

The November 17, 2021 meeting was called to order at 7:00 pm by Town Supervisor Tollisen in the A. James Bold Meeting Room with the following members present:

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

#### **PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE**

#### **COMMUNITY EVENTS:**

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

**HALFMOON FARMERS MARKET:** Every Wednesday from 3:00 pm – 6 pm inside the Halfmoon Town Hall. There are many vendors participating. Stop by and support our local vendors.

**SONS OF THE AMERICAN LEGION SQUADRON 1450, 275 Groom Road**  
**BREAKFAST BUFFET** on Sunday, November 21, 2021 from 8am-11:30am. Adults \$10.00 and Children under 12 are \$3.00

**LETTERS TO SANTA:** December 1<sup>st</sup> through 15<sup>th</sup>. Santa’s Mailbox will be located outside the front door of the Town Hall. Please remember to include a self-stamped legal sized envelope and receive a response from Jolly Old Saint Nick! For more information contact Ross Mac Neil at [rmacneil@townofhalfmoon.org](mailto:rmacneil@townofhalfmoon.org).

**JINGLE BELL BASH WITH MARKETPLACE ON CANDY CANE LANE:** Saturday, December 04, 2021 at the Town Complex from 3:00pm – 7:00pm.

**HAM DINNER TAKE OUT:** Saturday, December 4<sup>th</sup> from 4:00 – 6:00pm for \$10.00 at the Senior Center. For more information contact the Ross MacNeil at the Recreation Department at [rmacneil@townofhalfmoon.org](mailto:rmacneil@townofhalfmoon.org).

**MEMORIAL TREE LIGHTING CEREMONY:** at the Abele Memorial Park Sunday December 5, 2021 from 5:00pm – 7:00pm. A time to remember our loved ones.

**OUTDOOR HOLIDAY HOME DECORATING CONTEST:** More information to come.

**AN EVENING WITH MRS. CLAUS:** December 17 at 6:00 p.m. at the Halfmoon Town Hall. Join Mrs. Claus for stories with cookies and milk. For more information, please contact the Halfmoon Celebrations Association at [halfmooncelebrations@gmail.com](mailto:halfmooncelebrations@gmail.com) .

#### **TOWN MEETINGS:**

Town Board Meetings: 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of month at 7:00pm. Pre-meeting at 6:15 pm  
Zoning Board of Appeals: 1<sup>st</sup> Monday of month at 7:00 pm. Pre-meeting at 6:45pm

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

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

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

**Kevin J. Tollisen (Town Supervisor)**

This Saturday is the Thanksgiving food drive. We have over 100 families that we will be helping this year. We are partnering up with Toyota and are extremely grateful to all of the residents of the Town of Halfmoon who have so generously donated to the food drive. I do want to give a special shout out to the folks at Sheldon Hills. They have donated immensely to the food drive. We are grateful for everyone's donations! We are so grateful. We will have a lot of food to provide to people in need and will have some reserves as well to help throughout the winter months. From the Town Board and myself to all of those who have contributed, we thank you.

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

The community probably does not know how hard Mike Raucci from New Country Toyota and the Mechanicville Community Center work. They started the Food Drive 15 years ago work! Every year they reach families in Brunswick, Saratoga, all over the county. There are thousands of meals that go out. It is great to have that effort right here in Halfmoon!

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

I have no report this evening, Mr. Supervisor

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

I have no report this evening, Mr. Supervisor

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

I have no report this evening, Mr. Supervisor

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

I have nothing this evening

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

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

**RESOLUTION NO. 304-2021**

**Offered** by Councilman Hotaling, seconded by Councilman Connors: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala  
**Resolution Introduced by Superintendent of Highways**

**Supervisor Tollisen:** This is within budgeted funds?

**Attorney Murphy:** Yes.

**RESOLVED**, that the Town Board amend Resolution #278-2021 authorizing the purchase of plastic pipe and other materials for Stormwater control from Chemung Supply in the not to exceed amount of \$10,933.45 to be amended to \$14,993.75.

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

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

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

#### **DEPARTMENT REPORTS –**

1. **Town Justice Suchocki**  
Total # Cases – 122      Total Fees Submitted to the Supervisor - \$17,366
2. **Town Justice Fodera**  
Total # Cases – 123      Total Fees Submitted to the Supervisor - \$16,219

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

**DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office)**

#### **CORRESPONDENCE**

1. **Received** from the Town Planning Board Resolutions approved at the November 8, 2021 meeting: Sign Applications for GT Toyz, 1537 Route 9, for Eastpointe Subdivision, 1 Bradley Circle and for McDonalds, 1487 Route 9, for a Site Plan Application for LS Power Grid, 13 Corporate Drive, Regarding Final Subdivision Approval for the Mott Orchard Residential Planned District Development (PDD), 165 Farm to Market Road, Approval of a Minor Subdivision for Troy Top Soil Subdivision, Lower Newtown Road & Hudson River Road, Approval of a Minor Subdivision for 35 Woodin Road.

