

2022 BUDGET WORKSHOP

Supervisor Tollisen: This is our second public workshop with respect to the budget. At the 7 O'clock meeting, there will be a Public Hearing to discuss the budget for 2022, and to move it forward to adoption if the Board should so choose. Let me go through the Budget Highlights as I did at the last meeting. Our Comptroller and Budget Officer, Bonnie Hatter is here, and our Deputy Comptroller Laurie Sullivan is here as well.

Budget Highlights:

The Town of Halfmoon relies on three sources of revenue for the Town Budget

1. Mortgage Tax
2. Sales Tax
3. Highway Tax

I am pleased to report for 2021, our mortgage tax is exceeding our budgeted estimates, our sales tax is exceeding budget estimates, and our revenues versus expenditures; our revenues are exceeding our expenditures. We have made some modifications to the budget to do some things that we needed, such as purchase a new Senior Van and things of that nature, but it is expected that at the end of the year we will once again have a budget surplus in the Town of Halfmoon. This is the 43rd year that there is no General Fund Town Tax in the Town of Halfmoon. There is a 2 1/2 percent raise that is budgeted for all Town employees, this is a part of the five-year plan that was implemented, and we are on year four of the plan. The raise put in place is also the result of trying to make sure that we are competitive with our salaries as the State minimum wage continues to rise.

Highway Fund is basically Sales Tax Revenue in that line item remains pretty static. With respect to the General Fund expenditures, they will increase, but that increase for projects and things that we need will certainly be covered by the Sales Tax Revenue that we have.

With respect to the Water Fund, may use about \$98,000.00 in reserves. Our budget estimates are conservative, so we do not expect we may need to use that at all.

Overall, the Town Budget for 2022 increased \$787,000.00 or 4.43%.

We continue to partner with organizations such as Captain, Center for the Family and Care Links, and the YMCA. Those different organizations are front lines to those individuals and residents who are in need. So in addition to our food pantry that's always available to our residents, there are also these organizations to help our residents in need.

As far as the outlook for the Town, again, we have been financially in very good condition. Fiscally our resources are great, our Bond Rating is AA, and which is a good Bond rating. We need to be cognizant to continue to maintain very fiscally conservative budgeting so that if there are some leaner times, we can continue to make sure that Town operations can continue to run smoothly and efficiently.

The Town continues to pursue aggressively, Federal, State and Local Grants, and are in the process of applying for TIP monies for additional transportation upgrades In the Town of Halfmoon. We've invested a lot of monies this year in paving our roads, and other infrastructure that our Highway Department has done, but as far as Grant Funding, we will continue to do that. We've been successful in those programming, and successful in getting Trails and Open Space Grants as well.

Overall from my desk, the Town of Halfmoon is again in very good financial shape, and continues to provide essential services to our residents. Are there questions from the Board or the Public?

Councilman Hotaling: I just wanted to comment on all of the hard work our Town team has done. We did not lay anyone off during the pandemic, everyone worked hard. We've done major improvements to the water infrastructure, and our roads. It takes every employee here, and Supervisor Tollisen, I would like thank you for all of your hard work.

Supervisor Tollisen: (addressing the members of the audience) Alright, so this is part of the pre-meeting, the meeting does not start until 7:00 O'clock, but if you have any questions or any items you'd like address with the Board informally, we do not need to wait until 7 O'clock if you'd like to do that we certainly can do so. Does anyone have anything they would like to bring up this evening? Alright, Ma'am, come on up and if you would speak into the microphone, please state your name and address for the record.

Pat Donovan: My name is Pat Donovan, and I live at 9 Saville Road over in Arlington Heights. I just have a general question about the process in Halfmoon, I know right now the Tribley Active Adult Community is in front of the Planning Board, and I'm unsure how it goes from Planning to Zoning or not to Zoning, and then goes to the Town Board, or whatever the process is. Can you give me a general idea on how long this process takes before it ends up in front of you (Town Board) for a decision?

