

The December 20, 2017 Regular meeting was called to order at 7:00 pm by Supervisor Tollisen in the A. James Bold Meeting Room at the New Town Hall with the following members present:

Kevin J. Tollisen, Supervisor
Paul L. Hotaling, Councilman
John P. Wasielewski, Councilman
Daphne V. Jordan, Councilwoman
Lyn A. Murphy, Town Attorney
Cathy L. Drobny, Deputy Town Attorney
Lynda A. Bryan, Town Clerk

Jeremy W. Connors, Councilman – Excused

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

PRESENTATION: REGENCY PARK PDD

Jeff Williams from Bruce Tanski Construction & Development, I am here with the applicant Mr. Bruce Tanski to give an update for the proposed Regency Park PDD

Regency Park Planned Development District presented their proposal for a three-story multi-use building on Route 9

- It is a 71-acre parcel in the northwest corner of the Town of Halfmoon currently zoned light industrial, commercial
- We are here tonight for the Multi use building that will front on Route 9 for commercial space located on the ground-floor and residential apartments on the second and third floors
- Footprint 380' X 66' with approximately 25,000 square feet per floor
- Commercial space of 10,800 feet for 14 tenants, with 24 garage bays
- Public Benefit: One year free lease to prospective commercial tenants to attract businesses and establish themselves and \$1000 per unit at C.O. (Certificate of Occupancy)
- There will be a total of 42 apartments: 22 on the second floor and 20 on the third floor.
- 24 one-bedroom units and 18 two-bedroom units with washers and dryers, state-of-the-art kitchens over-looking a great room.
- Rents for one-bedroom apartments are approximately \$1050 to \$1200 per month and \$1250 to \$1400 for a two-bedroom apartment for 55 year old & older renters with 122 parking spots
- Municipal water will be extended from Kennedy Lane, municipal sewer will be provided by connecting to an existing line on Liebich Lane & Storm Water will be treated on the site according to the states latest guidelines

We are highly motivated to build the building, but in order to do so we will need to gain recommendation from the Planning Board, come back to this board for PDD legislation and in the end, hopefully gain final approval from the Planning Board for site plan approval. We thank you tonight for the opportunity to present the updates to the town on the latest proposal and we look forward to working with the town on this new exciting project. Thank you!

Supervisor Tollisen: Are there any questions?

Councilman Wasielewski: I would agree with you this is a pretty attractive-looking building and I think the demand for this kind of building and housing is there in the town. My question would be any further development within this PDD, things that might go on behind this PDD, would they need to come back before this board for additional approval or would they all be included in this?

Attorney Murphy: It is my understanding with regard to the history of the project, they are coming before you to update you on Phase I, but the entire PDD is what will be recommended back to you and that includes the phasing in the back. They are not pulling this part out of the PDD. This is part of a larger PDD that you saw originally.

Councilman Wasielewski: Even though further development may not happen for years, right?

Attorney Murphy: It is part of a phasing plan, correct.

Jeff Williams: We agree to that. Right now, we are going to keep it light industrial/commercial. We have shown the Planning Board in the past a potential build out of light commercial uses; warehouse and office. So that was just the potential buildout for the rest of the parcel. I think that if we did come up with a

ifferent idea, we would have to come before the board to amend the PDD if there were a different type of usage.

Councilman Wasielewski: Earlier versions of this had, for lack of a better term, mobile homes for seniors on there. Is that still under consideration?

Bruce Tanski: You are forcing me to say something that I don't want to say. There are a lot of things under consideration. Right now we have been trying to market this and Mark Recuki bought all the property across the street from Bob Van Patten and that is going to be light industrial and it is all going to be warehouse and there really is no light industrial. I have this place for sale now for 7-8 years and we just can't get any bites on it. I am trying to resort to something that the town needs. No, we are not going to build any mobile homes or anything like that. If we do anything, it will be stick built with the town's blessing.

Councilman Wasielewski: OK, thank you.

Councilman Hotaling: As of right now, you are planning two phases?

Bruce Tanski: We just don't know. It depends on what comes along, if anything.

Supervisor Tollisen: Any other questions? I don't believe that we need to have any action. It is already with the Planning Board. I do appreciate you coming back to us. You have already been referred to Planning previously. You have heard the comments of the board tonight that this is a positive project in the town and we appreciate you coming back and giving us this update. Thank you.

Bruce Tanski: Thank you very much folks and happy holiday!

