. lots, which are 90 x 200, and there are about 48 of them. There are two family houses and there are some smaller patio homes that are also being offered in the other Glen Meadows project. We are anticipating them to be very successful.

The actual unit mix is 178 units: 48 single family, larger lots, 72 two family, and 54 of the smaller patio homes. We would be offering as a public benefit, 3 softball fields and 10 acres of what we call active recreational area. We have 54 acres of additional open space that would be naturally preserved as part of the project.

There is a lot of the open space that we are providing, and some of the terrain that we are maintaining as an existing condition. The project really has a lot of opportunity to really be quite creative and very interesting and hopefully very successful as was Sheldon Hills project.

There is available sewer and water to this project as part of some of the other development, Swatling Falls which is next door and also Glen Meadows so we tying into a lot of the utilities. Some of these have already been worked out with the development of those plans. We do not foresee any real difficulty with the utilities.

However, we will be providing additional studies just to make sure that we do have enough capacity for both sewer and water as is with the storm water reports that we will prepare. Of course, as everybody brings up traffic with this. We have hired a consultant to prepare a traffic study and we will provide that to the Planning Board before we come in front of them. Traffic is always a concern especially with the number of units that we are proposing.

That is a quick version, and Ed and I are here to answer any of your questions.

Supervisor Wormuth asked Gavin if they have talked to Jim De Pasqualle or anybody at the sewer district. I know that they are looking into expanding the sewer district and doing a second phase of that, so I am sure that capacity would not be a problem, but timing might be.

Gavin stated that he did not think that timing would be that critical especially since we are still looking to develop the Glen Meadows project first. That is probably at least 2-3 years out before it is something that would be approved for this. So I think by that time we should have everything worked out. But yes, I do believe that we have had discussions with the sewer district as we are getting the other plans finalized for Glen Meadows. So they see it coming, it is on their radar and they are anticipating it.

Supervisor Wormuth said that the only other question that I have, was based on a comment that you made where talked about the styles of what you are proposing now, but they may change based on the market or different things. Are you planning on phasing the project?

Gavin said that yes, that certainly a project of this size would be phased. I do not know what the phasing would be at this point.

Supervisor Wormuth said that you could determine that at the Planning Board level that is fine with us.

Gavin said that yes, right now we do not have any phasing that has been developed. Again, right now we are reaching to the public to see exactly what type of housing product would be best suited for the first phase, second phase, that kind of thing. We certainly will keep everyone updated if that does change. We do feel that this is a very similar mix to the Glen Meadows and the Swatling Falls project. We are staying in with that type of mix for right now and things would change.

Supervisor Wormuth and my only comment to that would be if the PDD legislation is approved in a certain manor, should you wish to adjust the housing styles, you do realize that you would have to come back before the Board for an amendment.

Gavin said yes.

Councilman Hotaling asked if these were all going to be higher end homes like Sheldon Hills?

Gavin said yes.

Councilman Hotaling asked when you describe Patio homes, are they 1600 sq. ft houses?

Gavin said generally they would be smaller sq. ft houses, a majority of them would be about 1500-1600 sq. ft.

Ed spoke and said that they would be 1600 sq. ft. with some flexibility in that category. The only thing that I would add to this presentation would be that for anybody who goes out to the farm, it is very pretty. The rolling topography and the

views are very similar to Sheldon Hills; it is a very nice site. We are very excited to finally start on our process.

Supervisor Wormuth asked if any of the portions of the project were going to include a Home Owners Association or a maintenance package.

Ed said that I am not quite sure yet.

Supervisor Wormuth said that is OK, you can put that in during the planning process. We are just going to want to know that, so we have everything that we need to file with the State, should you create it.

Ed said it is similar to the HOA in Sheldon Hills and we will know more about that as we progress.

Councilman Hotaling asked about the softball fields and was wondering they were going to be turned over to the town or is that something for public use?

Gavin said it would be available to the town.

Supervisor Wormuth asked if it is available to the town or dedicated to the town?

Ed said dedicated

Supervisor Wormuth said that the town would own it and maintain it?

Gavin said if that works for you folks

Councilman Hotaling said that does answer my concern, but as in our town park we need parking, lots of parking. We get a lot of residents want to play on the ball fields.

