

The August 17, 2022 meeting was called to order at 7:00 pm by Town Supervisor Tollisen in the A. James Bold Meeting Room with the following members present:

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

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

COMMUNITY EVENTS:

The **“BUY A BRICK”** program for the Halfmoon Veterans Walk of Honor at the Halfmoon Veterans Memorial in the Town Park is now accepting orders. Create a lasting tribute for your veteran. For more information please call 371-7410 ext. 2200 or visit our website www.townofhalfmoon-ny.gov.

FARMER’S MARKET: Every Wednesday from 3-6 in the Abele Park. Come visit our local farms, crafters, and vendors that will be on hand every week.

CONCERT IN THE PARK with CRUISE IN: Friday, August 19th at the Stage in Town Park from 6:30 – 9:00 PM. Bring your chair and enjoy a concert under the stars!

CHAMPLAIN CANAL TRAIL WALK & PICNIC IN THE PARK: Saturday, August 20th from 10:30 – Noon (Rain date August 21st) Arrive at Lighthouse Park by 10:30am for shuttle to Upper Newtown Trail Head and walk begins at 11:00am. Lunch provided at the Lighthouse Park. Walk approx. 1.97 miles, carts available. Register in the Recreation Office or online at halfmoonny.myrec.com

2022 RABIES CLINICS: August 23, October 8. At the 4-H Training Center 556 Middle line Road, Ballston Spa. Cats 5:30-6:30, Dogs 6:30-7:30
Vaccinations are FREE.

SUSAN B. ANTHONY: An Evening with Susan B. Anthony on Thursday, September 8th at 6:00pm in the Foyer of Town Hall. In 1878 Susan submitted a proposed amendment to the Congress and 42 years later in 1920, it became the 19th Amendment to the U.S. Constitution. Come and listen to her story!

PAPER SHREDDING DAY: Saturday, September 17th from 9:30am to 11:30am at the Highway Department located at 322 Route 146. This is a FREE service to Town Residents, but you are encouraged to bring canned items for donation to a local food pantry with a maximum of 3 bags/boxes to be shredded. Registration not required.

FALL CLEANUP: Fall Cleanup is limited to Halfmoon Residents and no contractors. A required Transfer Station sticker can be obtained at the Town Clerk’s Office. Dates: September 20, 23, 24, 27, 30 and October 1st.

Times: Tuesday 8am-12pm, Friday 12pm-5pm, Saturday 8am-3pm
Fees: Car Load \$5.00, Truck/Van Load \$10.00, Trailer/UHaul, Priced accordingly. Regular household garbage, charged normal rate

END OF SUMMER FAMILY FUN FEST: Saturday, August 20th from 1:00 to 5:00. Local Fire Departments with Truck Rides, Demo’s & Obstacles, GaGa Tournament, Music, Food, Bounce House, Kids Games, Balloon Animals, & Much More!

HARVEST FESTIVAL: Saturday, September 24 from 12:00pm to 4:00pm Kids fun activities, Shopping/Vendors 12:00pm to 7:00pm. Chicken BBQ Dinners 4:00-6:00pm, Live Music Featuring Jukebox Rebellion 4:30-7:00pm and Fireworks at 7:00pm. Come and join us for a fun filled day!

TOWN MEETINGS:

Town Board Meetings: 1st & 3rd Wednesday of month at 7:00pm. Pre-meeting at 6:15 pm

Zoning Board of Appeals: 1st Monday of month at 7:00 pm. Pre-meeting at 6:45pm

Planning Board Meeting: 2nd & 4th Monday of the month at 7:00 pm. Pre-meeting at 6:15 pm (If the Holiday falls on a Monday, the meeting will be held on the next day, Tuesday).

Trails and Open Space Committee: 9/19, and 11/21/22, at 7:00 pm in the Town Hall.

PUBLIC COMMENT (for discussion of agenda topics)

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor)

There are a number of Community Events on Saturday. One is the Champlain Canal Walk & Picnic in the Park. Learn about the Waste Water Weir and have a picnic at the Lighthouse Park at the end. Please join us Saturday morning for that. You can register by calling the Recreation Department or my office. From 1-5 there is the End of Summer Bash where all of our Fire Departments have different activities for our children and for the public. There is a GaGa Ball Tournament put on by the Recreation Department. If you are around on Saturday, there are plenty of events here in Town for you!