***Received & Filed***

2. **Received** from the West Crescent Fire District, their Budget Summary for the year 2022.

***Received & Filed***

3. **Received** from Joseph Le Brou, a thank you note and generous donation to the Senior Express for their help with rides through a difficult year.

***Received & Filed***

4. **Received** from State of New York, Department of State, notification that Local Law #4-2021, amending Town Code to add regulations relating to the installation and operations of Generators, was filed in their office on October 28, 2021.

*Received & Filed*

5. **Received** from the Halfmoon – Waterford Fire District #1, notification that their Annual Election will take place on Tuesday, December 14, 2021 between the hours of 6:00 pm and 9:00 pm at the fire station located at 315 Middletown Road.

*Received & Filed*

6. **Received** from the Halfmoon Fire District #1 (Hillcrest), notification that their Annual Election will take place on Tuesday, December 14, 2021 between the hours of 6:00 pm and 9:00 pm at the fire station located at 145 Pruy Hill Road.

*Received & Filed*

## **OLD BUSINESS**

### **RESOLUTION NO. 295-2021**

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

**Supervisor Tollisen:** Are there any questions or changes to the budget?

**Councilman Connors:** I just want to say that this is a very fiscally minded budget and want to thank the Board, the Supervisor, Bonnie's department, all of the department managers here in the town. You really have taken measures to ensure the highest level of service to the community and do it in a manner that is fiscally responsible.

**RESOLVED**, that the Preliminary Budget as presented is hereby adopted as the 2022 Budget for the Town of Halfmoon.

### **POLL OF THE BOARD**

|                               |            |
|-------------------------------|------------|
| <b>Councilman Catricala</b>   | <b>Aye</b> |
| <b>Councilman Connors</b>     | <b>Aye</b> |
| <b>Councilman Wasielewski</b> | <b>Aye</b> |
| <b>Councilman Hotaling</b>    | <b>Aye</b> |
| <b>Supervisor Tollisen</b>    | <b>Aye</b> |

## **NEW BUSINESS**

### **RESOLUTION NO. 296-2021**

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

**Resolution Introduced by Town Clerk Bryan**

**RESOLVED**, that the Town Board approves the minutes of Town Board Meeting of November 03, 2021 as presented.

### **RESOLUTION NO. 297-2021**

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

**Resolution Introduced by Personal Computer Technician Mikol**

**WHEREAS**, the Town Board of the Town of Halfmoon is cognizant of their responsibility to be fiscally responsible while continuing to maintain services and programs for the residents of the Town of Halfmoon; and

**WHEREAS**, the Town has consistently sought a cost effective way to insure that the Information Technology Department has the ability to efficiently and effectively determine the information and technology needs of the Town of Halfmoon; and

**WHEREAS**, the Town currently has a purchase card that is utilized to make authorized purchases; and

**WHEREAS**, the New York State Comptroller recommends issuing purchase cards in the names of the employees utilizing the cards for better accountability; and

**WHEREAS**, it would benefit the Town of Halfmoon if the Director of the Information Technology Department had a purchase card issued in his or her name to pay for costs associated with the information and technology;

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

1. That the Town Supervisor may execute the documentation necessary to issue a town purchase card in the name of the Personal Computer Tech, for the Information Technology Department.
2. That the Personal Computer Tech is not authorized to incur charges on the Town of Halfmoon account without prior written approval of the Town Supervisor or the Comptroller.
3. That this Resolution shall take effect immediately.

DATED: November 17, 2021

LYNDA BRYAN, TOWN CLERK  
TOWN OF HALFMOON

**RESOLUTION NO. 298-2021**

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

**Resolution Introduced by Comptroller Hatter**

**RESOLVED**, that the Town Board of the Town of Halfmoon, hereby establishes the following as standard work days for the Receiver of Taxes Dana Cunniff and will report the following days worked to the New York State and Local Employee's Retirement System based on the time keeping system records or the record of activities maintained and submitted by those officials to the clerk of this body.