Gavin said that this plan does not show it, but there are plenty of spaces for parking. We will keep a good eye on the parking and any other type of activities that you want to see in the park.

Councilman Hotaling asked if they would be regulation sized so the schools could use the park?

Gavin said that I think that they are laid up at regulation size and there is plenty of room for that.

Councilwoman Parker stated that she has an issue with the parking along side the road. Are there going to be definite parking spots so we do not have to worry about emergency vehicles?

Gavin said that there is going to be individual parking spots along the road.

Councilwoman Parker said that I do not want to sound greedy, but 3 ball fields and 10 acres for public benefit?

Gavin said that at this time I think that is the idea.

Supervisor Wormuth said that the public benefit certainly could be negotiated as we move through the process once the Planning Board takes a look at this and develops what they think is the appropriate density and what the recommendations are. One of the other things that we had a discussion with the applicant at a previous time, was that depending on the Boards preference, they could also look at a per unit donation toward recreation. All those things are still open for discussion, but I think it would behoove the applicant and the Board to go through the Planning Board

process and to see what the project is going to look like when it is done before we commit to the public benefit which certainly needs to be done prior to the PDD language being written.

Councilwoman Parker said thank you that is where I was going. I do have another question, the empty nesters, and school children, what are the areas that you are targeting?

Ed said that quite honestly we have not really refined the area that we are targeting yet and the details on the product as Gavin has made the point as some refinements may be made as we work our way through the planning process. The empty nesters in Sheldon Hills have been a very strong draw so it would not surprise me to see that here too.

Councilman Hayner asked for clarification on the utilities, water and the sewer. Are they hooking up through Glen Meadows and Swatling Falls and not off 236 as your narrative states?

Gavin said that is correct. We are developing a new pump station in Swatling Falls for the sewer and actually water would come out Hayner Road to 236 that is where we will connect for the water.

Gavin thanked the Board and asked what the next step would be.

Supervisor Wormuth asked the Board if they are they ready to refer this project to the Planning Board, or would like to have more time to digest what they have heard this evening, or re-look at the plan that we have had for several weeks. I think that everybody has had the time to go through that. It certainly is the Boards preference if they want to refer it to the Planning Board or wait until the next meeting in case there are additional questions. Please do realize that once it goes to the Planning Board there is still is plenty of time for Town Board input.

Councilman Hayner wondered if Councilman Polak was able to put some comments together as he had to be out of town this evening.

Supervisor Wormuth stated that Mr. Polak is very familiar with and has seen the project. He sits on the Planning Board as a liaison and I know he will be able to have input and any questions he had that may come up answered at that point.

RESOLUTION NO. 217

Offered by Councilman Hayner, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Wormuth, Hotaling, Parker, Hayner

RESOLVED, that the Town Board moves the Betts Farm Mixed Residential PDD to the Planning Board with the contingency that we are the lead agency on the project and there are 3 projects going into the pump station and have that looked at.

Supervisor Wormuth said to Gavin; if one of the things they could look at with the pump station that you are developing, is to please check the sewer route along Route 236, and anybody who we can give access to sewer, that we do it. I understand the tying in with the projects and the cost sharing, and we do appreciate it. That may be a question that you may be asked at the Planning Board.

PRESENTATION – for the Linden Village PDD

Supervisor Wormuth said that next we had the Linden Village PDD and Ivan Zdrahal was here to present this. This project is located off Dunsbach Road and is back before this Board again, it was never referred to the Planning Board in its original state, as there were concerns. They have made adjustments to the plan and

the applicant is here this evening seeking a referral to the Planning Board to start moving through the same process as we have just discussed. The Board again will have the same options that we had with the other project. However, we have had this project a little longer than we have had the other one, so I am hoping that everyone had the opportunity to review it.

Bob Marini introduced himself and stated that he was here to do the presentation on behalf of Linden Village PDD and did have Ivan Zdrahal with him for technical questions. This project was previously presented to the Board in a much different form quite some time ago. Since then, we have given considerable time to improving the project and making the project better, that's cumulative of what is here tonight before the Board. I want to note that previously there were plans to include property of Hughes and Carver, and that has subsequently been dropped from the application and the project.

