

The July 19, 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:

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

Kevin J. Tollisen, Supervisor – Excused  
Jeremy W. Connors, Councilman - Excused

**PUBLIC HEARING: ROLLING HILLS ESTATES PDD AMENDMENT**

**Deputy Supervisor Hotaling:** First thing on the agenda this evening is a public hearing for the Rolling Hills Estates PDD for an amendment.

**OPEN: 7:02 PM**

**Gavin Vuillaume from Environmental Design representing the applicant for the project which is Clifton Park Materials Group**

**Gavin Vuillaume:** Good evening. This application is a fairly small addition to an existing PDD. The Rolling Hills Estates PDD was enacted by the Town Board several years ago.

- Project is about 103 acres off of Liebich Lane
- 139 residential units on eastern portion of the property & on the western portion of the property, it's approved for 600,000 sq. ft. however there's only 200,000 sq. ft. there now.
- This amendment proposes to add additional 7.88 acres to the NW corner
- Current zoning is AR – Agriculture
- It is part of the mining operation on the property & has already been disturbed & graded on & no wetland areas
- Prime area for light industrial
- Planning Board gave a positive recommendation

**Deputy Supervisor Hotaling:** Does anyone from the Board have and questions or comments? Hearing none, does anyone from the public have any questions or comments? Hearing none, I will close the Public Hearing at

**CLOSED: 7:04 PM**

**RESOLUTION NO. 252-2017**

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

**RESOLVED**, that the Town Board adopts a Negative Declaration for the Rolling Hills Estates PDD and authorizes it to be filed in accordance with the State Environmental Quality Review Act.

**POLL OF THE BOARD:**

Councilwoman Jordan	AYE
Councilman Wasielewski	AYE
Deputy Supervisor Hotaling	AYE

**RESOLUTION NO. 253-2017**

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

**RESOLVED**, that the Town Board approves the Amendment to the Rolling Hills Estates PDD as presented

**POLL OF THE BOARD:**

Councilwoman Jordan	AYE
Councilman Wasielewski	AYE
Deputy Supervisor Hotaling	AYE

**PUBLIC HEARING: CHA PRESENT THE MAP PLAN & REPORT FOR THE WATER DISTRICT EXTENSION**

**Deputy Supervisor Hotaling:** Next is the public hearing for the Map plan & report for the Water District Extension, presented by Clough Harbor

**OPEN: 7:05 PM**

**Matt Abatto from CHA:** I'm the Project Manager on the water district extension project and we are here tonight to present on the towns Consolidated Water District. The purpose of the extension:

- Incorporate those properties, subdivisions and businesses that haven't been formally incorporated into the water district
- We do this every 3-4 years, the last one was in 2012 and prior was 2009

What will be incorporated:

- Water District #1- Pruyn Hill that is currently served by the City of Mechanicville. The town has run a main from Pruyn Hill to that district 7 or 8 years ago and is going to be transferring them onto Halfmoon water. We are embarking on a project right now to replace all of those water mains and construction is scheduled to start in the middle part of August
- Emergency connection with Saratoga County Water Authority and includes water main on Cary Road and a portion of Staniak with construction to begin at the end of this year and going into next year.
- 4 subdivisions since 2012 to be incorporated: Falcon Trace, Pleasant Valley, Paar Estates, and a small extension on Tabor Road
- Some miscellaneous properties
- Copy of the Map, Plan and Report on file of all of the properties that can be viewed

Whenever we do these water district extensions we have to make sure that there is enough capacity to serve these areas. The town gets their water from the City of Troy and there is more than enough water. From a cost perspective, the Water District #1 and the areas that are part of the Saratoga County Water Authority project, those are both being paid for by the town's operating budget. Any of the subdivisions are obviously being paid for by the developer and the only capital cost to the homeowner is to connect to the curb stop to their house. The water rate in the consolidated water district is \$4.50 per thousand gallons so, for a single family home, about \$315 per year. Annual debt service, the town charges \$156 annually, totaling approximately \$470 per year. I work with a lot of communities and that is a very low rate. The NYS Comptroller maximum is about \$966, and in Halfmoon we are about half of that and are pretty lucky to have low rates.

In summary, this more of an administrative task that we do every 3-5 years to incorporate those properties that have not been formally incorporated in the past into the Consolidated Water District.

**Deputy Supervisor Hotaling:** Does anyone from the Board have any questions or comments? Hearing none, does anyone from the public have any questions or comments? Hearing none, I will close the Public Hearing at

**CLOSED: 7:10 PM**

**RESOLUTION NO. 254-2017**

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

**WHEREAS**, the Town Board conducted public hearing on June 19, 2017 to consider the expansion of the Halfmoon Consolidated Water District, and

**WHEREAS**, the Notice of Public Hearing was published and posted as required by law and was otherwise sufficient, and

**WHEREAS**, the Town Board has been determined that all of the property and property owners within the proposed district extension are benefited by the extension, and

**WHEREAS**, the Town Board determined that all of the property and property owners benefited are included within the limits of the proposed district extension, and

**WHEREAS**, the extension of the district is in the public interest, and

**WHEREAS**, the cost per household for potable water is well below the limit as set forth by the Comptroller's Office, and

**WHEREAS**, the Map, Plan and Report prepared by CHA is incorporated by reference into this resolution, and

**WHEREAS**, the Town Board after conducting the public hearing and having heard no opposition thereto, did pass a Resolution authorizing the extension of the Halfmoon Consolidated Water District,

**NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. That the Town Board of the Town of Halfmoon hereby approves the extension of the Halfmoon Consolidated Water District in compliance with New York State Town Law §209.
2. That the extension of Halfmoon Consolidated Water District is approved subject to Permissive Referendum.
3. That this Resolution will take effect upon posting and publishing of the Notice of Resolution as required by law and expiration of the referendum period.
4. That the Clerk is directed to post and publish a copy of this Resolution as required by law.

July 19, 2017

**POLL OF THE BOARD:**

Councilwoman Jordan	AYE
Councilman Wasielewski	AYE
Deputy Supervisor Hotaling	AYE

## **PUBLIC HEARING: GRAYBAR ELECTRIC PDD – AMENDMENT TO THE SARATOGA ECONOMIC DEVELOPMENT CORP. PDD**

**Deputy Supervisor Hotaling:** Next on the agenda is the public hearing for the Graybar Electric amendment to the Saratoga Economic Development Corp. PDD

**OPEN: 7:11 PM**

**John Montagne from Greenman and Pedersen Engineering along with Chuck Dunham from Graybar to answer any questions that you may have**

**John Montagne:** I am going to do a quick power point. It is the easiest way to show what we want to get across on this. We are at the stage now of the Town Board review of the PDD amendments that we have requested. We started back in March with the Town Board and were referred to the Planning Board in May. They had CHA review the project and retained MJ Engineering to do an independent traffic analysis. They passed a favorable recommendation back to this board. We scheduled this Town Board public hearing for tonight and we are here to take comments on the project and between now and August 2<sup>nd</sup>, see if there are any additional comments that come in and hopefully at the August 2<sup>nd</sup> meeting move on the PDD portion of this project. In the month of August we will hopefully be able to go back to the Planning Board for site plan review.