Supervisor Tollisen: I am going to refer to our Town Attorney

Attorney Murphy: Hello. The Tribley went before the Town Board for review of the PDD, because they changed zoning in order to allow the development to process. The Town Board refers it to Planning, which is where it is now. Planning does the review as far as traffic or any concerns that are there. They typically have what's called a public informational meeting, they are not bound to have a public hearing that they typically do. For that hearing anybody who adjoins the property would get notice, it would also be on the Town website, and the agendas. When Planning feels that they have reviewed the project as in depth as they can, they make a recommendation back to this Board as to whether or not they think the process should continue, or that a development should be approved. This Board is not bound by that recommendation, however this Board is required to have a Public Hearing before making any type of determination as it relates to the development. As far as timing goes, it all depends on how quickly the applicant can get the information back to us. There are various factors, often times that the informational meeting someone will bring up something that hadn't been considered by the Board, then the Board will ask the applicant to respond to that. That is why they have the Public Hearing. As far as telling you timing I cannot exactly do that, but that is the general time line of how the matter proceeds.

Pat Donovan: So, who is responsible to get on board water, sewer, fire, and all the things that affect the proposal? Is that the Town's responsibility or the applicant?

Attorney Murphy: It is the applicant's responsibility but the Town sends out the all of the information, and I misspoke, I was thinking of Summit, which is a similar thing; Tribley is before the Planning Board right now as well. I was little bit further down the road. So the Planning Board requires a traffic study, it gets referred to Emergency Services, all of that happens on the Planning Board level, simply because that is what they do on a day to day basis, so this Board defers to their expertise. Our Engineers look at it and they have communications with the applicant's engineers to determine what is working, and what is not working for the Town.

Pat Donovan: Ok. And the traffic issue was done by who?

Attorney Murphy: The Town has an independent traffic engineer; we have a rotating list that looks at it. The applicant's engineer obviously submits what they believe is the effect of the traffic, but the Town requires an outside third-party engineer to review it and or conduct additional counts depending on what is needed or what the concerns are.

Pat Donovan: Ok. So, ballpark, are we talking six months, two months? How fast do these things go?

Attorney Murphy: It really is difficult for me to give you, and I do not want to give you inaccurate information, but we are probably more three to six.

Pat Donovan: three to six months? Ok.

Mike Morand: I'm Mike Morand, I came to the Town of Halfmoon in 1963, and I currently live in Arlington Heights. That Tribley Project that Ms. Donovan was taking about came before the Planning Board the other night, we were there at the meeting, and there was a confusion – the applicant stated that it was going to be a Senior Community; residential community for seniors, but nothing in writing said that. It said active adult community. The State of NY defines and active adult is someone over 18 years old. I want to make sure that that is clarified whether or not this is for seniors or any active adult. The other thing is the height of that project does not fit in that area. I can see it behind a car dealership, buried behind the car dealership, but on Farm to Market Road there's so much traffic there now, it's crazy, and to put a big development like that, or a big building like that the height of the building is very concerning, and the amount of traffic it will generate there. Right now at the new traffic light at Route 9, the traffic is backed all the way up to the Dater Farm area during rush hour. If you are coming from Schenectady towards route nine on Kinns Road that traffic backed up from Route 9 to Nadler Road, which is quite a ways down. Major concerns we have for that. Thank you.

Stanford Zocolo: My name is Stanford Zocolo, I'm a professional Engineer, and I live at 3 Saville Row in Arlington Heights. On March 5, 2002, this Town Board adopted the Statement of Findings for Northern Halfmoon Generic Environmental Impact Statement. This document of findings is meant to be a guide and a reference for Town Officials when addressing decisions regarding project development. Within that document on page 9, paragraph D-3, it discusses land consumption and sprawl that is becoming a less desirable development pattern. For example, communities are more vehicle dependent; they lack the amenities that enhance the quality of life, by increasing impacts of traffic noise, air and water pollutants. Also, and the most important is the lack of neighborhood cohesion and community identity. This finding in fact is a clear example is what is wrong with the application for apartments proposed. This Active Adult Apartment complex has no sense of community being built adjacent to a maintenance free sub division of \$500,000.00 single-family homes that is owned and probably occupied by retired professionals. In addition, there is a complete lack of cohesion between the style of the homes in Arlington Heights and the proposed apartment buildings that will be built similar; we are told to Falcon Trace. I think this Town Board should be very aware of that development advice, because you have already paid for it and adopted it. That is all I have to say on that, thank you.

Supervisor Tollisen: Again, this is an informal pre-meeting. Does anyone else have any items they would like to bring to the Town Board? Again, this is not something that is before this Board at this time.