The Northway borders the property on the west, south by commercial property of Maybe Storage on Crescent Vischer Ferry Road, east by Dunsbach Road residential properties: by the north by vacant land and other residential properties. It is situated on 102 acres and is zoned R-1 and light industrial commercial zone. It is within Sewer district zone #1 and within water district zone #2.

When the project is complete, it will have 394 apartment units. A Character sketch of what the apartments will look like is here (Bob handed it to the Board to view). It is a 3-story building with a height of 45 feet. We decided to make it 3 stories so we could conserve on the footprint and create more land preservation area. 52.9 acres of the site will remain in land preservation areas. We were able to keep the footprints smaller and develop on less land. One of the enhancements was we took sprawl and the large development out and created a lot of buffers and we are about 600 feet from the Northway with the buildings. That is going to create all of this land preservation and the buffer that DOT owns. There are 56 condominiums in the project, and 18 twin homes (that would be 9 buildings). The project is going to be served by town roads. All of the interior roadways that service the apartments will be private roads.

In redesigning this project, the main entrance was in and out of the Maybe property. We wanted to find out if that was actually the best way to get in and out of the project. Through a series of negotiations and agreements that we have done with various folks around Dunsbach Road, we felt it was better to bring the project entrance to Dunsbach Road. Right now there is a bad, blind curve in the road on Dunsbach. This project proposes to eliminate that curve, and create a T intersection.

In addition, this project will make significant improvements in drainage and repave Dunsbach Road as well as make a significant improvement to the intersection, widen Crescent Vischer Ferry Road, and create turning lanes in both directions.

The project will contain an 18-foot wide Emergency access road and pedestrian way from the end of the cul-de-sac to a parking area, where people can come in park, and use the driving range, they can walk to the McDonald's, Hess Mart, and Post Office. The road is for emergency purposes only.

We really have created a self contained community that is very pedestrian friendly and has access to a lot of amenities. It is very close to the Northway and the Park & Ride is just across the Northway Bridge. We have access to a lot of commercial property and 52% of the project is a vast area of open space.

The project needs to bring sewer down Dunsbach Road. That will be another benefit the project will be able provide sewer service along Dunsbach Road to the people

who do not have it. We have had conversations with DOT about a traffic signal when warranted, at this intersection.

We are also going to make realignment to the Morris Lane subdivision and make it more of a T intersection as opposed to the angular intersection that it is now.

I think that I have touched on all aspects of the project. Does anyone have any questions?

Supervisor Wormuth asked about intersection of Dunsbach and Crescent you talked about the improvements made by the proposed turning lanes, are they actually on Dunsbach Road, on Crescent Vischer Ferry Road, or on both directions?

Bob said they are on Crescent Vischer Ferry Road in both directions.

Supervisor Wormuth said that you talked about a T intersection on the blind curve on Dunsbach, and I am assuming it will look similar like we did on Vosburgh Road up by the Toll Brothers project, Ivan?

Ivan said correct.

Supervisor Wormuth asked about the triggers for the traffic light at the intersection. What did DOT give you as far as a count, anything specific yet?

Ivan said that they have done preliminary traffic study for the various proposals we have investigated before for the project. There will be a definite threshold established during the review of this project with DOT as to when the traffic light would be warranted.

Supervisor Wormuth said that we have the Krause project, which is obviously below this one, but they certainly do expect a lot of traffic to flow up toward that area. That may be something that the two of you may want to get together and look at as we move through the planning process, so that one project does not have to take on the whole burden. Their traffic study showed a lot of traffic going in that direction.

At one point this was proposed as a senior housing, at this point are you looking at any of that with the apartments?

Ivan said that they are all market rate apartments. The buildings will have elevators in them. That will allow seniors access to all 3 floors of the building and not just the first floor.

Councilman Hotaling asked that if the apartments were going to be 3 floors, what are you doing for fire protection?

Ivan said that they would be sprinkled.

Supervisor Wormuth said that obviously this project would get referred to the fire department that has to cover the area and they will have input during the planning process as they always do, that is part of our procedure.