This is an existing PDD that was formed about 31 years ago, the Saratoga Economic Development Corporation PDD

Proposed Phase I – Lot 10 & the only lot not developed in the PDD

- 10 other users: NYS Gas & Electric was the 1<sup>st</sup>, Northeast Control, Bobrow Distribution, Atlantic British LTD., Creatacor, Prestige Services and Grace Fellowship Church
- 32,000 sq. ft. warehouse, 34 ft. tall, 7,200 sq. ft. of office, 18 ft. tall, 1,106 sq. ft. counter area, 10,000 sq. ft. outdoor storage, 64 parking spaces, 2 in bound & 3 out bound loading docks, overhead door, 2 box trucks, 1 flatbed 1 van
- 37 existing employees

Proposed Phase II

- Coming to Halfmoon because they have run out of room in Albany & customers have moved to Halfmoon & want space to expand in future
- 24,000 sq. ft. warehouse expansion & 5,500 sq. ft. office/showroom space and 38 parking spaces.

The PDD modifications that we need are fairly simple:

- 50' modification to the setback along Route 146 (Grace Church had a 75')
- Insure that we have a small counter to look at product & drop off/pick up

Prior Amendments to the PDD since 1986

- 1997 & 2001 which maintained the taxable status of the property where modifications of the use of the setback
- 2007 to allow a non-taxable entity, the church to occupy the SAAB dealership and the only PDD amendment that had a monetary public benefit because that property is now permanently off the tax records

**PDD Benefits:** We will bring existing good paying jobs to Halfmoon, good community neighbor contributing to the community (CDPHP Workforce Challenge,,

Ronald McDonald House, Food Drive, Jeans For Troops, Toys For Tots, Rescue Dogs, WINGS)

- The Albany office generates about \$54,000 to \$55,000 a year in tax revenue. \$20,000 goes to the city and \$34,000 goes to the school district. As a comparison, Lot #10 right now which is a vacant lot generates about \$1,000 in county taxes and about \$3,700 in school taxes. You are looking at a 10 fold in tax increase by bring this business here.

**John Montagne:** Showed the plans of the building, parking and expansion. They want to maintain the mature vegetation intact and keeping the 50' buffer. All entry will be off of Werner Road. He showed the layout and elevation of the building and visibility to the neighboring properties. Also stated that there is one truck that comes from a warehouse in New Jersey Tuesday through Saturday, that is a sister warehouse where they share materials back and forth. It drops product in the warehouse for the next day. That is the only time on a Saturday that there is activity at this facility and nothing on Sunday.

Hours of operation:	Peek
Office 7:30 – 5	7:45 – 8:00 AM / 5:00 – 5:30 PM
Counter 6:30 – 5	6:30 – 7:00 PM / 10:00 – 2:00 PM
Warehouse 5:30 – 5	9:00 AM – 2:00 PM

**John Montagne:** I will turn this over for comments

**Deputy Supervisor Hotaling:** Mr. Montagne, has anybody looked into a curb cut off of Route 146 rather than Werner Road?

**John Montagne:** Yes and we have talked to the Highway Superintendent about this too. There are a couple of issues that exist for this.

- There is a grade change on 146, a guard rail and a regulated wetland between us and the road
- DOT would not allow a 2<sup>nd</sup> curb cut and got rid of the 1<sup>st</sup> curb cut

**Deputy Supervisor Hotaling:** Was this revisited or are you going by past experience?

**John Montagne:** Past experience and in discussion with MJ Engineering, they state that is not going to happen and the Highway Superintendent concurs.

**Deputy Supervisor Hotaling:** If the 50' set back wasn't granted, what would the size of the building be for that lot? What are you gaining with the 50' set back?

**John Montagne:** (John showed on the map what would not be possible without the 50' setback) and stated that it is pretty minor. And they are looking for pretty minor setback restrictions and want to make sure everything is in order before they move their operation up from Albany.

**Deputy Supervisor Hotaling:** Asked where the original property line is right now. John showed him on the map. Hotaling asked if they would lose parking and John stated that the 200' setback is a building setback and not a parking lot

**Councilman Wasielewski:** Obviously, we would like to keep this as attractive as possible, and just to confirm; there will be no razor wire on fencing etc.?

**John Montagne:** No. In the Albany facility in the heat of the Port, there is wire but that is an urban environment in an area that is not secure.

**Councilman Wasielewski:** I thought that we had mentioned the use of berms on the Old Werner Road portion, am I correct? Berms have worked well in the past, cutting down on the noise and pleasing to look at.

**John Montagne:** Showed the current mature vegetation with heavily wooded area and not looking to take down for berms and they are terracing down 10' on that building

**Councilman Wasielewski:** Yes, particularly around #1 Werner Road. I would rather look at a berm than a fence

**John Montagne:** There won't be any fences in that area, only by the outside storage

**Deputy Supervisor Hotaling:** How tall trees are you going to put there? You wouldn't want to put a berm there with a 34' building?

**John Montagne:** 6'-8' at planting of fast growing evergreens, double row. The building is going to be 14' down in the ground, the house is at 230 elevation and our finished is at 214. I have a fairly significant elevation change and with an 8' tree gives 22' of the building screened at the time of planting.

**Councilman Wasielewski:** John, for the benefit of the residents here, can you talk about the traffic that might be generated by this project? It is a concern and as with any project, it is the #1 concern.

**John Montagne:** They concluded the same thing that Route 146 is a busy state highway and the state has to grant any relief. There are two controlled roadways in this industrial park: Enterprise Drive and Werner Road. Both roads are unsignalized. The only way to get signals there would to have warrants which are generated by DOT. This board, on a regular basis has asked DOT to examine the area and I would continue to do that, but the traffic that is generated from this project is very limited. It doesn't add very many trips during the peak periods in the am or pm. There are very few trucks that come in and the conclusions from MJ Engineering are that there was not any appreciable change to the traffic patterns. That is not to say that people who come to the end of Werner Road are not going to experience some frustration as Route 146 is a busy road. DOT wants to keep the traffic moving on 146 as quickly as possible. Their goal is counter to what the town's goal is.