Supervisor Tollisen: Next thing on our agenda is an update from the Celebrations Committee, David

PRESENTATION: CELEBRATIONS COMMITTEE

David Maxfield, President of the Celebrations Committee

Good Evening, my name is David Maxfield and I live at 83 Guideboard Road, Halfmoon, New York. I am a volunteer on Halfmoon Celebrations. For those of you that don't know what Halfmoon Celebrations is, we are a not-for-profit organization that is run by town volunteers who have the commitment to deliver FREE family fun programs to our residents that build on the foundation of a strong neighborly community.

These events would not be possible without these passionate volunteers and they are: Traci McCumber, Mara Sweeter, Liz Meier, Anna Nickerson, Paul Hotaling, Ed Jordan, Kristen Woodworth, Eric Clark, Donna DeVoe, Joyce Varriale, Mary Wilcox, Erin Palmer, Francyne Cunningham, Melissa Marcella, Marlene Silver and Sandy McAlonie and Margo Crowther. We would also would like to thank the behind the scenes people and departments if you will that provide extra help to us, when needed, they are: Terri Russell, Kevin Tollisen, the Parks Department, The Buildings Department, Highway Department and the Recreation Department.

This association also could not be possible without our local sponsors. This year we were able to obtain 27 local sponsorships to make these free events possible for our town and the surrounding communities. So I ask you to please, support these following local sponsors: 1st National Bank of Scotia, Architectural Glass and Metal, Bast Hatfield, Capital Region Landfills, Capital Title Services LLC, Carola, Bagnoli and Tollisen PLLC, CHA, County Waste & Recycling, Clifton Park-Halfmoon EMS, Council Woman Daphne Jordan, DeCrescente Distributing, Holiday Inn Express, Jack Bryne Ford, LCS&Z Public Accountants & Consultants, Market 32 by Price Chopper, McDonalds Both Exit 8 Grooms Road and Route 9 Locations, Prestige Vending, Refreshment & Catering Services, Senator Kathy Marchione, Stewart Shops, Supervisor

Kevin Tollisen, The Chamber of Southern Saratoga County, The Connors Agency, The Tire Warehouse, Town of Halfmoon, Trustco Bank, Waste Connections and Wojtowicz Trucking.

Most of you are aware that I made the difficult decision of stepping down as President of Halfmoon Celebrations Association. Over the past 10 years I have observed this committee and our events flourish. I am extremely ecstatic about what we all established for the Town of Halfmoon and the surrounding communities. These events have become a staple in the Town of Halfmoon and have become traditions to many of your families. Yes, I made missteps along the way; nevertheless we grew from them generating improved and safer events from the last one. There have been numerous obstacles along the way, however we conquered them all as a team. I have made so many friends being part of this association and built relationships with an abundant amount of people throughout New York State. In spite of all of this, I know when it's time for me to step down and allow this committee to grow even more with fresh concepts. Being President of Halfmoon Celebrations has given me much gratification in my life. I put my heart and soul into providing family friendly events for the residents of Halfmoon and the surrounding communities to enjoy. I hope that you all had a chance to experience the passion that we put into each and every event over the past 10 years of me being part of this remarkable association.

With that being said I requested that the committee vote for a new president and to revote for Vice President, Treasurer, Secretary, Web Master. The new President of Halfmoon Celebrations is Traci McCumber, the new Vice President is Donna Devoe, the Treasurer will remain as Mara Sweeter, Secretary will be Francyne Cunningham and Web Master will remain as Eric Clark. These new leaders will guide Halfmoon Celebrations for the 2018 year. I am certain that this energetic administration will do an amazing job. I am not sure what the vision will be for 2018, however I will have Traci McCumber come up to the podium to inform you of her vision for 2018.

So as my last time at the podium I want to wish you all a very Happy, Healthy and Safe Holiday Season!

Thank you!

Traci McCumber: Thank you Dave, Kevin and Board members. I can't follow that and Dave has already said some of the things that I wanted to say. Dave has some pretty big shoes to fill and I hope that I can do what he has done for the past 10 years. We have a great group of volunteers. I look forward to working with them and the town. My visions for 2018 are pretty much going to stay steadfast and continue to offer the Easter Eggstrvangza, the Fall Festival, the Holiday Stop and Shop, Holiday Celebration and the Memorial Tree Lighting Service. If we get sponsors and our sponsor base goes up, we would like to reintroduce some of the older things that we did; Movies & Concerts in the Park, some Puppet shows and some new ideas. We look forward to working with the town and to provide these events. Thank you very much!