Councilwoman Parker commented on the fact that in the proposal and also in the drawings, there was a hotel tucked in by the land preservation, is that something for the future or in a different phase, and is this going to be in phases?

Bob Marini said that hotel and restaurant can be built but is not in the PDD. It is something that the Board can take action on. Any traffic studies or any studies that we do for sewer and anything else will incorporate that use into whatever we plan for this project. When we do plan for the traffic analysis on this particular use we will be incorporating it into our studies.

Councilwoman Parker asked if he has talked to Jim DePasqualle. Also, the pump station on Dunsbach Road is it equivalent and can it handle it?

Ivan stated that they did talk to Jim DePasqualle and we have a workable plan to upgrade the station...

Councilwoman Parker said that is the reason why you really need to have meetings and talk to the Krause project folks

Supervisor Wormuth said that the pump station that is done on Dunsbach Road really has the capabilities to be upgraded with different size pumps. It was sized to handle some capacity in addition to what is currently there, but it was not built based on the Federal funding in order to allow for a large amount of continued development. Although the station itself can be upgraded, it would not require another pump station to be built somewhere.

The same as the issue with the traffic light, the Krause project is looking at sewer lines in the same area and the need for capacity and a pump station. It may behoove you guys to work with them as their project comes forward. Certainly, we will not hold you up if you do not want to, but we bring it up because if we can eliminate extra costs for everybody, we like to be as conservative as possible.

Ivan stated that they would be happy to work with them.

Councilwoman Parker asked if the homes, mobile and manufactured homes on that bad curve have been taken into consideration

Ivan stated that they have. The mobile homes have not been accessed off of Dunsbach Road, but accessed off the secondary streets that lead in and out of the mobile home park.

Supervisor Wormuth stated that is why the pump station was built because of the DEC concern order

Councilwoman Parker: but I am talking about on the right side, the same side that the project is going to be on.

Bob said: on the Hatter piece.

Councilwoman Parker: correct

Bob said: One of the things we had to do was to work with the Hatter parcel and realigning this road. We are going to relocate a few of the mobile homes within that park that interferes with this roadway further into the park. We are also going to provide sewer through the Hatter Mobile Home Park so that those mobile homes can connect with the sewer line.

Councilman Hayner stated that you are going to provide sewer along Dunsbach Road, how many opportunities will there be for people to hook into that?

Ivan stated that he was not exactly sure. The sewer improvement line will go from the existing pump station is and continue east to Woodin Road and then continue to Breski Lane and tie into the existing sewer. There will be quite a few houses that will be able to connect to the line.

Councilman Hayner asked that is it all gravity and not forced?

Ivan said yes it is forced and along Woodin Road and Breski Lane is all gravity.

Councilwoman Parker: What about natural gas, and National Grid. I am sure that you are going to heat with gas, am I correct?

Ivan said yes

Councilwoman Parker: there is plenty of leeway and connections there

Supervisor Wormuth: which will also be a benefit to the people in the area where there is not natural gas.

Bob said: I guess if they do not give us natural gas, we don't have a project!

Councilwoman Parker: it is important

Supervisor Wormuth: again stated the options placed before the Board. She also said that Mr. Polak has been intimately involved with this project and we've looked at changes on it and met several times. He is well aware of what exists on this project and his being liaison to the Planning Board will allow him plenty of input.

RESOLUTION NO. 218

Offered by Councilman Hotaling, seconded by Supervisor Wormuth: Approved by the vote of the Board: Ayes: Wormuth, Hotaling, Parker, Hayner

RESOLVED, that the Town Board moves the Linden Village PDD to the Planning Board with the contingency that we are the lead agency on the project.

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Attorney Murphy asked that the Board acknowledge October as Domestic Violence month as the month side aside across the entire country to recognize the impact Domestic Violence has on all of us, in the community, and also the effect it often has in the workplace.

Supervisor Wormuth stated that many of us are wearing both pink and purple this evening. Purple represents domestic violence month, and pink to represent October, as Breast Cancer Awareness Month. We ask you to remember all of the people who have lost lives to Breast Cancer, and celebrate those who survived. We encourage people to utilize their health systems when available to have regular checkups to prevent these types of things. 211, through the State is the number you can dial, and they will give you information on opportunities for free mammograms and free cancer screenings. If anyone has the need for that, please feel free to utilize it.