Paul Hotaling (Deputy Town Supervisor): (1) Chair of Personnel Committee (2) Ethics Committee, (3) Liaison to Trails and Open Space Committee (4) Chair of Infrastructure & Safety (Water, Highway, Building & Maintenance) (5) Co-Chair for Character Counts

I just want to highlight:

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John Wasielewski (Town Board Member): (1) Liaison to Planning Board, (2) Chair of Committee of Emergency Services and Public Safety, (3) Liaison to Animal Control and related services

Thanks, Mr. Supervisor. As you just mentioned that on Saturday from 1-5 at the Town Park, the End of Summer Festival, is really a showcase for all four of the Fire Departments to display their equipment and show you around the trucks, it's a

great time for kids. We also have a Medi-Vac Helicopter planned to attend. It should be a lot of fun, especially for the kids and the weather is supposed to be great so we are looking forward to a very good day! That's all that I have this evening, thanks.

Jeremy Connors (Town Board Member): (1) Liaison to Zoning Board; (2) Liaison to Trails and Open Space Committee, (3) Chair of Business and Economic Development Committee (4) Chair for Not For Profit Organizations

Excused

Eric Catricala: (1) Co-Liaison to Planning Board, (2) Co- Chair of Business and Economic Development Committee (3) Chair for Parks and Athletic Organizations, (4) Chair for Recreation (5) Co-Chair for Character Counts

I have no report this evening.

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

Thank you. Friday, September 2nd, I will be doing a presentation at the Library about the Mott Apple Empire that started here in Halfmoon on Farm to Market Road. This is one of my favorite pieces of Halfmoon History and it's almost apple time!

Dana Cunniff (Receiver of Taxes): (1) Chair of Committee on Residents Relations

Lyn Murphy, Esq., (Town Attorney) Excused

Cathy Drobny, Esq. (Town Attorney) I have nothing this evening.

Supervisor Tollisen: Let me just highlight that the Town is moving forward with some water projects and tomorrow, I will be signing documents on behalf of the Town Board for the bonding project. The Moody's rating for the Town is AA Stable. They noted in the Moody's Report that the Town is in good financial condition. We have ample reserves in place and the Town continues to address concerns, even during the year of Covid, the Town had a million dollar surplus based upon saving money and doing only what we needed to do. But know that the Town is in financial good shape. Signing of the bonds is tomorrow, the closing is next week, but note that that will be with no additional tax to the residents, it will be paid for through town budget, already budgeted monies. So, good news for the Town and we look forward to the extra water tank and water lines being put in for our infrastructure.

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

Supervisor Tollisen: Department Reports and the monthly Department Manager Reports are listed and can be viewed in the Town Clerk's Office. We do ask our Department Managers to provide monthly reports in addition to having Department Manager monthly meetings that we all discuss the important things that go on in each of the offices.

DEPARTMENT REPORTS –

1. **Building Permits**

Total # Permits – 73 Total Fees Submitted to the Supervisor - \$40,841.50

2. **Fire Inspections**

Total # Inspections – 20 Total Fees Submitted to the Supervisor - \$1,840.00

3. Town Justice Suchocki

Total # Cases – 90 Total Fees Submitted to the Supervisor - \$13,909

4. Town Justice Fodera

Total # Cases – 153 Total Fees Submitted to the Supervisor - \$13,862

DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office) Recreation Department, Building/Code Enforcement, Planning Department, Assessor's Office

CORRESPONDENCE

1. Received from the Town Planning Board Resolutions approved at the July 25, 2022 meeting: Change of Use/Tenant Applications for Sleep in Heavenly Peace, Farm to Market Storage Center, 40 Farm to Market Road, for Authentic Imaging, Farm to Market Storage Center, 40 Farm to Market Road, for Elite Contracting, Farm to Market Storage Center, 40 Farm to Market Road, for a Minor Subdivision for King PDD Subdivision, 3 & 5 Halfmoon Crossing Blvd., and for Co-Location of Telecommunications Equipment for Verizon Wireless, 15 Route 236.