**RESOLUTION NO. 299-2021**

**Offered** by Councilman Connors, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala  
**Resolution Introduced by Superintendent of Highways**

**WHEREAS**, the Town Board of the Town of Halfmoon is cognizant of their obligation to be fiscally responsible when determining appropriate expenditure of Town funds; and

**WHEREAS**, the Town has consistently sought a cost effective way to insure that the roads are safe to travel on during weather events; and

**WHEREAS**, the a town plow truck was damaged during an accident; and

**WHEREAS**, Adirondack Truck Repairs is the only Tenco dealer in the area and a Tenco dealer is necessary to make the needed repairs; and

**WHEREAS**, there is no possibility for competition as it relates to the procurement of repairs to the plow truck;

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

1. That the Town Board authorizes Adirondack Truck Repairs, the only Tenco dealer in the area, to make the repairs to a town plow truck in the not to exceed amount of \$11,921.80, said money to be paid to Tenco for the parts/equipment who will in turn pay Adirondack Truck repairs, therefore the competitive bidding policy as set forth in §VII(H) of the Town of Halfmoon Employee Manual shall be waived in compliance with the Town Board authorized exceptions as set forth in §VII(H) in that the above constitutes a procurement for which there is no possibility of competition, and authorizes

2. That the Town Board authorizes the Town Supervisor to execute the documentation necessary to effectuate the repair of the plow truck.

3. That this Resolution shall take effect immediately.

DATED: November 17, 2021

LYNDA BRYAN, TOWN CLERK  
TOWN OF HALFMOON

**RESOLUTION NO. 300-2021**

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

**Resolution Introduced by Comptroller Hatter**

**RESOLVED**, that the Town Board approves the Comptroller's Report for the month of October, 2021 as presented.

**RESOLUTION NO. 301-2021**

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

**Resolution Introduced by Personal Computer Technician Mikol**

**RESOLVED**, that the Town Board authorizes the purchase of Citrix software from Dell Technologies in the not to exceed amount of \$4,518.42 and to authorize the Town Supervisor to execute any documentation necessary to effectuate the purchase, subject to the review and approval of the Town Attorney.

**RESOLUTION NO. 302-2021**

**Offered** by Councilman Connors, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala  
**Resolution Introduced by Superintendent of Highways**

**RESOLVED**, that the Town Board authorizes the Supervisor to enter into an Intermunicipal Agreement with the Town of Clifton Park to provide mutual assistance in maintaining the roads during the 2021-2022 snow season to ease the difficulties created by the temporary bridge currently in place on Sitterly Road, subject to the review and approval of the Town Attorney.

**Supervisor Tollisen:** The Highway Superintendents of Clifton Park and Halfmoon have met. That bridge is pretty difficult to plow. The typical larger plow trucks cannot go over that bridge this year so they have worked it out so that the road gets carefully taken care of and plowed.

**RESOLUTION NO. 303-2021**

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

**Resolution Introduced by Comptroller Hatter**

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

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

|         |   |        |          |
|---------|---|--------|----------|
| DEBIT:  | Estimated Revenues                              | 25-510 | \$359.04 |
|         | Subsidiary: Home & Community Services           |        |          |
|         | 25-4-2189.00                                    |        | \$359.04 |
| CREDIT: | Appropriations                                  | 25-960 | \$359.04 |
|         | Subsidiary: Engineering Contractors Inspections |        |          |
|         | 25-5-1440.40                                    |        | \$359.04 |

Information Only: The above was derived from the following breakdown of charges to be paid on November 24, 2021 Abstract for engineering and related fees.

| NAME          | AMOUNT   |
|---------------|----------|
| Windsor Woods | \$359.04 |
|               |          |
| Total         | \$359.04 |

**PUBLIC COMMENT (for discussion of non-agenda items)**

**John Mitchell, 6 Meldon Court:** I want to thank the Board for the publication of the Navigator. It has been very effective at producing some interest in additional members to the Trails and Open Space Committee. It is a volunteer committee with the objective of having appropriate open space. If we identify spaces that can be preserved and building a trail. The trails network is great and getting even better. There is a lot of work that goes into it. We thank you for your support and looking forward to lots of on-going support in the future.

**Supervisor Tollisen:** John, you will be happy to hear that last night at the Board of Supervisor's Meeting, they did a first ever, pass a county wide bike route. That is a great thing and it will be public and there will be signs posted for the routes over the next several months, or when they can order and get the signs in.

**John Mitchell:** We are honored to have our Supervisor serve as the Chair of the countywide Trails and Open Space Committee. Thank you for your service.