Mike Moreno: Good evening, my name is Mike Mareno; I live at 14 Gladstone Circle, Arlington Heights. In addition to the other concerns that the other folks have

presented here, the concerns that I have is mostly the traffic on Farm to Market, which has already been discussed the area of primary concern to me were really directly affects Arlington Heights is they are talking about putting another access road right through Saville that comes right through the development. Now I understand the need to have two entrances, and two egress areas, but to come right through that development and turn it into a short-cut, and with 212 somewhat parking spaces that is anticipated, the additional traffic and the delivery folks, and everything else that a complex like that brings to the area, really more of the commercial aspect than a natural aspect. The traffic coming through what is now considered a quiet area, and why we moved there to begin with, if we wanted traffic, we would have moved to a more urban type environment. So as these plans are developed, I'm hoping, I trust that the Board will look at that and how it affects the local residents that are in close proximity to this new construction.

Attorney Murphy: Just so, you are aware, when this Board referred the matter to Planning that is one of the main things that they ask the Planning Board to look at Very closely with regards to the status of that. Should it be emergency, should it be one way in, one way out, so this Board is very aware of your concerns, and is attempting to address them.

Mike Moreno: I understand there may be a need for that, but there has to be an alternative way to do that where it won't disrupt the day to day life of the people that live in Arlington Heights. Thank you.

Mary Zocolo: My name is Mary Zocolo, I live at 3 Saville Row on Arlington Heights. My husband and I got married 8 years ago and we looked to find a really beautiful place to live, and we found Arlington Heights, and that's where we moved because we thought it was beautiful. The first thing was the Scott Earl thing that's right behind our house-we deal with that. Now we have coming at us from the other end we have this apartment complex. If you walk down Saville Row- my street, you stop in front of our neighbor's house, you can just picture a three story apartment building just looming over the houses that go around the circle on Saville Row. It makes me cry, makes me so upset that nobody has any sense of beauty. We moved there because we wanted to live in a beautiful spot to live out our last years, and now we are having to talk about should we move or should we stay and feel sad. It's going to affect everyone, not just us in Arlington Heights, because the traffic will be ungodly and people are going to get killed because Farm to Market Road is no longer a little country road. If you ever look at the size of the trucks that go over that road, it would blow your mind. I am very emotional about this, because this man, he's got the money, and he can buy the property and build what he wants. But he can't, and I'll fight him tooth and nail. I went down to his place, I took pictures of his place, and I have a knowledge of architecture, and a knowledge of what goes and what doesn't and he's done a lot of things down there that I think are dangerous, and I would not want to see them right next door to us. That is all I have to say today, thank you.

Attorney Murphy: The Town Board definitely wants to hear your comments. We appreciate it when people take the time to come in and let them know your concerns so they can address them, otherwise they would not know. So thank you.

Sharon Rubitis: I live at 37 Saville Row our property abuts the farm and we have a piece of wetlands behind us. The neighborhood slopes; our property is on a hill, so the farm behind us comes down towards us. Couple of concerns. Number one is the traffic; there 214 parking spaces, which means a parking lot that, will be paved. I'm concerned about water damage that water will pool between the buildings and the parking lot and come down toward the houses in Saville. I am also concerned about texture of the neighborhood that we have single family homes. When I moved here seven years ago, we had some farms, and it is becoming a more commercial looking area. There are new houses being built on the other side as well, everything is being

built up. 214 parking spaces and 146 apartments it goes from a small quiet area to something very bustling. Those are my concerns. That is it, thank you.

Supervisor Tollisen: We have about 4 minutes until our regular agenda meeting is scheduled to start, is there anyone else?

Sharon Curley, Arlington Heights: My first question is for Lyn, you started to speak earlier and then you said you misspoke about the Zoning. Has the Zoning been determined or approved?

Attorney Murphy: No. That is part of this process. This Board has to approve a PDD in order to do that, and we are not at that stage.

Sharon Curley: Ok. Is this being marketed to seniors?

Attorney Murphy: That is correct. That would be part of the PDD legislation that would be limited to 55 and above.

Sharon Curley: How is that enforced? Does the Town have Zoning specifically for seniors 55 and up?

Attorney Murphy: It would be part of the development of the apartments. The Town does not have Zoning that you can live here if you are of a certain age. This PDD would have that zoning built in. If you are asking who would enforce that, it would be Code Enforcement based on complaints from people who reside there. It would be the applicant's responsibility, but because of the local law, the Town would have the ability to enforce it. The State also has a hand in enforcing the restriction.