**Councilwoman Jordan:** My comment would be that if you were not asking for the change in setback or that counter space, Graybar could just come in here anyway because it is an industrial park; it has been approved since 1973

**John Montagne:** Correct, we would not be here and just 1 or 2 meetings with the Planning Board

**Deputy Supervisor Hotaling:** Any public comments

**Fred Bahr, 29 Willowbrook Terrace:** That is in the Dater Woods Development. Thank you for the presentation, that was really helpful. I am opposed to a warehouse for several reasons

- Noise. We have been frustrated with what is already there
- Esthetics. 2 story warehouse with fencing
- Light.
- Benefits or lack thereof of a warehouse

This is inconsistent with the recommendation of the Zoning Review Committee

- Recommended Professional Office & Small Business development to minimize traffic impacts. Industry was intentionally NOT recommended

**Councilwoman Jordan:** I just wanted to comment. This PDD was already approved in 1973 so Light Industrial can already go in there. We are not changing anything. I

am not sure what you are saying as far as the ZRC recommendation because that has already been in play and probably before your development

**Mike Burke, 1 Willowbrook Terrace** with my wife and 2 daughters since 2014

- Echo Fred's concerns, primarily traffic at Werner & 146. Highway Superintendent gave a copy of DOT's response to the town's request and that a traffic light was not required
- He and 2 daughters were in an accident off of 146 turning left into Werner
- This may be grandfathered in but things have evolved since 1973 and much more coming bringing more traffic
- DOT report states that essentially no one stops at the stop sign
- I would ask the town to keep pressing the DOT

**Councilwoman Jordan:** Can I ask the Town Attorney a question? As is, we cannot deny someone into the PDD that has already been approved. Another industry can come in who is not asking for a different setback and fit with in the footprint, we can't say no you can't come in because residents are concerned with traffic

**Attorney Murphy:** If they were not asking for an amendment to the PDD, it would not ever come before this board. It would go right to the Planning Board. There wouldn't be a public hearing unless the Planning Board decided to have a public informational meeting and it would be as a right because it is already zoned that way. It would be a site plan issue and not a changing of zone. Yes, you are correct.

**Councilman Wasielewski:** Mr. Montagne, could you address the lighting issue?

**John Montagne:** It is standard lighting that is allowed under the existing zoning with the heights of the poles, LED exterior lighting that is down and inward focused and we have to comply with the Planning Board requirements for no light spill over the property lines. This is a night sky friendly facility

**Councilman Wasielewski:** Similar to what Grace Church or NYSEG has now?

**John Montagne:** It will be less visible because we are maintaining all of the existing vegetation.

**Megan Brown, 39 Willowbrook Terrace,** my husband Jeff Anderson was able to make it to the Planning Board meeting

- Stated received notice by Certified mail few days before and only half of neighborhood received the mailing
- Understanding Councilwoman Jordan's comment; asking what is the legal definition of Light Industrial as it looks to her like that Graybar is completely different from all other businesses in the park
- No one else has trucks coming in 6 days a week at 5:30 am, a lot of noise
- Garbage trucks with their back up noise waking up the neighborhood
- 100 parking spaces alone will increase traffic

**Councilwoman Jordan:** The parking spaces are a formula that the town has that anything being developed is supposed to comply with. What I have read with Graybar, they don't really need all of those spaces, it is by the town's formula that they have to come up with those spaces. I believe that we can change that at some level.

**Deputy Supervisor Hotaling:** It has to do with the per square footage of the building

**Megan Brown:** They have 34 employees and all of the customers and the trucks. At the very least, I would ask that Graybar or the town to not allow trucks to come in at 5:30 in the morning to a residential neighborhood. No one would want that in their neighborhood. This is not what we expected when we purchased our homes

knowing there was light industrial such as church. We were able to work with Creatacor, and that helped but they could not get their garbage people to stop. Helping Hands Day Care has been sold and going to become a 200 child day care with school busses and parent drop offs. Werner Road is basically becoming a highway now. I feel that this is inhibiting the enjoyment of our property. Stone Crest did not get any notification of this hearing Thank you.

**Councilwoman Jordan:** Can I ask our Town Attorney to describe what light industrial is and whether Graybar fits into that definition?

**Attorney Murphy:** I do not have the PDD language in front of me. What I am looking at is Light Industrial Commercial and I will read the light industrial portion of it

- Section 165-15 of the Code, I am telling you that this is not the approved uses for the light industrial park. I don't have those I front of me but this is a sample of how light industrial is defined in the town. Self-storage facility, storage or warehousing of materials or products, assembly, fabrication of products whose components have been predominately manufactured off site. The church is an exception that is not a light industrial use. Many of the other uses in the park are frankly similar to what they are describing, however, I can't tell you when the traffic starts there or doesn't start there. The one distribution center is pretty akin to what they are proposing.

**Someone from the audience spoke but could not be heard.**

**John Montagne:** I am not sure what other development you are talking about but NYSEG, which was the first facility here, is a facility that operates 24/7 whenever there is an emergency or other things that they need to send their trucks out on. Graybar is just a distribution wholesale warehouse. It is not all that different like Home Depot where you are taking product from somewhere else, bringing it here, you are staging it, re-packaging it and sending it out to other sites. It is very compatible with other uses that are allowed as a right in this park.

Noise Study Levels: Route 146 is significantly higher than most of the residential ambient areas in this area. This piece of property is one of the best pieces to be sheltered from noise with 65-70 decibel's. HUD standards for housing is below 65. Residential areas usually have garbage removal trucks. There is not a 5:30 pick up for waste here. We are very far away from the subdivision where these people all live at.

**Attorney Murphy:** While he is doing that Ms. Brown, I was referring to his presentation where he says it is similar in use to Bobrow Distribution Corp. and Northeast Controls and you are welcome to a copy of the presentation.

**John Montagne: (showing area on map)** You can see how far away we are from that. We are right along Route 146 by Grace Church & NYSEG with their equipment. We are very sheltered from that and everything faces out to 146 where your highest noise levels are. So, to make the claim, unsubstantiated, I may add, that the noise from this facility will significantly impact the neighborhood that is that far away, I think is a bit of an exaggeration.

**Councilwoman Jordan:** Could I just clarify also with Town Attorney Murphy. There appears to be a bit of annoyance why some people received notices of the public hearing and some have not. Can you clarify who gets notified?

**Attorney Murphy:** We actually did an expanded notification. The only people legally who need to be notified by certified mail are those who actually touch the property. They sent the mailing out a little bit further so some of the other affected area would get notified with regard to this.



**Councilwoman Jordan:** Thank you

**Attorney Murphy:** They are only legally required to the adjoining properties.

**Barbara Gallant, 1211 Schooner Court:** I appreciate the presentations but it is very hard to hear all of you and we as an audience would like to be addressed by you.

- Noise & Safety: I understand that this is law, but we are here to tell you what is happening now. We want to be heard and not dismissed by our elected officials
- Asked for the charitable things that Graybar has done to be reshown on the power point and the benefits to Halfmoon
- New jobs. Will the people in Albany be losing their jobs or transfer to Halfmoon? **Answer:** Graybar coming here with the intent of growing their business. The employees are not going to lose their jobs. They are going to be asked to come to Halfmoon & may possibility move to Halfmoon. It will increase the taxable base on the property.

**Megan Brown:** Is there any reason why the truck that comes in at 5:30 in the morning, is there any reason why it can't come at 7:00? That is a small accommodation to ask for.

**Chuck Dunham, Brach Manager:** The 5:30 truck is early because we have customers who do will calls at 6:30 and contractors who start their day at 6:30. I can talk to our operations people to see if that can get changed, it's a possibility, but I can't guarantee it. You are affecting other people's business.

- We are light industrial, I invite you to come to our Albany business
- Explained Graybar Company, Fortune 500 company since 1869
- 39 employees will travel additional 30 minutes & I hope they will stay
- Expansion time depends on the economy

**Councilwoman Jordan:** I would also mention that the slide was in answer to a question that I asked 2 weeks ago "What do you do for the community?"