Supervisor Tollisen: I would like to acknowledge our Celebrations Volunteers, so please stand up! Thank you for your hard work throughout the year. The Town of Halfmoon works with you on these events and it's fantastic. So, thank you from the bottom of our hearts. David, we are not letting you go away. We would be remiss if we did not acknowledge your 10 years as President of the Celebrations Committee

Supervisor Kevin Tollisen presented Maxfield with a framed "thank you" that stated:

"To David Maxfield in grateful recognition of your dedication, talent and commitment to the residents of the Town of Halfmoon and our surrounding communities in your work as President of the Halfmoon Celebration Association, we say a sincere thank you."

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

Town of Halfmoon WINTER CARNIVAL February 3rd from 2:00 – 6:00pm at Town Hall. There will be a Bonfire, ChiliCook-Off, Fireworks and Live Music by Sean Lyons

TOWN MEETINGS:

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

Pre-meeting at 6:30 pm

Zoning Board of Appeals: 1st Monday of month at 7:15 pm. Pre-meeting at 7:00 pm

Planning Board Meeting: 2nd & 4th Monday of month at 7:00 pm. Pre-meeting at 6:00 pm

Board of Assessment Review: 4th Tuesday in May

Senior Center Business Meeting: 1st Wednesday of month at 1:00 pm

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

Open Space & Trails Committee: Feb 20, April 16, June 18, Aug 20, Oct 15, and Dec. 17, the 3rd Monday except Feb due to holiday.

Resident Relations Committee: TBD

Business & Economic Development Committee: TBD

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor)

Paul Hotaling (Deputy Supervisor): (1) Chair of Parks & Recreation, (2) Chair of Town Infrastructure (Water, Highway, Building & Maintenance), (3) Chair of Character Counts, (4) Chair of Personnel Committee, (5) Chair of Safety Committee

John Wasielewski (Town Board Member): (1) Chair of Ethics Committee, (2) Chair of Committee on Emergency Services and Public Safety (Emergency Corps, Fire Department, Police); (3) Chair of Committee on Resident Relations, (4) Liaison to Planning Board

I have nothing to report tonight, Mr. Supervisor.

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

The Trails and Open Space Committee met Monday night and rehashed what was presented here a couple of weeks ago regarding what we have been calling the Halfmoon Preserve. The committee is very excited that the town is moving forward on this. I understand that a couple of the committee members will be going out with Rich Harris and Parks Director Paul Maiello and Barton & Logudice, our grant writers to investigate the preserve one more time.

Also, last week, in case people didn't see it; Prosperity Partnership has embraced what the Business and Economic Development Committee has been calling Area 3 for the last three years when the idea came forth that it would be a good industrial site. It has the river, rails and roadway for manufacturing and we are looking for clean and green business to go there. Pete Bardunias, our Southern Saratoga

County Chamber of Commerce CEO and member of the Business and Economic Development Committee has been churning this idea in the news and with everyone that he has spoken too for the last three years, and now the Prosperity Partnership is taking the project under their wing and moving forward with it. We have had several big businesses interested and we will see what happens.

Supervisor Tollisen: I think that 2018 is going to be a good year for the Town of Halfmoon!

Councilwoman Jordan: I think it will be!

Jeremy Connors (Town Board Member): (1) Liaison to Planning Board; (2) Chair of Animal Control Committee (3) Chair of Committee on Not for Profit Organizations; (4) Co-Chair of Business & Economic Development Committee (5) Chair of Committee for Baseball/Athletic Organizations

Excused

Lynda Bryan (Town Clerk): (1) Chair of Senior Programs, (2) Chair of Committee on Historical Archives (3) Co-Chair on Residence Relations Committee

The Halfmoon Historical Society will not be having a monthly meeting during December and January. They will resume their meetings on February 27th at 7:00 PM at the Society building.