October 27th at 7:15 PM we will hold a budget workshop here to allow the Board Members to ask questions and make comments on the Budget as it has been presented. It is an open workshop.

November 9th there will be a Public Hearing on the Budget.

Councilwoman Parker stated that Sunday November 13th is the Halfmoon Celebrations Christmas Parade at 2:00, and Saturday November 19th is the Senior Craft Fair.

She also wanted to thank the Abele Family's public interest and caring for animals. They had an Adoption Clinic and Blessing at the Abele Park, which was an absolutely beautiful day. In 1 hour they had over 7 animals adopted with new homes in the area.

Supervisor Wormuth added that they had 15 animals adopted for the day.

Councilwoman Parker said that was awesome, and again thanked the Abele family for their interest in their community and for the animals.

Supervisor Wormuth added that Christine Abele is a young woman who attends Siena College, and although she gets a lot of support from her family, she pretty much does this on her own. It is remarkable to see a young woman taking on such a responsibility and doing a wonderful job.

She also stated that last week we had a ribbon cutting ceremony down on Route 4 & 32 at the Hudson River Lighthouse Park. There is a beautiful pavilion, rest area, car top kayak launch and a great picnic area. If you get a chance to stop down to see it, do so because it is beautiful.

Councilman Hayner mentioned that he was going to speak about the Lighthouse Park. He was away on business and not able to be there for the ribbon cutting. He said that there are many people to thank, and there was great public input. The committee was excellent, the Planning Dept., the Grant's Dept., just a tremendous amount of input and knowledge right here locally, and that is what put this thing together. I want to thank the Board for all of their hard work. It's a beautiful park and the residents are really going to enjoy it and have the ability to do a lot of things down there.

Supervisor Wormuth added that this project started well over 7 years ago with our Waterfront Visioning Study, which were all members of the community coming in and talking about what they would like to see along both of the rivers. So to actually see this come to fruition is a wonderful thing.

Councilman Hayner mentioned that the engineers were great to work with also.

Supervisor Wormuth added that Elan was the engineers for the project and they were phenomenal.

Supervisor Wormuth opened up public privilege for discussion of agenda topics; no one had any questions or comments.

DEPARTMENT REPORTS - month of September

1. **Town Clerk** Total fees Submitted to the Supervisor \$4,847.55.
2. **Building** Total # of Permits 69 Total fees Submitted to the Supervisor \$14,901.00
3. **Code** Total # of Permits 14 Total fees Submitted to the Supervisor \$630.00

CORRESPONDENCE

1. **Received** from the Town Planning Board Resolutions approving the following: Change of Tenant & Sign Application for Top Form, located at 6 Corporate Drive and regarding the Marchand Minor Subdivision
Received & Filed

2. **Received** from the West Crescent Fire District, and the Halfmoon-Waterford Fire District #1, their tentative 2012 Budget, which is available for review at the Town Clerk's Office.
Received & Filed

3. **Received** from the Clifton Park-Halfmoon Fire District #1 their Proposed 2012 Budget, which is available for review at the Town Clerk's Office.
Received & Filed

4. **Received** from Halfmoon Fire District #1 (Hillcrest), their adopted 2012 Budget available for review at the Town Clerk's Office.
Received & Filed

5. **Received** from the Commissioner of Public Works, a letter acknowledging the receipt of the speed limit request for Plant Road.

Received & Filed & Copy for the Board



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION - REGION ONE
328 STATE STREET
SCHENECTADY, NEW YORK 12305
www.nysdot.gov

MARY E. IVEY
REGIONAL DIRECTOR

JOAN McDONALD
COMMISSIONER

October 12, 2011

Case #1110225

Mr. Joseph C. Ritchey, P.E.
Commissioner of Public Works
Saratoga County Municipal Center
3654 Galway Road
Ballston Spa, NY 12020

Re: SPEED LIMIT REQUEST
PLANT ROAD
TOWN OF HALFMOON
SARATOGA COUNTY

Dear Mr. Ritchey,

This letter is to acknowledge receipt of your recent request. We have initiated a study of this matter and will advise you of the results upon completion. In the interim, if you have any questions or additional comments regarding this matter, please do not hesitate to call my office at 388-0380.