Sharon Curley: Ok. I've read that NYS Towns are now allowed to zone specifically for seniors. I see active adults on his PDD, and I think it's noble to target to the seniors, I don't think it's the right place. We drove by the Falcon Terrace (Trace); Pretty on the outside, I read all the reviews, and nothing personal against Tanski, but no one living there is happy, the turnover is sky-high, that combined with the road coming into our community, no one is going to walk on Farm to Market. We are afraid driving on it, never mind walking it. They will walk in our neighborhood with their dogs, bicycles, with everything. I know it's a public road, but this will really rock our world. So is the Town considering any senior zoning changes?

Attorney Murphy: So this proposal is truly senior and the PDD underlying zoning would change and the requirements of the PDD would be 55 and up, yes, is the answer to your question. Is the Town considering making the like northern corridor of the Town all seniors, absolutely not.

Sharon Curley: Falcon Trace is still advertised 55 plus glamorous living, that's not what people are experiencing there, and no one's enforcing it. I am worried that our development goes to crop, and our houses are devalued. It not what I was hoping.

Attorney Murphy: Again, the Board very much appreciates everyone taking the time and sharing their comments with the Board, so the Board knows what the concerns are, and believe me, they take those concerns into consideration.

Sharon Curley: Ok, thank you very much.

Supervisor Tollisen: Ok, thank you everyone. We are going to switch over to our regular meeting.

The November 3, 2021 Town Board Meeting was called to order at 7:00 pm by Town Supervisor Tollisen in the A. James Bold Meeting Room with the following members present:

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

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

PUBLIC HEARING: TOWN OF HALFMOON 2022 PRELIMINARY BUDGET
Supervisor Tollisen asked if anyone would like to have the Public Notice read, hearing from no one, the public hearing was opened at 7:00 pm with Supervisor reiterating the Budget Highlights from the Budget Workshop.

Supervisor Tollisen: Does the Board have any questions? Does anyone from the public have questions regarding the 2022 Budget?
Closed: 7:17 pm

PUBLIC HEARING: REGARDING ADOPTING A LOCAL LAW, SUBJECT TO PERMISSIVE REFERENDUM, TO PROHIBIT ON-SITE CANNABIS CONSUMPTION ESTABLISHMENTS IN THE TOWN OF HALFMOON.

Supervisor Tollisen asked if anyone would like to have the Public Notice read, hearing from no one, the public hearing was opened at 7:18 pm.

Supervisor Tollisen: Ms. Murphy, our Town Attorney, I will ask you to give us a brief summary of the law being proposed.

Attorney Murphy: Very briefly, the State when they enacted the legalization process for Cannabis gave the municipalities and even the counties the ability to opt out of two separate things pursuant to Section 131; a community can opt out of on-site cannabis consumption, and can opt out of distribution and retail sales. The Town Board has guided me into drafting legislation; a local law that prohibits on-site cannabis consumption centers, but allows for retail and distribution centers. The State said if you do not want them, you need to pass a local law to prevent them, so that is what this will do. And then again, an on-site consumption center is just what it sounds like, a place where you can go to smoke marijuana, and then, in my opinion drive home would be terribly dangerous. This Board has agreed that this is not right for our community.

Supervisor Tollisen: Is there any questions of the Board? Any questions from the Public?

Blake Williams, Halfmoon: You are saying the theory behind the on-site consumption is so that it would deter people from consuming and driving home, is that correct?

Attorney Murphy: It is one of the many reasons. But yes, that's one of them.

Blake Williams, Halfmoon: Are we looking to do the same with bars?

Attorney Murphy: We are not allowed to the NYS Liquor Authority has complete control over that, the serving of alcohol, which is why I said this, was a unique law. Typically, they do not let municipalities have this type of control.

Blake Williams: But we are voting to not have on-site.

Attorney Murphy: Correct, but we could not legally vote to not have on-site liquor consumption.

Blake Williams: How members of the Board consume cannabis by show of hands? It does not look like any of you but you are voting against it which...

Attorney Murphy: They declined to answer your question, no one responded just so the record is clear.

Blake Williams: I did not see by show of hands any raise their hand. Is there any members?

Supervisor Tollisen: That is irrelevant, what is your next question?

Blake Williams: It is completely relevant, you guys are voting on cannabis use, and if you have no experience with cannabis, you are not qualified to vote on it.