**Barbara Gallant:** When I see good community neighbor, there are things on that list that are being dealt with. We do have local food pantries; there is Toys for Tots, but our community is being broken apart by this kind of industrial development and our children have nowhere to go. We are facing danger in just crossing the streets. I want to know how this is benefiting us directly.

**Chuck Dunham:** I don't have control over the Town of Halfmoon and what it does.

**Someone speaking from the audience that could not be heard.**

**Chuck Dunham:** We are open to anything. (Chuck explained about some of the local charities that they do in Albany) If Halfmoon needed help with something, we would certainly make the effort to assist the Town of Halfmoon. I'm not sure what you are asking for in the Town of Halfmoon.

**Evangeline Casper-Burt:** I reside in the Landings. What I would like to ask you is children need an outlet. These are nice things that you re offering, but our question is, what will you offer to the children of our community? You should do your homework and come out here see what needs to be done up here. Can you offer transportation for children?

**Attorney Murphy:** I am very sorry, but this Board doesn't have the authority to make him do that. If he wants to do that as a good citizen, more power to him and I think that you should continue those conversations because I think it's is a fantastic

idea, but I just don't want you to think that we can say to him you have to do this because we can't.

**Evangeline Casper-Burt:** I feel that you coming to our community, what can you bring that is different? You're doing good in Albany, but you have to do your homework and see what is needed here. Where can you help to get our children out? My suggestion is you bring a company shuttle bus and once a week and bring the children to the roller skating rink, to the Mall, to the movies.

**Attorney Murphy:** I am not laughing at her Ma'am and I appreciate what you believe your accurate observation to be, however it is inaccurate. What I'm saying is I think that this discussion should go on, but this Board can't do that

**Evangeline Casper-Burt:** I'm not asking the Board to do it, I'm asking him. That is my suggestion, OK? Thank you.

**Councilwoman Jordan:** I will just throw an idea out for Graybar to think about. We have Character Counts and used to be able to raise money through raffles to send children in need to our summer recreational camp. Maybe at some point Graybar can help with that cause. But that is not what is happening here now.

**Attorney Murphy:** Again, this Board is legally prohibited for asking for donations from individuals as far as the community goes. It is illegal for them to do that, which is why I continue to cut you off when you go down that road. I encourage you to continue to do so privately. It is just that this board cannot be a party to saying basically, if you give us transportation, we will let you do this. I don't think that anybody in this room would want this board to engage in that activity. They are just not allowed too.

**Someone speaking from the audience that could not be heard.**

**Chuck Dunham:** First of all, we are not part of this community yet so that has not even been put on the table. But as you can tell by the last statement, every year we find new events to sponsor. We do look at other things other than the 8 or so things in the presentation. I'm not saying that we won't work with the community if you need help with a particular item. I'm a father in an urban area, I have grandchildren and we will work with the community. My door is open.

**Attorney Murphy:** I am going to say it one more time just to protect the board. This board, it is improper for them to say; you have to donate to an entity that is not part of the town in order to come to the town. We cannot do that and are not doing that. We appreciate that you gave these examples, but this board is in no way asking for that. It would be illegal for them to do so.

**Councilwoman Jordan:** So this is not the forum for this discussion. But if they come to Halfmoon, then you can have that discussion.

**Michael Burke, 1 Willowbrook Terrace:** I just want to bring the conversation back a little bit to some points that were made earlier in this conversation. Some of the social issues that were brought up are concerning but before we walk out of here I would love to hear the Board's thoughts on what they are going to do about:

- Safety, Noise, Light pollution and things of that nature
- As our elected officials, we hope that you will look out for our best interest

**Councilman Wasielewski:** Mr. Burke, if I may. I speak for myself and I think for my fellow board members and those who are not here tonight that we take this responsibility very seriously as the voices of the community. We are here to represent you. We are not here to represent John Wasielewski. That said, these comments are so important to us and I am really glad to see a room full of people

here tonight. If there were 3 people here we would not have gotten this kind of feedback. That is why we are not planning on a vote tonight because we would like to give 2 weeks and mull through the questions and take your comments very seriously. Thank you for being here.

**Michael Burke:** Thank you for the transparency. I wasn't aware about the 2 weeks but that also gives us, the community more time to absorb the information. As I noted, some of us just became aware of this in the recent days. Thank you.

**Harry Novele, 35 Willowbrook Terrace:** that is immediately behind Creatacor,

- I am very glad that they repaired their fence this winter. Occasionally there is noise with snow removal
- Primary concern is safety with traffic especially a left turn off 146 onto Werner. With the widening of the shoulder people pass those looking to turn
- Design of egress to the property. With the difficulty of turning left off Werner onto 146 and the curb cut only being 75' away you have a long wait for a break in traffic from both sides. Maybe it can be relocated further up Werner
- Light pollution – I share the concerns of the other residents

**Councilman Wasielewski:** Mr. Montagne can you tell us how much farther north up Route 146 that curb cut really is?

**John Montagne:** You are a little bit over 240' away. We did a truck tuning movements for the Planning Board and it is in the drawings if anyone is interested

**Chuck Dunham:** I will address the light pollution. That is our business, electrical wholesale products, that is our business and we deal with light layouts daily. We are aware of light pollution and spillage and we deal with it daily.

**Jim Rashford, 11 Werner Road:** We are across the street from the back of the property

- I would like to get put on the mailing list
- I feel that this project will lower my property value
- My windows are about 12-15' higher than the street. When the leaves are off the trees, I will be able to see a 34' building & an 8' vinyl fence is not going to provide any help to me. I like the NYEG burm, but I can't see the stars at night with the NYSEG lighting.

**Gail Smullen, 28 Willowbrook Terrace:** I would like to reiterate what Harry Novele stated:

- How dangerous the current 146 and Werner Road intersection is
- Daughter just got license and learning to drive and needs a light now
- Can the town help us and fight with the state and make it safer somehow

**Lorina Hoelscher, 10 Willowbrook Terrace:** I live on the other side of Megan Brown and I can see all of the lights and hear the noise from the light industrial park

- I would also like the definition of light industrial
- In 2004 when we moved, our agent said that it would not get any bigger
- There is plenty of acreage on Route 9 that you should look at to build on
- Impact on traffic and safety

**Deputy Supervisor Hotaling:** Anyone else? I think that we are going to take all of these comments and review them. We are going to table this until the August 2<sup>nd</sup> meeting.

**ADJOURN: 8:35 PM**

**RESOLUTION NO. 255-2017**

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

**RESOLVED**, that the Town Board TABLE the Graybar Electric PDD – Amendment to the Saratoga Economic Development Corp.

#### **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](http://www.townofhalfmoon-ny.gov).

Ribbon Cutting Ceremony for the 25<sup>th</sup> Anniversary of the Senior Center Building on July 5<sup>th</sup> at 10:30 am with a Picnic to follow.

Halfmoon Community Night in Halfmoon Town Park on July 28<sup>th</sup> from 6-8:00pm. Learn about volunteering opportunities in the community, Nature Scavenger Hunt, Kids Crafts, Bounce House & FREE Hotdogs & Drink. Movie Night to follow

FREE Medication Disposal event will be held at the Halfmoon Town Hall on Saturday, July 29<sup>th</sup> from Noon to 3 PM for the discarding of Unwanted, Unused or Expired Medications to Prevent Misuse. There are also other dates and sites available throughout the county for more information contact The Prevention Council at 581-1230 ext. 3632 or [ccfw-pfs@preventioncouncil.org](mailto:ccfw-pfs@preventioncouncil.org).

