

The September 20, 2023, 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– Excused
Cathy L. Drobny, Deputy Town Attorney
Lynda A. Bryan, Town Clerk – Excused
Kelly Catricala – Deputy Town Clerk

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

PRESENTATION: 1-4-6 MARKETPLACE

Supervisor Tollisen: First item on the agenda tonight is a presentation on the 1-4-6 Marketplace. Mr. Dell, good evening, welcome.

Jason Dell, Lansing Engineering: Good evening. My name is Jason Dell, Engineer with Lansing Engineering here on behalf of the applicant for the 1-4-6 Marketplace. It has been a while since we have been before this Board with the project, but we have been working through SEQR issues with the Planning Board, and we were before the Planning Board last week, where they issued a positive recommendation back to the Town Board for this PDD, so we are here this evening to request that this Board schedule a Public Hearing for the project. Just a brief overview of the project, the project site is located along Route 146, and encompasses about 21.8 acres, and the applicant is proposing the construction of 10 buildings with a total footprint of about 158,000 square feet. The project will include a mix of different building sizes and uses. The project proposes about 76,000 square feet of commercial space, and 328 luxury apartments. We feel the project provides a great transitional use between Route 146 businesses and the residential development to the north, and we are here this evening to request that a Public Hearing be scheduled for the project.

Supervisor Tollisen: Are there questions of the Board?

Councilman Connors: Mr. Dell, I just want to thank you for your due diligence with this project, and I know it's been in the making for a few years, right? You've taken in consideration of all the neighbors and their concerns and what their needs will be. I feel that this project will have a positive impact to the area, not only Halfmoon, but the surrounding communities as well, and with that Mr. Supervisor, I will make a recommendation that the Town designates itself as Lead Agency as pursuant to SEQR.

Supervisor Tollisen: This is on the agenda as Resolution 250-2023. The resolution is to have the Town Board be Lead Agency pursuant to SEQR for the 1-4-6 Marketplace PDD.

RESOLUTION NO. 250-2023

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

Resolution Introduced by Building & Planning Director Harris

WHEREAS, the Town Board approved Resolution No. 208-2022 declaring their intent to adopt Lead Agency status for purposes of the State Environmental Quality Review Act for the One-Four-Six Marketplace Planned Development District; and

WHEREAS, the Town of Halfmoon subsequently conducted a coordinated review of this Type 1 Action with Interested and Involved Agencies; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Town Board of the Town of Halfmoon hereby designates itself as Lead Agency pursuant to the State Environmental Quality Review Act.
2. That the Town Supervisor for the Town of Halfmoon is hereby authorized to execute any necessary documentation to remain in compliance with the State Environmental Quality Review Act, subject to the review and approval of the Town Attorney.

Councilman Connors: I'll make a motion to schedule a Public Hearing on the 18th of October 2023 at 7 p.m.

Supervisor Tollisen: A motion has been made to schedule a Public Hearing For October 18, 2023, at 7 p.m. or soon thereafter as the agenda will allow, and that will be Resolution 254-2023 on the agenda.

RESOLUTION NO. 254-2023

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

Resolution Introduced by Building & Planning Director Harris

RESOLVED, that the Town Board schedule a public hearing for October 18, 2023, at 7:00pm or as soon as the agenda allows in the A. James Bold meeting room to discuss the 1-4-6 Marketplace PDD project, subject to the review and approval of the Town Attorney.

Jason Dell: Thank you.

Supervisor Tollisen: Have a good night. Under Community Events, there are a number of events listed, please note that our Harvest Festival that is put on jointly by the Town of Halfmoon and Halfmoon Celebrations, is this Saturday at the Town Park. There is a lot of fun for the families, so please come out and join us for that.