Lyn Murphy, Esq., (Town Attorney)

Cathy Drobny, Esq. (Town Attorney)

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

DEPARTMENT REPORTS – month of November

1. Building

Total # Permits – 80 Total Fees Submitted to the Supervisor - \$22,405.00

2. Fire

Total # Permits – 19 Total Fees Submitted to the Supervisor - \$1,405.00

3. Fire Inspections

Total # Permits – 23 Total Fees Submitted to the Supervisor - \$1,240.00

DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office) month of November – Planning Department

CORRESPONDENCE

1. Received from the Town Planning Board Resolutions approved at the December 11, 2017 meeting: Sign Application for the Klam'r, 32 Clamsteam Road, for the Garage Sale, 45 Route 146, for NewMeadow School Inc., 23 Sitterly Road and for Mr. Formal Wear, 1505 Route 9 (GlennPeter Jewelers Plaza), Approval of a Change of Use/Tenant Application for IFIXANDREPAIR, 1549 Route 9 (WalMart), for Power's Irish Pub/Giffy's Barbecue, 130 Meyer Road and for International Plumbing, 425 Route 146, and Approval for a Minor Subdivision Application for Crescent City Mobile Home Park, 1470 Route 9.

Received & Filed

2. Received from the U.S. Army Corps of Engineers, a copy of the letter to Chris Marchand, CGM Construction, Inc. for the Subdivision of the lands of CGM Construction, Inc. Brookwood Road. Based on the information provided, the

proposed work may be authorized under the Dept. of the Army nationwide general permit #29.

Received & Filed

3. **Received** from the U.S. Army Corps of Engineers, a copy of the Permit Application by Brandon Mills for the property on 20 Johnson Road. Based on the information provided, the proposed work may be authorized under the Dept. of the Army nationwide general permit #29.

Received & Filed

4. **Received** from the State of New York Department of State, notification that Local Law #6-2017, the Expansion of the Tabor Road Truck and Flex Terminal Park, was filed on November 28, 2017.

Received & Filed

5. **Received** from Bruce Tanski Construction & Development, LLC, a letter and site location map re-introducing the proposed Regency Park PDD.

Received & Filed

6. **Received** from the Halfmoon – Waterford Fire District #1, the Certificate of the Results of Canvass of the Election held on December 12th, 2017 electing Dave Cuoco to a five (5) year term as Fire Commissioner for the period of January 01, 2018 to December 31, 2022, electing Alexander Buonanno to a three (3) year term as Fire Commissioner for the period of January 01, 2018 to December 31, 2020, electing John D'Alessandro to a one (1) year term as Fire Commissioner for the period of January 01, 2018 to December 31, 2018.

Received & Filed

7. **Received** from the Clifton Park - Halfmoon Fire District #1, the Certificate of the Results of Canvass of the Election held on December 12th, 2017 electing John Cuttita to a five (5) year term as Fire Commissioner for the period of January 01, 2018 to December 31, 2022, and electing Pamela Ryan to a three (3) year term as Treasurer for the period of January 01, 2018 to December 31, 2020.

Received & Filed

8. **Received** from the West Crescent Fire District, the Certificate of the Results of Canvass of the Election held on December 12th, 2017 electing Paul Berlin to a five (5) year term as Fire Commissioner for the period of January 01, 2018 to December 31, 2022, and electing Kyle Bryans to a four (4) year term on the Board of Fire Commissioners for the period of January 01, 2018 to December 31, 2021.

Received & Filed

9. **Received** from Waste Connections, notification that they will need to institute a price increase of 6% effective January 1, 2018, to use the Colonie Landfill

Received & Filed

10. **Received** from Saratoga County Industrial Development Agency (IDA), a three year review (2015-17) of the projects approved by the IDA for industrial and commercial facilities to advance jobs, prosperity & economic welfare for the people of Saratoga County.

Received & Filed

OLD BUSINESS

1. **Resolution** to take action on the Subdivision Amendment to the Crescent City Mobile Home Park.

RESOLUTION NO. 417-2017

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

RESOLVED, that the Town Board approves the Subdivision Amendment to the Crescent City Mobile Home Park.

NEW BUSINESS

RESOLUTION NO. 418-2017

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

RESOLVED, that the Town Board approves the minutes of Town Board meeting of December 6, 2017 as presented.

RESOLUTION NO. 419-2017

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

WHEREAS, the Town Board intends to adopt Lead Agency status for the amendment to the Northern Generic Environmental Impact Study (GEIS) updating the identified capital projects in the plan project summary to account for development that has occurred since the initial adoption of the GEIS; and

WHEREAS, the Town of Halfmoon intends to act as Lead Agency for the Project;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Town Board of the Town of Halfmoon hereby gives notice of their intent to declare Lead Agency pursuant to the State Environmental Quality Review Act.
2. That the Town Supervisor for the Town of Halfmoon is hereby authorized to execute any necessary documentation to remain in compliance with the State Environmental Quality Review Act.