Received & Filed

2. Received from the Town Planning Board Resolutions approved at the August 8, 2022 meeting: Sign Application for M and C Electrical Solutions, 13 Morris Lane, for Care Access, 9 Parkford Drive, for Hidalgo Taco's and Produce, 1503 Route 9, and for J. Dunn Group, 518 Hudson River Road, for approval of Change of Use/Tenant & Sign Application for Gepetto's Pizzeria, 1408 Route 9 and for a

Received & Filed

3. Received from the Planning Board that they are in receipt of a Special Use Permit application (22.122) for the Tech Property Management Accessory Structure project, proposed at 570 Hudson River Road.

Received & Filed

4. Received from the NYS Ag & Markets, notification that the Municipal Shelter Inspection Report completed on July 22, 2022 was rated "Satisfactory".

Received & Filed

5. Received from NYMIR, New York Municipal Insurance Reciprocal, their 2021 Annual Report.

Received & Filed

NEW BUSINESS

RESOLUTION NO. 258-2022

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

Abstain: Wasielewski

Resolution Introduced by Town Clerk Bryan

POLL OF THE BOARD

Councilman Catricala Aye

Councilman Hotaling Aye

Supervisor Tollisen Aye

RESOLVED, that the Town Board approves the minutes of Town Board Meeting of August 3, 2022, as presented.

RESOLUTION NO. 259-2022

Offered by Councilman Wasielewski, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, & Catricala
Resolution Introduced by Town Justice Suchocki

RESOLVED, that the Town Board hereby removes the provisional status of Patricia Finigan as a Court Clerk, subject to the review and approval of the Town Attorney.

Supervisor Tollisen: I will note that Ms. Finnigan was provisional due to the Civil Service test and she did pass that, so congratulations to her and she is now permanent employee of the Town.

RESOLUTION NO. 260-2022

Offered by Councilman Wasielewski, seconded by Councilman Catricala: Approved by the vote of the Board: Ayes: Hotaling, Wasielewski, & Catricala
Recused: Tollisen
Resolution Introduced by Deputy Supervisor Hotaling

Supervisor Tollisen recused himself from this resolution and Deputy Supervisor Hotaling presided

POLL OF THE BOARD

Councilman Catricala	Aye
Councilman Wasielewski	Aye
Deputy Supervisor Hotaling	Aye

RESOLVED, that the Town Board set a Public Hearing for the Tribley Residential PDD for September 7, 2022 at 7:00 PM or as soon as the agenda allows in the A .James Bold Meeting Room.

RESOLUTION NO. 261-2022

Offered by Councilman Wasielewski, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, & Catricala
Resolution Introduced by Comptroller Hatter

RESOLVED, that the Town Board approves the Comptroller's report for the month of July, 2022, as presented.

RESOLUTION NO. 262-2022

Offered by Councilman Wasielewski, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, & Catricala
Resolution Introduced by Supervisor of Buildings and Grounds Maiello

RESOLVED, that the Town Board authorizing the Supervisor to enter into an agreement with MJ Engineering and Land Surveying, P.C.in the not to exceed amount of \$39,000.00 for the surveying, ROW mapping, design coordination, and the construction and bid documents in accordance with the NYS Canalway grant to expand the trailhead parking area on Canal Road in the Crescent Park with the project amount not to exceed \$200,000.00 which includes a 50% match from the

Town, said monies to come from the Recreation Fees located in the Special Revenue Fund, and to authorize the Supervisor to sign the agreement and any documentation necessary to complete the work, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 263-2022

**Offered by Councilman Hotaling, seconded by Councilman Catricala: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, & Catricala
Resolution Introduced by Supervisor of Buildings and Grounds Maiello**

RESOLVED, that the Town Board authorizes the Supervisor to enter into an Agreement with American Fireworks Display, LLC, to provide an aerial fireworks display, including all fireworks, equipment, labor, transportation and insurance coverage on Saturday, September 24th, 2022 or any rescheduled date, in the not to exceed amount of six thousand five hundred dollars (\$6,500.00), to waive any fees associated with the display, and to authorize the Supervisor to execute any documents necessary to effectuate the Agreement, subject to the review and approval of the Town Attorney.