**Ray Stanek, 43 Saville Row, Arlington Heights Development:** We have come to a fork in the road, the Board has to make a decision. Do you keep the Tribley farms zoned residential, single family homes and agricultural or do you change the zoning to allow a massive apartment complex of 146 units. What does the Board want to be remembered for? Keep our area single family homes. Thank you.

**Joan Stanek, 43 Saville Row, Arlington Heights:** I am adamantly opposed to the change in zoning to accommodate the proposed 146 unit Apartment complex at Tribley farm. Many people have gotten up and spoken about the reasons, but you really have to pay attention to these reasons.

- Farm to Market is a highly trafficked area. With 146 units, I think that you will have at least 300 more cars and more accidents.
- The senior complex will need more assistance from Emergency Services. The fire department is constantly asking for volunteers, response time will be lengthened and increased mortality.
- Periodic problems with water pressure
- Land is zoned agricultural/residential for a reason and it is important not to change it. This is not the place to have apartments or cluster housing. Free standing, single homes would blend in with the surrounding development.

At one of the meeting it was said that the proposed housing would be federally funded or there would be federal funds involved. Does this mean that the apartments would be Section 8 housing or the apartments would be on sliding scales?

**Rich Harris, Building, and Planning Development Coordinator:** The applicant has not disclosed that level of detail.

**Joan Stanek:** But federally funded usually means Section 8, correct?

**Attorney Murphy:** No, I think what was talked about at one of the meetings, I am at all of the meetings. These gentlemen are not at all of the meetings because obviously they are on the Town Board and go to the Town Board meetings. There was some discussion of a possible pilot based on the fact that it was senior housing. Some people would see that is a payment in lieu of taxes agreement with the government. That might be what you are referring to, but I am not sure. Beyond that, we don't know.

**Joan Stanek:** Like who can get into this housing? You don't know yet, is that what you are saying?

**Attorney Murphy:** That is what I'm saying to you.

**Joan Stanek:** So people could get in that are on federally subsidized, Section 8?

**Attorney Murphy:** They are not proposing it, but I couldn't tell you, sitting here today.

**Joan Stanek:** Alright, thank you very much.



**Mary Prindle Zocolo, 3 Saville Row, Arlington Heights:** I just have some concerns I would like to share with you.

- Security & Safety issues. Approximately 90 people living in Arlington Heights including 10 single women and 29 snowbirds. We always felt protected and now worry about these issue before and now some are feeling very vulnerable and considering moving. What is stopping us from being robbed? Putting a 3 story building on top of a hill looming over our development, makes us very vulnerable. We don't feel safe and secure.
- The newly built road can bring someone not honest from the apartment into our development. What will stop them from robbing us?
- Home values will decline.
- We are not taking it lightly. You can't take the wishes and dreams of an entire community and toss them away because of the whims of one person.

**Darlene McGraw, 4 North Pointe:** Nice to see you all again. I have a couple of things I wanted to speak about.

- Affordable Housing. I work constantly and volunteer and have difficulty paying my bills.
- Persons with Disability: You have senior housing but not for those with disabilities. We often get forgotten.
  - Maybe tax breaks for the landlords
- Thank you so much to Toyota and the folks at Sheldon Hills for the great donations.
- Thank the Highway Department for the great job they do all year.
- Asking the Town of Halfmoon to contact the Town of Clifton Park to work on the Crossing Blvd. area on both sides.
  - It needs to be slower
  - It needs signage to "Not Block the Box"
- I am making scarfs for the Senior Center or if you know of anyone who needs, contact me. Also, if you have any yarn that I could use.

**John Grasing, 14 Rolling Hills Drive:** I came for the Open Space but stayed for the traffic concerns (Stated his traffic concerns) Moved from Nassau County

- Kinns Roads backs up 20 cars at times. Route 146 was gridlocked and could not make the turn. Exit 10/Ushers Road has train traffic.
- The Board should not approve any more houses

**Michael Moreno, 14 Gladstone Circle, Arlington Heights:** I have been living in my development for 12 years. (Stated his power outage concerns)

- Periodically there have been issues with power outages. It has gotten better.
  - A lot of us have put in generators.
  - Twin Bridges puts a strain on the power source.
  - Now this will project will put an additional strain

**Supervisor Tollisen** asked if anyone else had any comments. Hearing from no one, he wished everyone a very Happy Thanksgiving.

**There being no further business to discuss or resolve, on a motion by Councilman Hotaling and seconded by Councilman Connors, the meeting was adjourned at 7:30 pm.**

**Respectfully Submitted,**

**Lynda A. Bryan, Town Clerk**