RESOLUTION NO. 420-2017

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

RESOLVED, that the Town Board schedules a public hearing for the 421 Flex Park Modification, Lot Line Adjustment to the Parkford PDD & NYSEG PDD for January 17, 2018 at 7:00 pm or as soon as the agenda allows in the A. James Bold meeting room.

RESOLUTION NO. 421-2017

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

RESOLVED, that the Town Board approves the Supervisor's report for the month of October, 2017 as presented.

RESOLUTION NO. 422-2017

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

RESOLVED, that the Town Board authorizes the Supervisor to enter into a one year service agreement for 2018 with FS&S for yearly inspection of Fire Alarm and FM200 system at Town Hall at a cost of \$2418.40 and authorizes the Supervisor to execute the agreement, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 423-2017

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

RESOLVED, that the Town Board authorizes the Supervisor to enter into a one year service agreement for 2018 with Alarm & Suppression Inc. for the fire alarm inspection at the Highway Department, Justice Building, Park Maintenance Building, Recreation Clubhouse and the Halfmoon Senior Center in the amount of \$2,425.00 and authorizes the Supervisor to execute the agreement, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 424-2017

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

RESOLVED, that the Town Board authorizes the Highway Department to purchase a John Deere Compact Tractor with the following attachments: Snow Blower, Broom, Cab, and loader, in the not to exceed amount of \$38,132.68, per the review and approval of the Town Attorney.

RESOLUTION NO. 425-2017

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

RESOLVED, that the Town Board Acts as Lead Agency & Issue Negative Declaration for the Saratoga County Water Authority Halfmoon Water Connection – Cary Road, Staniak Road & Booster Pump Station

WHEREAS, the Town of Halfmoon Town Board (“Town Board”) recognizing the need for a reliable potable water source that would benefit the Town and its residents on the site known as Cary Road, Staniak Road & Booster Pump Station; and

WHEREAS, this project is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQR) and therefore subject to the regulations of that law (6 NYCRR 617); and

WHEREAS, the Town Board has conducted coordinated review with the involved agencies pursuant to 6 NYCRR 617.6 and no agencies objected to the Town Board’s request to act as Lead Agency; and

WHEREAS, the Town Board has reviewed the potential impacts identified in the Short Environmental Assessment Form (EAF) and has determined that there will be no significant impacts.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Town Board hereby declares itself Lead Agency; and
2. The Town shall file the attached Negative Declaration in accordance with 6 NYCRR 617.12.

RESOLUTION NO. 426-2017

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

RESOLVED, that the Town Board authorizes the Supervisor to make the attached 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	\$4,497.50
	Subsidiary: 25-4-2189 Home & Community Services		\$4,497.50
Credit:	Appropriations	25-960	\$4,497.50
	Subsidiary: 25-5-1440.40 Engineering Contractors Inspections		\$4,497.50

Information Only: The above was derived from the following breakdown of charges to be paid on December 22 Abstract for engineering and related fees

NAME	AMOUNT
Arlington Heights	\$1,575.00
Glen Meadow	\$270.00
Howland	\$1,365.00
Nordic Property Services	\$170.00
Princeton Heights	\$385.00
Secure It Self Storage RT 146	\$392.50
Stone Crest Inspection Rosewood	\$340.00
Total	\$4,497.50
Total	\$4,497.50

A resolution is needed to create the following budget amendment of appropriations and revenues in the Highway Fund for CHIPS (Consolidated Highway Improvement Program), PAVE NY and Extreme Winter Recovery (EWR).

Debit:	Estimated Revenues	20-510	\$26,776.49
	Subsidiary: 20-4-3501 State Aid CHIPS		\$26,776.49
Credit:	Appropriations	20-960	\$26,776.49
	Subsidiary: 20-5-5112.22 Improvements		

Capital Outlay CHIPS \$26,776.49

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

END OF YEAR TOWN BOARD MEETING: DECMBER 29, 2017 AT 10:00 AM

There being no further business to discuss or resolve, on a motion by Councilman Wasielewski and seconded by Councilman Hotaling, the meeting was adjourned at 7:26 pm.

Respectfully Submitted,

Lynda A. Bryan, Town Clerk