Supervisor Tollisen: That is your opinion, I thank you for that. Do you have anything else you'd like to say?

Blake Williams: If you took your wife to the doctor to be checked out, you would not have your maintenance crew give you an opinion on it; because they are not practicing, just like you are not consuming cannabis so you have no knowledge of it. I think the State has voting to allow things going with the things they decided like consumption centers, and distribution centers.

Supervisor Tollisen: This is completely different than this.

Blake Williams: How is this different?

Supervisor Tollisen: What we are talking about is not distribution centers, Let me finish

Blake Williams: NO, this is the people, you are the government you are governed by the people. I do not need to let you finish. You don't have the experience

Supervisor Tollisen: Excuse me; this is a meeting of the Halfmoon Town Board. You are not going to tell me how to run meeting.

Blake Williams: I going to tell you I am one of the people, and you've been elected by the people to what as the people

Supervisor Tollisen: Please sit down, we have had enough. SIT DOWN!

Blake Williams: NO!! You are NOT qualified to vote on this, you are being irresponsible to not let consumption sites in this Town.

Supervisor Tollisen: Thank you for your opinion.

Blake Williams: Have a great evening.

Supervisor Tollisen: Anyone else?

CLOSED: 7:23 pm

Supervisor Tollisen: What is the pleasure of the Board?

***RESOLUTION NO. 294-2021**

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

RESOLVED, that the Town Board approves a local law No.5-2021 To Prohibit On-Site Cannabis Consumption Establishments In The Town Of Halfmoon, Subject to Permissive Referendum as presented.

POLL OF THE BOARD:

COUNCILMAN CATRICALA	AYE
COUNCILMAN WASIELEWSKI	AYE
COUNCILMAN HOTALING	AYE
COUNCILMAN CONNORS	EXCUSED
SUPERVISOR TOLLISEN	AYE

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.

2022 BUDGET WORKSHOP: Wednesday, November 03, 2021 at 6:15 pm in the A. James Bold Meeting Room.

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.

ANNUAL THANKSGIVING FOOD DRIVE: Donation boxes are located at the front entrance of the Town Hall and in the Recreation Office. Donations will be collected until November 16th, and made into baskets to be delivered to our local seniors and families in need. For more information, please contact Ross MacNeil, Recreation Director at 518-371-7410 Ext. 2272

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

MEMORIAL TREE LIGHTING CEREMONY: at the Abele Memorial Park 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 .

TOWN MEETINGS:

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

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

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

PUBLIC COMMENT (for discussion of agenda topics)

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor)

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

I wanted to commend our Town staff for the great joint efforts we just review the Budget. It takes everyone here to make this happen. On our agenda, our Senior Express does 555 meals and 571 riders the past month. That's our Town Clerks Office, the Highway Department, who maintains the vehicles, and our Senior Staff Drivers, along with the Supervisor and this Board, we've been going out we got a Grant for half of a new bus, it's really giving back and taking care of the people in our Town. On December 4th we will have a ham dinner to benefit Character Counts and Halfmoon Celebrations at the Senior Center. Take-out between 4-6 pm, and tickets are available at the Recreation Office.

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

Thank you Mr. Supervisor. Just to echo some of Ms. Murphy's comments during the pre-meeting, there are so many Board meetings where we have zero residents in the audience, and having you here tonight, whether you are for or against any projects, really does matter to us. Don't feel like you are wasting your time, because it is totally being absorbed by us as a Board, and we do need community input to make the proper decisions to do what's right for Halfmoon. I thank you for being her tonight.

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

EXCUSED

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

Thank you Mr. Supervisor. In your words that was 15 minutes in a nutshell information, and I'm glad all of you were here to hear this because as I say once in a while, I do not believe that there is a better community to live in than Halfmoon, and I'm glad all of you were here tonight to hear that report, because most people, I don't think take the time to even question what we do here. Anyone can pop in and voice their opinion and it's always welcomed here. Thank you.

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

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

Lyn Murphy, Esq., (Town Attorney) I have nothing this evening, thank you.