COMMUNITY EVENTS:

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

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

Halfmoon Comprehensive Plan Update page is now live at <https://www.planhalfmoon.com/>. Visit the website to find out more about the Halfmoon Comprehensive Plan Update, learn about upcoming meetings, review

RESOLUTION NO. 257-2023

Offered by Councilman Hotaling, seconded by Councilman Catricala: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala
Resolution Introduced by Building & Planning Director Harris

WHEREAS, the developer of Betts Farm Planned Development District (PDD) – Phase 1 Subdivision (a/k/a Juniper Ridge), a residential project, would like to dedicate certain roads, infrastructure and related easements, to the Town of Halfmoon; and

WHEREAS, all roads are public roads and are open to the public 24 hours a day and;

WHEREAS the Town of Halfmoon will accept the road, infrastructure and easements with conditions; and

WHEREAS, the Town of Halfmoon will accept the legal responsibility; and

WHEREAS, the Town of Halfmoon Highway Department will be responsible for all maintenance and repair of the roads designated below;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

RESOLVED, that the duly convened Town Board hereby accepts for road dedication tax map #273.14-1-99 consisting of Betts Lane (as extended) (+/- 300' long), Magnolia Drive (2,250' long), Blue Ridge Drive (625' long) and Silver Oak Drive (900' long), said roads having a width of 60', and Sagebrook Drive (a 122 foot circle 700' length)(tax map #273.14-1-98) of the Betts Farm PDD – Phase 1 Subdivision (a/k/a/ Juniper Ridge) with conditions; and it is further

RESOLVED, that all the other standards as set by the Town of Halfmoon Roadway Dedication Procedure have been satisfied, subject to the review and final approval of the Town Highway Superintendent for road improvements and the Town Attorney for the Deed descriptions, closing papers, title insurance, letters of credit, proof of payment of all taxes due; and it is further

RESOLVED, that the Town Attorney be and is hereby authorized to execute all necessary and related documents in connection with the road dedication and easements; and it is further

RESOLVED, that the Town of Halfmoon shall not issue more than one (1) certificates of occupancy or maintain, plow or otherwise care for the roads until proof of recording of all necessary documents with the County Clerk's office are received; and it is further

RESOLVED, this Resolution shall take effect immediately.

Councilman Hotaling: I would like to thank the Road Dedication Committee for all of their efforts. There is a lot of work that goes into this on the Town's end, so good job by all.

Supervisor Tollisen: I would like to note that the President of Abele Builders, Mr. Dan Lill is with us. Thank you for your hard work and your investment in our Town, we appreciate it.

Dan Lill, President, Abele Builders: Thank you, I appreciate it. We have two contracts so far.

RESOLUTION NO. 258-2023

Offered by Councilman Connors, 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.

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|---------|---|--------------|------------|
| DEBIT: | Revenues | 25-980 | \$7,007.78 |
| | Subsidiary: Home & Community Services | | |
| | | 25-4-2189.00 | \$7,007.78 |
| CREDIT: | Appropriations | 25-960 | \$7,007.78 |
| | Subsidiary: Engineering Contractors Inspections | | |
| | | 25-5-1440.40 | \$7,007.78 |

Information Only: The above was derived from the following breakdown of charges to be paid on September 28, 2023, Abstract for engineering and related fees.

| NAME | AMOUNT |
|-------------------|------------|
| Creekview Estates | \$2,986.16 |
| Betts Farm | \$4,021.62 |
| | |
| Total | \$7,007.78 |

A creation of appropriations is necessary to create the budgetary accounts within the Capital Projects Fund for the Intersection Improvements at Route 236 and Guideboard Road. The project will improve the flow of traffic by reconstructing the intersection. The project has been funded for Preliminary and Final Engineering Design Only by Locally Administered Federal-Aid programmed through NYSDOT Statewide Transportation Improvement Program (STIP) in the amount of \$500,000. The general fund will be used to advance the money for the project and will be reimbursed after payment is received.

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|---------|---|--------------|--------------|
| DEBIT: | Estimated Revenues | 35-510 | \$500,000.00 |
| | Subsidiary: Transportation Federal Grant | | |
| | | 35-4-4589.00 | \$500,000.00 |
| CREDIT: | Appropriations | 35-960 | \$500,000.00 |
| | Subsidiary: Highway Improvements- Route 236 & Guideboard Road | | |
| | | 35-5-5112.23 | \$500,000.00 |

PUBLIC COMMENT (for discussion of non-agenda items)

There being no further business to discuss or resolve on a motion by Councilman Connors and seconded by Councilman Hotaling, the meeting was adjourned at 7:14 pm.

Respectfully Submitted,

Kelly L. Catricala, Deputy Town Clerk