Councilman Wasielewski: I think that is a reasonable amount, we have done these things in the past, did we get bids on this? We did? Ok. Alright, thank you.

RESOLUTION NO. 264-2022

**Offered by Councilman Wasielewski, seconded by Councilman Catricala: Approved by the vote of the Board: Ayes: Hotaling, Wasielewski, & Catricala
Recused: Tollisen
Resolution Introduced by Supervisor of Buildings and Grounds Maiello**

Supervisor Tollisen recused himself from this resolution and Deputy Supervisor Hotaling presided

POLL OF THE BOARD

Councilman Catricala	Aye
Councilman Wasielewski	Aye
Deputy Supervisor Hotaling	Aye

RESOLVED, that the Town Board hereby authorizes the Deputy Supervisor to enter into an agreement with Next Generation Roofing to make emergency repairs to the Transfer Station roof in the not to exceed amount of \$31,895.00 and further authorizes the Deputy Supervisor to execute said agreement and any documentation necessary to complete the emergency repairs, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 265-2022

**Offered by Councilman Hotaling, seconded by Councilman Catricala: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, & Catricala
Resolution Introduced by Supervisor of Buildings and Grounds Maiello**

RESOLVED, that the Town Board authorize the purchase of a Forward Plate from Grassland Equipment and Irrigation Corp. pursuant to NYS Contract PC 68896 in the not to exceed amount of \$2307.40 and to authorize the Town Supervisor to

execute any documentation necessary to effectuate the purchase, subject to review and approval of the Town Attorney.

RESOLUTION NO. 266-2022

Offered by Councilman Wasielewski, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, & Catricala Resolution Introduced by Comptroller Hatter

RESOLVED, that the Town Board authorizes the Comptroller to make the attached Creation of Appropriations.

A resolution is necessary 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	\$2,030.00
	Subsidiary: Home & Community Services		
	25-4-2189.00		\$2,030.00
CREDIT:	Appropriations	25-960	\$2,030.00
	Subsidiary: Engineering Contractors Inspections		
	25-5-1440.40		\$2,030.00

Information Only: The above was derived from the following breakdown of charges to be paid on August 18, 2022, Abstract for engineering and related fees.

NAME	AMOUNT
47 Clamsteam Road – Delsignore	\$710.00
ELP Halfmoon Solar Plan	\$1320.00
Total	\$2,030.00

A creation of appropriations is necessary to create the budgetary accounts for the Canal Road Trailhead Expansion project. The Town of Halfmoon will improve and expand an Empire State Trail trailhead near the intersection of Crescent Vischer Ferry Road, Old Canal Road and Crescent Bridge and create a new paved parking area increasing parking capacity. The total project cost is estimated at \$200,000 of which \$100,000 will be funded by the New York State Canal Corporation’s 2021 CFA Canalway Grant Program and matching funds from Rec Fees held in the Special Revenue Fund per resolution dated 5/4/2022.

DEBIT:	Estimated Revenues	35-510	\$200,000
	Subsidiary: Culture & Recreation-Capital Projects-Grant		
	35-4-3897.00		\$100,000
	Subsidiary: Interfund transfers		
	35-4-5031.00		\$100,000
CREDIT:	Appropriations	35-960	\$200,000
	Subsidiary: Special Recreation Facilities-Canal Road Trailhead		
	35-5-7180.21		\$200,000

Create budgetary accounts from Special Revenue Fund:

DEBIT:	Unappropriated Fund Balance	25-911	\$100,000
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CREDIT:	Appropriations	25-960	\$100,000
	Subsidiary: Transfer to Capital Projects		
		25-5-9950-90	\$100,000

PUBLIC COMMENT (for discussion of non-agenda items)

Linda Daily, 976 Hudson River Road: I am here to question a proposal that is in front of the Planning Board regarding the 550 tons of trash a day into the town from a 50 mile radius. Our own ordinances say 138.10 that we will not deposit or store any trash from anywhere outside of town. So, I am wondering why this town is considering such a proposal. I understand the PDD is a process, but this is an impact that is significant beyond any PDD that we have approved through this town, at least for the 14 years that I have been here. So, I am asking for special information sessions for the town so that they can learn the broad impact of this particular proposal because it is significant and will impact the lives of ourselves and our children and the entire future of the town. That is all that I have to say.