Two Towns-One Book: Clifton Park & Halfmoon Read. The 5 Contenders for the 7<sup>th</sup> Community Read will be revealed on Wednesday August 16<sup>th</sup> at the Clifton Park – Halfmoon Library

Mosquito Dunks: It is that time of year again! The Town of Halfmoon is offering Mosquito Dunks FREE of charge to residents. Please stop by at the Town Clerk's Office to fill out a short application and pick yours up today!

#### **TOWN MEETINGS:**

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

Pre-meeting at 6:30 pm

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

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

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

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

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

Open Space & Trails Committee: August 21, October 16, December 18

Resident Relations Committee: TBD

Business & Economic Development Committee: TBD

#### **REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY**

Kevin J. Tollisen (Town Supervisor) Excused

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

Under Community Events, we have the Buy a Brick Program for the Veteran's Memorial Park. Deadline is the first week in August to have the bricks in place for the Dedication on September 23<sup>rd</sup>. Please check out the rest of the events.

**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

**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

**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

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

**Lyn Murphy, Esq., (Town Attorney)**

**Cathy Drobny, Esq. (Town Attorney)**

#### **PUBLIC COMMENT (for discussion of agenda topics)**

**Evangeline Casper-Burt:** I would like to thank you all for helping with the matter we were dealing with at the last meeting. Glenn (Griffith from the Community News) wrote an article as you know, it was very helpful. It came out that Friday and the maintenance manager was out there with the pressure washer working on it. Kudos to you all for helping. Thank you, but I have other concerns as well

- The Sheriff says we are at a cold case. The Property Manager says that she has given them all of the leads. I can't comprehend why there hasn't been an arrest. Can anybody tell me anything?

**Councilwoman Jordan:** Our Sheriff's, they are County Sheriffs, we don't have our own Police Department. I don't know where they are in their investigation. I do know that our Supervisor has asked them to please do all that you can to investigate it

**Attorney Murphy:** After you came to our meeting, I went to the substation and inquired as to what was going on because I was unaware of the situation and they have instigated patrols in those targeted areas and specifically areas that have been hit in the past and hitting them at random times in an effort to catch whomever is doing it. As far as where the investigation is and what leads they have and have not followed up on, they wouldn't share it with us because they are a private investigatory agency. They may talk to the Town Supervisor but they would ask that he not pass the information on simply because it would interfere with their investigation.

**Evangeline Casper-Burt:** The residents are very fearful and scared because we really don't know what's going on. As far as the police patrolling the property, when are they really patrolling? I come home at 3:00 am and there is no one patrolling and we have a lot of children out loitering and just hanging out

**Attorney Murphy:** They change that around so that people don't know when they are going to be patrolling. The Sheriff would be the one to provide that information.

A while ago, this board was very concerned about those same concerns, so they have entered into a separate contract with the Sheriff's Department to increase the number of patrols. They are actually stationed here in Halfmoon and we also provide them with a substation here. They in essence have to come through Halfmoon when they start and finish their shifts. All of that was in an attempt to address the concerns that you are mentioning. As far as the specifics of it today, you would have to contact the Sheriff's Department. The Board doesn't have any control and even with the contract, they have to have a certain number here but we don't deploy them, it is their determination where to deploy.

**Evangeline Casper-Burt:** As you know, I am the voice for the community. I have asked several people to come out, but there were excuses and because of fear. I only had one of my neighbors come out and I am thankful that she is here with me tonight. People are afraid to walk the community, they are scared and that shouldn't be. This is a woodsy neighborhood, and I like that but you never know who is going to jump out at you.

There was another issue with a break in at our pool. The Sheriff and police came but I am curious as to why those individuals weren't arrested?

**Deputy Supervisor Hotaling:** It is their jurisdiction and they do the investigation

**Evangeline Casper-Burt:** So I guess I should call and ask them why they weren't arrested?

**Attorney Murphy:** Absolutely. This board does not have any law enforcement capabilities

**Evangeline Casper-Burt:** These are just concerns of things that are happening in the community. I am trying to enlighten you as well.

**Councilman Wasielewski:** I appreciate that because I was not aware of these things and particularly the awful incident that happened a month ago and I appreciate you bringing it to our attention.

**Evangeline Casper-Burt:** Good, I'm glad. I did speak to the Sheriff in Waterford and they don't have any leads as well for the Strawberry Ridge incident but said that it was cleaned up right away and our Property Manager told us that we had to wait. You probably don't have any answers for that. I am the voice, and I'm trying to get others to come out and help.

**Councilman Wasielewski:** We are here the first and third Wednesday of each month.

**Evangeline Casper-Burt:** This is what I'm telling them. The newsletter was awesome and you do a lot of good things for the community and I thank you for your time.

**Barbara Gallant, 1211 Schooner Court:** I want to say with appreciation that I completely understand that there is a separation between your offices and the Sheriff's Offices, however the bigger thing that we are trying to ask you to help us with and rather than direct us to someone else, we want you to step inside living in a community with the words Nigger, I will kill you, purge them are all over our property and it is happening in the schools. The reason why it is happening is because there is no transportation in Halfmoon and nowhere for these kids to go. As elected officials you are part of the solution, you can help her. I don't want to live here anymore and am moving in 2 months. We are scared. Don't keep passing the bar, get involved with us and say how can we help you? We have civil unrest here.

There are people driving around with Confederate flags parking next to me. This is unacceptable. Please hear us.

Conversation with someone from the audience

**Councilwoman Jordan:** I would just like to address that our Town Board and our Supervisor and many other volunteers that help with town business, they are very concerned with our community. As far as children and transportation, we do have the Halfmoon Recreation Camp that transports the children to camp. There is a place to go. We have worked so hard on the Town Park

**Barbara Gallant:** No, I live here and it is not serving the community Ma'am. It's not serving our community, our community is land locked. We're stuck like all of the of the apartment buildings

**Councilwoman Jordan:** I live further down Plant Road and I have to go even further than you do to get to the Town Park

**Barbara Gallant:** I'm glad for you. You might have the money to do that but plenty of Halfmoon does not have the money to do it.

**Councilwoman Jordan:** I live right near you, right off of Plant Road and I have to go even further than you do to get to the Town Park. We address things as best as we can and are always looking at ways to help. We support CAPTAIN, to be able to help our people. We do wonderful things with our Thanksgiving Drive and all of the food that is delivered to how many houses?

**Councilman Hotaling:** Could not be heard

**Barbara Gallant:** I am very well aware of CAPTAIN because I work for them and volunteer as well but they will tell you that they are having trouble with transportation

**Councilwoman Jordan:** I am saying apart from CAPTAIN, the town tries to service and help as many people as we can. It also takes funds to do that and the town gets funds in two ways because the town does not have a town tax as you know, and one of the few and maybe the only one left in the state that does not have a town tax. The way the town gets money to do things is from mortgage tax and sales tax revenue. We do the best that we can with the resources we have. We are always looking at ways to help our residents. Yes, when someone brings things to our attention, we can't always do things immediately but it is something that we work on. I know everyone on this board and our Supervisor are not just up here looking at how to develop the town. The residents of the town are the town.