Thank you for your interest in traffic safety and taking the time to call this location to our attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark J. Kennedy'.

Mark J. Kennedy
Regional Traffic Engineer

cc: D. Gabriel, Saratoga County Residency
M. Pearson, Town Clerk, Town of Halfmoon

OLD BUSINESS

1. **Correspondence Sent** to Mr. Mark Kennedy P.E., of the NYS DOT- Region One, a letter asking for his support for the reduction to 45 mph for the full length from the Route 146/Route 236 intersections to the city of Mechanicville line.

Received & Filed

Supervisor
Mindy A. Wormuth

Council
Walter F. Polak
Regina C. Parker
Paul Hotaling
Craig Hayner



TOWN of HALFMOON

2 Halfmoon Town Plaza, Halfmoon, NY 12065
County of Saratoga

(518) 371-7410, Ext. 2200 • Fax: (518) 371-0936
mwormuth@townofhalfmoon.org

October 17, 2011

Mr. Mark Kennedy P.E.
State of New York
Department of Transportation – Region One
328 State St.
Schenectady, NY 12305

10/19/11
TB -
Correspondence
Sent

Dear Mr. Kennedy,

Our Town Board adopted the enclosed resolution on October 5, 2011 regarding a request to reduce the speed limit to 45 mph on Route 146.

We have had numerous inquiries from Sheldon Hills residents and other individuals regarding traffic conditions at Route 146 and Vosburgh Road. Various solutions have been reviewed, particularly the placement of a traffic signal at this intersection.

Regarding the buildout at Sheldon Hills, we have issued 174 Certificates of Occupancy. Buildout is 323 units. We are currently at 54% buildout.

We have discussions with our Town Engineers from Clough Harbour & Associates who have been in communication with the New York State Department of Transportation regarding the possibility of an Upper Newtown Road connection and possible traffic signal. We understand that this is an ongoing engineering review.

It is apparent that neither the traffic signal nor the Upper Newtown Road connection will be available in a timely manner to address the concerns of the neighbors. Therefore, as a minimum interim measure, we ask your support for the reduction to 45 mph the full length from the Route 146/Route 236 intersections to the city of Mechanicville line.

Thank you for your time and anticipated cooperation regarding this matter.

Sincerely,

Mindy Wormuth
Town of Halfmoon Supervisor

RECEIVED

OCT 17 2011

TOWN OF HALFMOON
LYNDA A. BRYAN, TOWN CLERK

Supervisor Wormuth said that this comes from the fact that we have had several request from people from in Sheldon Hills and from other neighborhoods along Vosburgh Road. They are looking for a trigger for the traffic count for a signal at that intersection and we have not met those warrants yet. In talking with DOT, we decided we would request a speed limit reduction along there. It starts at 45 mph, goes up to 55 mph, and then into the city of Mechanicville then it is 30 mph. So we thought that if there was a way to slow down the traffic as an interim measure in order to provide the residents with a better feeling of safety and comfort, it was worth sending the letter. We sent backup documentation as well as a phone conversation with Mr. Kennedy.

NEW BUSINESS

RESOLUTION NO. 219

Offered by Councilwoman Parker, seconded by Councilman Hayner: Approved by the vote of the Board: Ayes: Wormuth, Hotaling, Parker, Hayner

RESOLVED, that the Town Board approves and order paid all vouchers for all funds listed on Abstract dated October 19, 2011 totaling \$195,709.66.

RESOLUTION NO. 220

Offered by Councilwoman Parker, seconded by Councilman Hayner: Approved by the vote of the Board: Ayes: Wormuth, Hotaling, Parker, Hayner

RESOLVED, that the Town Board approves the minutes of Town Board meeting of October 05, 2011 as presented.

RESOLUTION NO. 221

Offered by Councilman Hotaling, seconded by Councilman Hayner: Approved by the vote of the Board: Ayes: Wormuth, Hotaling, Parker, Hayner

RESOLVED, that the Town Board authorizes the Supervisor to waive the permit fee for CAPTAIN (a not for profit organization) for a sign.