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

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 Clerk Total Fees Submitted to the Supervisor - \$8,670.35
2. Senior Express Total # Meals – 555 Total # Rides - 571
3. Building Permits
Total # Permits – 87 Total Fees Submitted to the Supervisor - \$26,905.00
4. Fire Inspections
Total # Inspections – 35 Total Fees Submitted to the Supervisor - \$4,160.00

DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office) Buildings and Grounds Department, Water Department

CORRESPONDENCE

1. Received from the Town Planning Board Resolutions approved at the October 25, 2021 meeting: Approval of Change/Use Tenant and Sign application for Other **One Brewing Company**, 1505 Route 9 (Glennpeter Plaza), Approval of Site Plan for **Earl-NPPM Temporary Storage**, 1867 Route 9, Halfmoon for temporary storage of dumpsters and containers for one year with an expiration of November 1, 2022, Approval of Site Plan for **Summit at Halfmoon Senior Living Facility**, 1620 Route 9, Halfmoon for the proposed 110-unit senior living facility conditioned on review by the fire department and Town Engineer. Tabled/Referred to Agencies: **Noradki Subdivision**, 3 Tabor Road- Major Subdivision & Special Use Permit (21.149 & 21.169) Board received a presentation on the proposed 16-lot subdivision, requested additional information and referred it to the necessary agencies and Town Engineer for review. TABLED/REFERRED TO AGENCIES: **Tribley Active Adult Community PDD**, 315 Farm to Market Road-PDD Recommendation (21.186) Board received a presentation on the proposed Planned Development District to allow the construction of a 146-unit senior living facility. The Board requested additional information and referred it to the necessary agencies and Town Engineer for review. Public Hearing Set: **35 Woodin Road Subdivision**, 35 Woodin Road- Minor Subdivision (21.145) Board received a presentation on the proposed subdivision to allow the construction of a single-family home and called for a Public Hearing to be held at the November 8, 2021 meeting.

Received & Filed

2. Received from Anthony P. Rocco, 109 Pruyn Hill Road, a letter of thank you to the Town and the Town's Highway Department for handling the drainage problem on Pruyn Hill Road.

Received & Filed

3. Received from Concord Court Association, a letter of thank you to the Town and its staff for cutting back the tree branches in the Knoxwood Development.

Received & Filed

4. Received from Saratoga County, the 2021 Final Assessment Roll Totals

Received & Filed

5. Received from Clifton Park-Halfmoon Fire District #1, their 2022 Adopted Budget.

Received & Filed

6. Received from Halfmoon-Waterford Fire District No.1, their 2022 Adopted Budget.

Received & Filed

7. Received from the Town of Halfmoon Highway Superintendent, notification that they will return to their winter hours of Monday-Friday from 7am-3pm as of November 22, 2021. The hours of the Transfer Station will remain the same.

Received & Filed

8. Received from Christina Woodard, her letter of resignation as full-time Clerk to the Town Justice effective October 29, 2021.

Received & Filed

9. Received from Christina Lane, her letter of resignation as part-time Clerk to the Town Justice effective October 29, 2021.

Received & Filed

OLD BUSINESS

NEW BUSINESS

RESOLUTION NO. 286-2021

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

Resolution Introduced by Town Clerk Bryan

RESOLVED, that the Town Board approves the minutes of Town Board Meeting of October 20, 2021 as presented.

RESOLUTION NO. 287-2021

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

Resolution Introduced by Director of Water and Building Maintenance Tironi

RESOLVED, that the Town Board Town Board approves the Bi-Annual Water Report for Usage as submitted.

RESOLUTION NO. 288-2021

Offered by Councilman Hotaling, seconded by Councilman Catricala: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, & Catricala
Resolution Introduced by Director of Water and Building Maintenance Tironi

WHEREAS, the Town Board of the Town of Halfmoon is cognizant of their obligation to be fiscally responsible when determining the appropriate disposition of equipment that is no longer of use to the Town; and

WHEREAS, the Town has consistently sought an effective way to insure that obsolete vehicles and equipment are disposed of in a manner that garners the most return on the original investment made to obtain the equipment; and

WHEREAS, the Director of Water and Building Maintenance has determined that a 2008 Ditch Witch FX30 Vacuum Excavator owned by the Town of Halfmoon is equipment that should be sold or otherwise disposed of as it is no longer of use to the Town; and

WHEREAS, the Town has an Agreement with Auctions International to place equipment that is no longer of use to the Town out for bid; and

WHEREAS, the Director of Water and Building Maintenance has the training and experience to determine what items should be placed on the Auction website and what items should be otherwise disposed; and

WHEREAS, the Town Clerk is hereby authorized to remove the equipment from the Town's Asset Inventory list and insurance coverage;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Director of Water and Building Maintenance may dispose of a 2008 Ditch Witch FX30 Vacuum Excavator by placing it on Auctions International.
2. That the Town Clerk shall update both the Town's Asset Inventory list and insurance coverage
3. That this Resolution shall take effect immediately.