**Barbara Gallant:** I appreciate your rebuttal. I am speaking directly to the compassion and I haven't heard that come from you. I have heard what you do, WHAT YOU DO, I've not heard about what you are doing and actually helping the people in the room with their issues.

**Councilwoman Jordan:** We didn't vote tonight because we need to discuss. I have everyone's name; Mike Burke, Megan Brown, Harry Novele, Fred Bahr. Of course all of these people have left an imprint on my mind and everybody's mind.

Someone spoke from the audience

**Councilwoman Jordan:** I don't think that the people understand that anybody can move into that park

Someone spoke from the audience

**Councilwoman Jordan:** It is happening to me, I live in Halfmoon. It is happening to me and that is why I asked Council the questions that I did.

Someone spoke from the audience

**Councilwoman Jordan:** I'm sorry that you feel that way

Someone spoke from the audience

**Evangeline Casper-Burt:** I have one more thing to say. Here is an example from late Saturday night and I was trying to go to bed. A group of kids were bouncing a basketball and I went to the window and asked them to please stop. One said "OK", one said "Go to sleep", someone said "Shh, don't say that", someone said "Good night". That's not acceptable, where are the parents? I said to my husband, I am going to call the police. They did stop bouncing, but should I have to go through that? The police are busy to have to come out and stop them. Kids are out late on a Saturday night. Where are the parents? It's disturbing.

**Councilwoman Jordan:** I don't know if we have jurisdiction over a parent

**Evangeline Casper-Burt:** I understand that, I truly understand that but I think that they just need a place to go. My husband and I want to get the meeting going for a neighborhood watch. We are willing to transport the kids to the mall or to the movies and help them to get out. As a former teacher, I love kids. The kids are rude to their parents so they are going to be rude to everyone else. Again, it's just a lot of things that are disturbing. I am standing and we are not going to move. Things are going to get better and I am not going to let what happened scare me. Gods watching over me and my angels, it's going to get better.

**Deputy Supervisor Hotaling:** Thank you.

#### **DEPARTMENT REPORTS – month of June**

- |                          |  |
|--------------------------|--|
| 1. Town Clerk            | Total Fees Submitted to the Supervisor - \$9,591.16  |
| 2. Building              |  |
| Total # Permits – 134    | Total Fees Submitted to the Supervisor - \$24,941.00 |
| 3. Fire                  |  |
| Total # Permits – 18     | Total Fees Submitted to the Supervisor - \$1,350.00  |
| 4. Fire Inspections      |  |
| Total # Inspections - 29 | Total Fees Submitted to the Supervisor - \$1,640.00  |

**DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office) month of June: Highway Department, Code Enforcement & Animal Control**

#### **CORRESPONDENCE**

1. Received from the Town Planning Board Resolutions approved at the July 10th, 2017 meeting: Change of Use/Tenant Application for the Tire Warehouse, 1428 Route 9 and for Chinese Restaurant, 1570 Route 9 (Soccer Unlimited Plaza), for the Subdivision of the Lands of Arthur and Gale Hayner, 112 Plant Road, for a Minor Subdivision of the Johnson Property and Site Plan and Special Use Permit Approvals for the Ellsworth I Solar and Ellsworth 2 Solar Projects, 100 Pruyn Hill Road, and for an Amendment to the Approval for the Addition to Site Plan Application for Our Place Bar & Grill, 46 Route 146.

*Received & Filed*



2. **Received** from the Town Zoning Board of Appeals, Resolutions approved at the July 3, 2017 meeting: Area Variances for Leggett Shed, 39 Farm to Market Road, Marchand Shed, 85 Button Road, Koval Addition, 57 Canal Road and Johnson Road-Single Family Home, Johnson Road.

*Received & Filed*

3. **Received** from the NYS Department of State, notification of their filing of Local Law #2-2017 Tabor Road and Flex Terminal Truck Park on June 27, 2017.

*Received & Filed*

4. **Received** from Phil & Jill Catchpole, a thank you card for the Town's involvement and support for the 5<sup>th</sup> Daffodil Dash. It was a great race again this year!

*Received & Filed*

5. **Received** many thank you cards from President Nancy Morris and several of the seniors at the Senior Center, thanking the Supervisor and the town for a wonderful day they had at the Ribbon Cutting for the senior building.

*Received & Filed*

6. **Received** from the Saratoga County Chamber of Commerce, a newsletter thanking the town for its continued support and outlining their levels of commitment for the 2018 year.

*Received & Filed*

7. **Received** from the NYS Department of Public Service, notification of National Grid's request for approval for rate increase in electric and gas rates. The Commission will hold public statement hearings. You can go to [www.dps.ny.gov](http://www.dps.ny.gov) web site, click on search and enter case # 17-E-0238 and 17-G-0239

*Received & Filed*

8. **Received** from the Clifton Park – Halfmoon Fire District #1 their Annual Financial Report Update Document for the fiscal year ending December 31, 2016.

*Received & Filed*

9. **Received** from the Halfmoon Fire District #1 their Annual Financial Report Update Document for the fiscal year ending December 31, 2016.

*Received & Filed*

10. **Received** from Bill and Ann Murtha, a letter opposing the proposed Graybar Electric Co. Inc., 2 Werner Road.

*Received & Filed*

RECEIVED  
JUL 18 2017  
TOWN OF HALFMOON  
LYNDA A. BRYAN, TOWN CLERK

July 17, 2017

CONGESTION AND POLLUTION IN HALFMOON

THE GRAYBAR PROPOSAL

The intersection of 146 and Werner Road is ground zero for future accidents and fatalities. As a representative of our local community I'd ask the Town to urge the State of New York to consider a cooperative effort with our Town to alter the traffic flow so as to ensure the safety of both drivers and pedestrians. Thus far the shoulder lane is used for passing.

The Graybar Electric proposal, as currently offered, presents a huge problem for Halfmooners. The sheer size of it looks like a small city. Its impact on us is tantamount to urban sprawl, with its attendant pollution. Our 2003 Master Plan warned us of threats such as this.

Its impact on traffic will aggravate an already dangerous situation. The traffic problem goes beyond the 146 / Werner intersection. Vehicles (both trucks and cars) will have to enter and leave this little city off 146 and from Werner Rd.

Unfortunately, most of us were in the dark before last week. If this is a done deal, let us hope the size of this proposal will be severely limited. With such future development, a vastly different traffic pattern must apply. Even a traffic light is not out of the question.

It would be better if the Town Board rejects this proposal.

Sincerely yours,

Bill and Ann Murtha

11. **Received** from Megan Brown & Jeff Anderson, a letter opposing the proposed Graybar Electric Co. Inc., 2 Werner Road.