Supervisor Tollisen: Thank you and we did get your letter Ms. Daily, and note that it is part of the public record. Please understand, that while it is with the Planning Board, there is a specific process to follow. Understand, that it goes through a number of layers that will include public hearing, public comment and all of that. So, please understand that we take these things very seriously. These things are very important and quality of life decisions and we don't take them lightly. Understand, that there will be public meetings and hearings as well and the public will be notified.

Linda Daily: I just want to state that this is an unusual PDD

Supervisor Tollisen: Like I said to you in the hallway, if at any point you want to come in and meet with me in the office, I am happy to do that and give you as much information that I have. But, yes, we will move forward in a very transparent as we always do.

Linda Daily: I know that this proposal has been struck down in two other towns.

Supervisor Tollisen: Thank you. Anyone else.

Phil Wolfe, 19 Saville Row: I understand that there is a PDD proposal coming from the Planning Board to the Town Board and at the last Planning Board meeting I went too, there was discussion as to a comparison of the square footage of the lots that are in Arlington Heights. One of the Planning Board members had mentioned that there is 10,000 square foot and that the Tribley development that was proposed next door would have 10,000 square foot mostly as part of their lots and maybe a few that were under, might be acceptable. I just want to correct the record that the lots in Arlington Heights, the smallest lot is

- 3 lots that are 10,000 sq. ft. - 12,000 sq. ft.
- 30 lots that are 12,000 sq. ft. - 16,000 sq. ft.
- 22 lots that are 16,000 sq. ft. - 20,000 sq. ft.
- 15 lots that are 20,000 sq. ft. - 60,000 sq. ft.
- 3 lots that are less than 10,000 sq. ft.

So, there are no comparisons, because over half of them are greater than 16,000. There is not really a comparison by saying that Tribley can have a minimum of 10,000 sq. ft. to the actual lots in Arlington Heights. That is all that I wanted to bring forward. Thanks.

Deputy Supervisor Hotaling: Thank you.

Mike Morand, Arlington Heights: Has the town thought about issuing or controlling, I don't know if controlling is the right word, issuing permits for Air BNB rental properties in the town? I don't know if you have discussed that or not? Colonie has issued only 40 permits for Air BNB rentals. I don't know if this Board is going to consider something like that because I have seen areas that people buy houses and turn it into an Air BNB and people come and go every week in a residential area and don't know the area or the rules. I don't know if you have considered this or will in the future.

Supervisor Tollisen: I can give you a brief response, you have a very good question. We have looked at it at the county and at this point the county has not made any decisions with respect to a uniform policy for Air BNB's. The county can move forward with restrictions and regulations and some say that if you do this you are just inviting people to do it more. It is something that the town can look at and maybe should look at moving forward. It actually is a very good question and not something that has been brought up to me, but I am pretty familiar with it. It has been discussed in meetings at the county and there are people on both sides of this, but it is something we should look into.

Mike Morand: What's concerning to me but not so much in our area, but some homes have elevators that when children see an elevator they think that it is a toy and unfortunately children have died being crushed by elevators. I know that there are a few in the area.

Supervisor Tollisen: Saratoga Springs is a big area for sure. Thank you, I think that it is good to look at.

Mike Morand: Thank you.

Supervisor Tollisen: Who else would like to speak tonight? Anyone on line? Thank you for coming to our Town Board meeting tonight.

There being no further business to discuss or resolve, on a motion by Councilman Hotaling and seconded by Councilman Wasielewski, the meeting was adjourned at 7:21 pm.

Respectfully Submitted,

Lynda A. Bryan, Town Clerk