RESOLUTION NO. 222

Offered by Councilwoman Parker, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Wormuth, Hotaling, Parker, Hayner

RESOLVED, that the Town Board authorizes Dave Engle to execute the agreement extending the Tolling agreement for the suit regarding the water contract with Waterford.

WHEREAS, the Water Commissioners of the Town of Waterford served a Notice of Claim on the Town of Halfmoon on or about May 24, 2009 for damages arising from nonpayment and breach of contract; and

WHEREAS, the Town of Halfmoon denies breaching the contract and therefore does not owe the Water Commissioners of the Town of Waterford damages; and

WHEREAS, the Town Board of the Town of Halfmoon and the Water Commissioners of the Town of Waterford recognize that both communities would benefit from delaying proceeding with the lawsuit;

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1. That the Town of Halfmoon and the Water Commissioners of the Town of Waterford shall enter into a Tolling Agreement preserving the rights of both communities for a period of one year.
2. That the attorneys appearing on behalf of the Town of Halfmoon are hereby authorized to execute the tolling agreement on behalf of the Town of Halfmoon.

RESOLUTION NO. 223

Offered by Councilman Hotaling, seconded by Councilman Hayner: Approved by the vote of the Board: Ayes: Wormuth, Hotaling, Parker, Hayner

RESOLVED, that the Town Board approve and adopt a lockout/tagout policy for employees of the Town of Halfmoon pursuant to the OSHA standards for the Control of Hazardous Energy Title 29 of the Code of Federal Regulations.

Councilman Hotaling wanted to thank the Highway Department for all of their hard work on this, and getting it all lined up for all of the other departments to use as well.

Supervisor Wormuth stated that it has been distributed throughout the town where necessary, to the Building department and the water department. We are in compliance.

RESOLUTION NO. 224

Offered by Councilman Hotaling, seconded by Councilwoman Parker: Approved by the vote of the Board: Ayes: Wormuth, Hotaling, Parker, Hayner

RESOLVED, that the Town Board accepts the Water Report for October billing as submitted by the Director of Water.

9-27-2011 8:46 AM
ZONE: 01

** BILL CALCULATION **
REGULAR BILLING

PAGE: 414
CALCULATION: 1

***** REPORT TOTALS *****

ACTIVE ACCOUNTS:	NUMBER#	TOTAL ARREARS	TOTAL CURRENT	TOTAL BALANCE	ACTIVE ACCOUNT RECONCILIATION
DISCONNECTED ACCOUNT	2	0.00	20.00	20.00	NEW ACCOUNTS:
FINALED ACCOUNTS:	0	0.00		0.00	DISCONNECT--NO TRF:
INACTIVE ACCOUNTS:	20	0.00		0.00	DISCONNECT--TRANSFER:
** TOTALS **	5,439	77,141.70	901,133.28	978,274.98	
CALCULATION SUMMARY		TOTAL CHARGES:	901,133.28		
		DEPOSIT RETURNS:	0.00		
		TOTAL CURRENT:	901,133.28		

***** SERVICE CATEGORY TOTALS *****

CATEGORY	NUMBER	TOTAL NET	FUEL-ADJ	TOTAL TAX	TAXABLE	BILLED CONSUMPTION	UNBILLED CONSUMPTION	TOTAL CONSUMPTION
WA WATER	5415	901,133.28	0.00	0.00	0.00	213799,018.0000		213799,018.0000
TOTALS		901,133.28	0.00	0.00	0.00			

***** REVENUE CODE TOTALS *****

R/C DESCRIPTION	G/L ACCOUNT#	AMOUNT
SERVICES:		
100-CONSOLIDATED	30 -1-0350.10	843,229.07
101-DISTRICT 1	70 -1-0350.00	13,665.22
102-OUTSIDE USER	30 -1-0351.20	44,238.99
R/C TOTALS		901,133.28