DATED: November 3, 2021

LYNDA BRYAN, TOWN CLERK
TOWN OF HALFMOON

RESOLUTION NO. 289-2021

Offered by Councilman Hotaling, seconded by Councilman Catricala: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, & Catricala
Resolution Introduced by Director of Water and Building Maintenance Tironi

RESOLVED, that the Town Board hereby award the Bid No.7-2021 for the furnishing and delivery to the Town of water distribution valves and hydrants to Ferguson Waterworks in the amount of \$203,502.00, and authorizes the Supervisor to execute any and all necessary documents to proceed with this purchase. Subject to the review and approval of the Town Attorney.

RESOLUTION NO. 290-2021

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

Resolution Introduced by Building and Planning Development Director Harris

RESOLVED, that the Town Board authorizes the Supervisor to enter into an Agreement with BDG Development, LLC to provide potable water to the Mott Orchard Planned Development Agreement and to authorize the Supervisor to execute any documents to enter into the Agreement, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 291-2021

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

Resolution Introduced by Town Justice Fodera

RESOLVED, that the Town Board hereby appoints Christina Lane as Clerk to the Town Justice at Grade 4, Base Pay at a salary of \$43,910 pro-rated, commencing November 15, 2021.

RESOLUTION NO. 292-2021

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

Resolution Introduced by Town Justice Fodera

RESOLVED, that the Town Board hereby appoints Kristen Mone as a part time Clerk at Grade 1 Base Pay \$16.81/hr, effective November 15, 2021, contingent on successful completion of all pre- employment testing.

RESOLUTION NO. 293-2021

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

Resolution Introduced by Comptroller Hatter

RESOLVED, that the Town Board hereby authorizes the Comptroller to make the attached Creations 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	\$17,295.84
	Subsidiary: Home & Community Services		
	25-4-2189.00		\$17,295.84
CREDIT:	Appropriations	25-960	\$17,295.84
	Subsidiary: Engineering Contractors Inspections		
	25-5-1440.40		\$17,295.84

Information Only: The above was derived from the following breakdown of charges to be paid on November 10, 2021 Abstract for engineering and related fees.

NAME	AMOUNT
Howland PDD	\$359.04

Paar Estates	\$321.00
Pinebrook Hills Construction	\$2370.12
Plant Road	\$592.08
Swatling Falls	\$359.04
Creekview Estates Inspection	\$13,294.56
Total	\$17,295.84

PUBLIC COMMENT (for discussion of non-agenda items)

Pat Donovan, 9 Saville Row: I think Mr. Cannabis just argued himself out of the Town of Halfmoon. I felt that he was disrespectful to the Town Board, and I understand empathy, that he feels that you should understand where he's coming from. As a retired Senior Investigator with the State Police, I often pushed that on the Troopers, but I also told them I don't need to get shot in the head to know it hurts. The suit did not fool me, and I don't think it fooled anyone here, and he stunk up the room.

Attorney Murphy: Just so everyone is aware, I was asked when I was handing out the agendas whether or not the comments needed to be repeated as it relates to the concerns to Tribley. They do not, they will be continued and will be forwarded to the Planning Board.

Ed Dewhurst, 17 Gladstone Circle: With respect to the Tribley Senior Active Apartment Complex, it seem like there was about 140 units or so that will go in there, which I think will put a great strain on the current infrastructure. We already have water pressure problems at times during the day at Arlington Heights where we can't get our sprinklers to come on because water use is high. The traffic, which has been mentioned, Farm to Market Road is becoming a very active Nascar Wanna be strip. A lot of speeders on that road, including massive trucks. Storm water will run down towards the back of the property into a classified stream, not a trout stream, but it is protected by DEC Regulation 9401-57 classified a fishing stream. So there will have to be pretty good storm water control there. If it's over loaded it will move to the stream on the Earl property which is a chaud (?) stream and I think this DEC Regulation. This is some concerns we have. The connector street, which from the emergency services aspect is nice because we only have one entrance and exit right now, but all those older adults in that new community would be coming down into our area, and I rather them walking on Farm to Market than getting run over. Thanks.