***Received & Filed***

Megan Brown & Jeff Anderson

39 Willowbrook Terrace

Halfmoon, New York 12065

(518) 331-0483

RECEIVED  
JUL 18 2017  
TOWN OF HALFMOON  
LYNDA A. BRYAN, TOWN CLERK

July 18, 2017

Halfmoon Town Board

2 Halfmoon Town Plaza

Halfmoon, New York 12065

Dear Supervisor Tollisen and Board Members,

We are writing this letter in opposition to the proposed plan before the Board for the development of the parcel located on the corner of Route 146 and Werner Road. We reside in the residential development Dater Woods. Although we have nothing personally against this company, for a number of reasons we believe the proposed development of this parcel is a significant detriment to our neighborhood and enjoyment of our property in the Town of Halfmoon.

First, the amount of noise we can expect from forklifts, tractor/trailers and construction vehicles as early as 5:30 a.m. during the week and 6:30 a.m. on weekends, will significantly impact our ability to sleep peacefully past 5:30 a.m.

Second, the visual effect of a two story warehouse with see through fencing with pipe, large metal storage shelving units and the lights attendant in such a commercial property will be significant.

Third, the congestion of traffic coming off Route 146 onto Werner Road, as well as the employees and contractors and vendors coming in and out of that parcel will increase the danger and real possibility of more fatalities and injuries on that corner. Further, it will make getting on and off Werner Road even more difficult, which is hard to imagine considering how congested things are currently. In addition, a large number of school buses come in and out of that road regularly. When the former Helping Hands parcel is developed into a daycare, there will be more school buses and more traffic on Werner Road. We

should be extra careful when it comes to transporting our children to and from school.

While we are not opposed to all development of the property on the corner of Werner Road and Route 146, this proposal will create a real hardship for the residents who live within close proximity. For these reasons and others enumerated by our neighbors, we oppose this proposed development.

Very truly yours,



Megan Brown and Jeff Anderson

39 Willowbrook Terrace

Halfmoon, New York 12065

12. **Received** from residential neighbors that face the Graybar project, a letter opposing the proposed Graybar Electric Co. Inc., 2 Werner Road.

***Received & Filed***

July 14, 2017

Re: Proposed site plan for Graybar Electric Co, Inc. at 2 Werner Road, Halfmoon

Dear Graybar Electric Co,

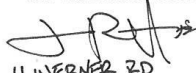
We are residential neighbors that face 2 Werner Road on dead-end Werner Rd. We have concerns about our property values and the quality of life in our homes facing your proposed building site. We have invested a lot of time and money in our homes in order to have privacy, quiet, natural beauty and open windows to enjoy natural sounds and quiet.


We are concerned about:

1. **Sound pollution.** Since your delivery truck arrives at 5:30AM (Tu - Sat) and commercial vehicles 6:30-5PM, what sound barriers will be in place to blunt disrupting our sleep and peace? We request that it is best to leave as much of the natural woods barrier between your property and adjacent homes. However, the proposed woods barrier with no leaves for 6 months will not be enough sound dampening with the proposed 8 foot fence nor planted evergreen. Our request would be an earthen berm with evergreens on top along the eastern property edge adjacent to your building. NYSEG erected an extensive earthen berm as a good neighbor years ago but we definitely want as much natural woods barrier as possible.
2. **Light pollution.** How high will your lighting fixtures be and how will they not shine in our home windows? The lowest possible height of your lighting would be our request.
3. **Visual pollution.** Your phase one and phase two warehouses are approximately 32 feet tall. Your proposal shows them in a light beige or off white color. From dead-end Werner, the light color on these warehouses will be clearly visible and boxy. It will draw your eyes to look at the industry that was not natural to our homes when we bought them. A light color is not natural in a woods setting. We request a darker brown as a natural woods color. NYSEG's warehouse is dark brown and Grace Church and NYSEG buildings are mostly red brick.
4. **Traffic from Rt 146 into and out of Werner Road.** This intersection is our only southern access for residential Werner Road. The only other access was lost when dead-ending was done on the closest part of Werner. It is already difficult to safely turn especially from Werner to go east on Rt. 146. You are waiting for two lanes of Rt 146 to clear and then an incoming Werner car slows your clearing time even more as traffic backs up behind the car turning in. This intersection has had many accident, including a fatality in the last year, and the NYS DOT accident reports were still being reviewed by MJ Engineering at the time of the recent June 26 Planning Board meeting. We request that Greybar Electric employee are told to access 2 Werner Rd via Enterprise Rd. in the Industrial park. This will definitely lessen the commercial impact on the residents who have to leave their homes.

  
Laura Perrault  
Laura & Ken Perrault  
5 Werner Rd 664-6781

CC: Halfmoon Town Board and Halfmoon Planning Board

  
11 WERNER RD  
527-1198

  
Matthew Bowman  
15 Werner Road  
518-421-4386

Ron Fellows 1 Werner Rd lot between  
#5 5 Werner Rd

Eric Yuber  
Eric Yubers

518-852-0668  
379 Rt 146

13. **Received** from Linda Bartieri, Secretary of the Crescent Union Cemetery, a thank you letter to the Highway Superintendent, John Pingelski, for sending his crew over to help them with some fallen trees. They are very grateful.

**Received & Filed**

14. **Received** from Lorina Hoelscher, a letter opposing the proposed Graybar Electric Co. Inc., 2 Werner Road.

**Received & Filed**

Hello Linda,

I reside in the Dater Woods development off Werner Road. I would like to speak at the Town Hall Meeting on Wednesday July 19. I am against the proposed building on Route 146 across from Werner Road and Grace Fellowship Church. I look forward to seeing you on Wednesday night, Thank you, Lorina Hoelscher

Wendy Hallen, 26 Willowbrook Terrace, submitted the following letter opposing the proposed Graybar Electric Co. Inc., 2 Werner Road after the agenda went to print

July 18, 2017

Lynda Bryan, Town Clerk  
2 Halfmoon Town Plaza  
Halfmoon, NY 12065

RECEIVED

JUL 19 2017

TOWN OF HALFMOON  
LYNDA A. BRYAN, TOWN CLERK

**Re: Graybar Electric Proposal**

Dear Members of the Halfmoon Town Board,

I am writing this letter in opposition to the Graybar Electric proposed construction at the intersection of Werner Road and Route 146 in Halfmoon, New York. The proposed construction would have a significantly detrimental effect on the quiet residential area of Werner Road and the surrounding community.

The issues here include, but are not limited to: a) increased chance of severe accidents resulting in additional fatalities, personal injuries, and property damages as residents attempt to merge from or onto Route 146; b) congested traffic patterns, resulting in additional commute time for the residents; c) noise pollution as delivery trucks, contractors, and other commercial vehicles will be entering and exiting Route 146 onto Werner Road; d) devaluation of nearby family homes as the commercial warehouse will repel new buyers and new families away from the community; e) significant decrease of safety for residents' children as they will no longer be able to safely walk or play near the area.

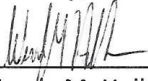
The intersection of Werner Road and Route 146 is already a common location of severe and fatal accidents. One such fatal accident occurred in June 2016, when newborn Brinley Rose Galerie died after her pregnant mother, Ms. Brittany Amber Austin, was injured in a head-on car crash on Route 146 near the intersection of Werner Road in Halfmoon. For 9 hours and 51 minutes, Brinley Rose fought for her life. A couple of days later, instead of bringing the newborn baby home, her parents gathered with family members for her funeral.