***** RATE TABLE TOTALS *****

CAT CODE	TBL DESCRIPTION	SCHED	NO#	TOTAL NET	FUEL-ADJ	TOTAL TAX	TAXABLE	CONSUMPTION	MLT.
WA 100	CF WATER -CUBIC FOOT	CF	3	386.42	0.00	0.00	0.00	52,360.0000	
WA 100	COM WATER -COMMERCIAL	COM	493	218,776.58	0.00	0.00	0.00	61,538,309.0000	
WA 100	MFG WATER -MANUFACTURING	MFG	3	45,063.60	0.00	0.00	0.00	13,557,350.0000	
WA 100	MIN WATER -MINIMUM BILL	MIN	1	10.00	0.00	0.00	0.00	18,000.0000	
WA 100	OUT WATER -OUTSIDE USER	OUT	1	44,238.99	0.00	0.00	0.00	8,299,999.0000	
WA 100	R1 WATER -DISTRICT #1	R1	133	13,278.80	0.00	0.00	0.00	1,789,100.0000	
WA 100	RES WATER -RESIDENTIAL	RES	4781	579,378.89	0.00	0.00	0.00	128,543,900.0000	
TOTALS				901,133.28	0.00	0.00	0.00		

Dist #1

Cons.

Billed

13,665.22

812,046.39

includes 14,741.00 billed to Clifton Park Water Authority

Usage

1,789,100

1,841,460

202,039,558

203,881,018

797,305.39

CP + 14,741.00 > 812,046.39

999,800

118,625,900

RECEIVED

OCT 17 2011

TOWN OF HALFMOON

LYNDA A. BRYAN, TOWN CLERK

RESOLUTION NO. 225

Offered by Councilwoman Parker, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Wormuth, Hotaling, Parker, Hayner

RESOLVED, to authorize the Supervisor to make the Transfer between Appropriations and 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	\$1,511.00
	Subsidiary: 25-4-2189 Home & Community Services	\$1,511.00

Credit:	Appropriations	25-960	\$1,511.00
	Subsidiary: 25-5-1440.40 Engineering		
	Contractors Inspections	\$1,511.00	

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

NAME	AMOUNT
Gils Garage	\$550.00
Route 9 Grocery/Retail	\$961.00
TOTAL	\$1,511.00

Transfers between Appropriations:

From Account	To Account	Amount	Reason
20-5-5110.40 General Repairs	20-5-5140.41 Contractual Fuel	\$5,300.00	Transfer of appropriations to cover purchase of fuel for Town vehicles.
10-5-3989.40 Public Safety – Contractual	10-5-3610.40 Code Enforcement Contractual	\$1,000.00	Transfer of appropriations to cover purchase of fuel costs for code enforcement.
10-5-7140.40 Recreation Contractual	10-5-7140.20 Recreation Equipment	\$77.54	Transfer of appropriations to cover purchase of equipment for recreation program.
10-5-1990.40 Contingency	10-5-5010.41 Highway – Senior Van	\$1,420.00	Transfer of appropriations to cover purchase of fuel costs for senior van.

The Supervisor opened public privilege for discussion of non-agenda items.

Deanna Stephenson said: just a question, I do not know if anyone has brought up to anybody, issues with the water billing for the last quarter? I have had a few residents come to me, and I have to tell you personally, ours has doubled in the billing. I am not sure why, our usage has not gone up. It was a nice hot and rainy summer. I am not sure if anybody brought up any issues, you may want to look at that if possible.

I have one neighbor, actually, it doubled up on him, he was paying 200 and now is paying 800. He said, "What did I do differently?"

Supervisor Wormuth suggested that he contact the water department to make sure that there is not a leak somewhere. We did do a slight increase in our water fees

last year, but this would not have been in this quarter. This does seem drastic to me, so I would contact the water department and they will send someone out to test and make sure there's not an issue. Certainly if there is an issue, we will do what we can to resolve that. But, I have not had any complaints in my office and none were forwarded from the Clerk's Office.

Deanna Stephenson said; not just in district 8 either, FYI.

Supervisor Wormuth thanked her

There being no further business to discuss or resolve, on motion by Councilwoman Parker and seconded by Councilman Hotaling the meeting was adjourned at 7:55 pm.

Respectfully Submitted,

**Lynda A. Bryan,
Town Clerk**