Brian Manion: I will soon be a resident in the Town of Halfmoon, and looking forward to it. Currently under contract with Marini to build in Pinebrook, and obviously the Tribley Community has me concerned for a number of reasons. I wanted to get a better understanding of what the course of events are or is for the approval process for a project like that. I understand it's not zoned for that use now, and I was hoping you guys would share with us exactly how that plays out. I understand there are a lot of approvals needed before it would become a reality. Is that something you are at liberty to share?

Attorney Murphy: The shorter version of that is an application filed for a PDD goes before this Board; this Board refers to the Planning Board who has the expertise to look at the storm water issues, and the traffic issues. I did not know about the water pressure issue, and I made a note. Planning goes through a review process looking at all of those things, makes referral to outside agencies including DEC and Emergency Services. The Town employs an engineer who looks at everything. The applicants engineer also looks at things and they discuss different issues back and forth. The Board is constantly giving input. We have an outside agency do an independent review of the traffic study. After all of that is done, it's difficult to give a timeline based on all the different factors. It is referred back to this Board with

either a positive or negative recommendation. Usually before that a referral is made the Planning Board has what is called a Public Informational Meeting, so its not required by law, but they do so so that everyone's concerns can be heard before they make a recommendation. Then it comes back to the Town Board, and the Town Board is legally required to have a Public Hearing where all the adjacent properties and sometimes that's expanded will be notified about the Public Hearing for an opportunity to be heard. This Board then makes a determination whether or not to approve the PDD.

Brian Manion: So there will be plenty of opportunity for public comment at the various meetings.

Attorney Murphy: There are and the Planning Board has also, if you submit something in writing, they make it part of the record so not only can you verbally, but you can submit in writing and even though it's not at a Public Hearing, they are still put into the record for everybody's consideration.

Brian Manion: Thank you.

Ron Amarado, 39 Saville Row: My one concern is the new road proposed coming from Farm to Market down to Saville Row; that impact then will be on the Town to maintain and service the road in the bad weather. Just concerned how is the Town ready for that extra impact from people coming in or leaving the facilities?

Attorney Murphy: One of the biggest area of concern that this Board has is related to that road, so they are asking the Planning Board to make a recommendation specifically to whether the road should exist, if it should be one way in, one way out, whether it just be emergency access and whether or not it be a Town road because if it's not a Town road we do not maintain it.

Supervisor Tollisen: There are a number of people joining us tonight virtually. Does anyone who is virtual wish to be heard, or have questions?

NO ONE RESPONDED

Mary Zocolo, 3 Saville Row: I would just like to know do you as members of the Board before you approve or disapprove of this potential apartment complex, do you come and look at the area? Saville Row runs behind where the property is that Tanski bought, so we have the thought of looking at this building all of the time. Also the new development next door, I don't know if they know what is going to be near them. I want to make sure that they are informed. Are they informed?

Councilman Wasielewski: The new owners in Pinebrook? That is Pinebrook, the Marini Development. I don't know if they have been notified or not.

Mary Zocolo: There will be a lot of people affected by this. Thank you.

Councilman Wasielewski: Absolutely.

Mary Zocolo: How long does this type of project of apartments, what are the chances that you say no, what gets declined?

Attorney Murphy: I'm sorry, I hate to do this, and I really do but am going to advise the Board not to answer that question it can be interpreted as pre judging the application prior to its completions. Have they ever turned down an application? They absolutely have, that I can tell you. I apologize, this is me doing this, but they are not allowed to speculate on a pending application.

Mary Zocolo: Thank you for listening to our comments and concerns, it's much appreciated.

From the Virtual Audience- (Name) 31 Saville Row: The Pinebrook application until the shovel went in the ground- how many months that was?

Attorney Murphy: I do not know off the top of my head, I would have to research that, but if you'd like to call the Supervisors office in the morning I can get you that information.

31 Saville Row: Ok, that sounds good, I'm just figuring its years not months or weeks, but I don't know. That is what we are trying to figure out. I appreciate that and will call in the morning. Thanks.

There being no further business to discuss or resolve, on a motion by Councilman Hotaling and seconded by Councilman Wasielewski, the meeting was adjourned at 7:44 pm.

Respectfully Submitted,

**Kelly L.Catricala,
Deputy Town Clerk**