A second accident occurred when a Saratoga County Sheriff's patrol car was involved in a 2-car crash in June 2016. The officer was en route to an emergency call, traveling eastbound on Route 146 when a 2014 Volkswagon turning north onto Werner Road from Route 146 collided with the patrol car. The level of traffic

has reached critical levels and any additional commercial construction would only serve to exacerbate the issue. The proposed construction is simply unsustainable in such a small neighborhood.

As a mother of 3 young children and a long-time resident of Halfmoon, I strongly urge the Halfmoon Town Board to reject the Graybar Electric construction proposal as it is not the appropriate location for such a large, noisy, and intrusive commercial business.

Sincerely,



Wendy M. Hallen  
26 Willowbrook Terrace  
Clifton Park, NY 12065

**NEW BUSINESS**

**RESOLUTION NO. 256-2017**

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

**RESOLVED**, that the Town Board approves and orders paid Vouchers numbered 1399 - 1546

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

10 GENERAL FUND	\$201,568.13
20 HIGHWAY FUND	\$131,214.18
25 SPECIAL REVENUE	\$16,817.52
30 CONSOLIDATED WATER	\$49,122.90
65 LIGHTING DIST	\$445.81

**ABSTRACT TOTAL:**

**\$399,168.54**

**RESOLUTION NO. 257-2017**

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

**RESOLVED**, that the Town Board approves the minutes of Town Board meeting of July 05, 2017 as presented.

**RESOLUTION NO. 258-2017**

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

**RESOLVED**, that the Town Board authorizes the renewal of the Mobile Home Park License for the 2017-2018 licensing year, per the inspection and approval of the Director of Code Enforcement as follows: Crescent Gardens MHP, Vosburgh MHP, Midway MHP, Arrowhead MHP, West Crescent MHP, Halfmoon Heights MHP, Springbrook Community MHP, D&R MHP, Crescent City MHP, Halfmoon Mobile Home Community, and Martindale Court.

**RESOLUTION NO. 259-2017**

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

**RESOLVED**, that the Town Board honors Hazel Conerty as she celebrates her 100<sup>th</sup> Birthday on July 27<sup>th</sup>. Hazel has been a Halfmoon resident since 1952.

**RESOLUTION NO. 260-2017**

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

**RESOLVED**, that the Town Board authorizes the Highway Superintendent to hire part time drivers for the Senior Express. The Finance Office will be accepting resumes until July 31<sup>st</sup>.

**RESOLUTION NO. 261-2017**

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

**RESOLVED**, that the Town Board approves the Supervisor's Report for the month of June, 2017 as presented.

**RESOLUTION NO. 262-2017**

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

**RESOLVED**, that the Town Board authorizes the Supervisor to accept the Town of Halfmoon's share of 2018 Sales Tax Revenue in cash from Saratoga County Real Property Tax Service.



**RESOLUTION NO. 263-2017**

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

WHEREAS, the Town Board previously awarded the contract for the rehabilitation of both Werner Road water storage tanks to Utility Services Co., Inc. in the amount of \$1,128,131.00; and

WHEREAS, previous Change Orders in the amount of \$542,724.00 were approved by the Town Board; and

WHEREAS, Utility Services Co., Inc., in consultation with the Town Engineers has determined that the pit filter was not necessary for this project, resulting in a \$20,000.00 reduction in the cost of the project; and

WHEREAS, this project has been substantially completed;

NOW THEREFORE, BE IT

RESOLVED, that the Supervisor is hereby authorized to sign Change Order #4 prepared and recommended by the CHA, acting as engineers for the Town of Halfmoon, subject to the review and approval of the Town Attorney; and be it further

RESOLVED, that the final costs for the rehabilitation of both Werner Road water Storage Tanks is \$1,650,855.00.

**RESOLUTION NO. 264-2017**

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

**RESOLVED**, that the Town Board approves the Water Report for the June 2017 water billing as submitted by the Director of Water.

**RESOLUTION NO. 265-2017**

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

**RESOLVED**, that the Town Board authorizes the Supervisor to execute any necessary documentation to remain in compliance with the State Environmental Quality Act as it relates to the link between the Zim Smith Trail from Coons Crossing Road in Halfmoon to Elizabeth Street Extension in Mechanicville.

**RESOLUTION NO. 266-2017**

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

**RESOLVED**, that the Town Board authorizes the Supervisor to make the attached 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 \$16,817.52  
 Subsidiary: 25-4-2189 Home & Community Services \$16,817.52

Credit: Appropriations 25-960 \$16,817.52  
 Subsidiary: 25-5-1440.40 Engineering Contractors Inspections \$16,817.52

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

NAME	AMOUNT
Pinebrook Hills Traffic Study	\$3,932.85
Mott Orchard Traffic Study	\$12,884.67
<b>TOTAL</b>	<b>\$16,817.52</b>

Transfers between Appropriations

From Account	To Account	Amount	Reason
10-5-1355.41 Assessor-Court Appraisals	10-5-1356.10 Assessment Bd of Review-PS	\$348	Transfer to cover BAR deliberation
10-5-1990.40 Contingency	10-5-7510.20 Historian-Equipment	\$224	To restore unused appropriations from 2016 Historical Markers
30-5-8310.42 Admin-Cont-Legal Fees	30-5-8320.43 Source of SP&P Contr-Mtn	\$2,000	Transfer within own budget

The following creation of appropriations is needed in the General Fund based on money received for the newsletter advertising to date. This creation is for the triannual distribution of the Halfmoon Navigator.

DEBIT: Estimated Revenues 10-510 \$6,725  
 Subsidiary: Other, Misc-Newsletter 10-4-2770.10 - \$6,725

CREDIT: Appropriations 10-960 \$6,725  
 Subsidiary: Public Information & Serv 10-5-1480.40 - \$6,725

A resolution is necessary to create appropriations within the Special Revenue fund from recreation fees per resolution #29 in the not to exceed amount of \$5,000 for the purchase of historical markers to be placed throughout the Town. \$3,358 (actual cost \$3,582 minus the above restoration of unused appropriations from 2016 in the amount of \$224) will be transferred to cover the cost of three signs ordered.

Debit: Appropriated Fund Balance 25-599 \$3,358  
 Credit: Appropriations 25-960 \$3,358  
 Subsidiary: 25-5-9901.90 - \$3,358 Interfund Transfer

A resolution is necessary to create the budgetary accounts in general fund for the purchase of historical markers.

Credit: Appropriations 10-960 \$3,358  
 Subsidiary: 10-5-7510.20 - \$3,358

Historian-Equipment

Debit:	Estimated Revenues	10-510	\$3,358
	Subsidiary:	10-4-5031 -	\$3,358
	Interfund Transfers		

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

There being no further business to discuss or resolve, on a motion by Councilman Wasielewski and seconded by Councilwoman Jordan, the meeting was adjourned at 9:02 pm.

**Respectfully Submitted,**

**Lynda A. Bryan, Town Clerk**