Town of Halfmoon North Halfmoon GEIS Update

Halfmoon Town Board









Topics

- Original GEIS Summary
- Working Group Updates to Capital Improvement Plans
- Elimination of Sanitary Sewer Costs
- Updated Mitigation Cost Schedule
- Open Space Funds to Support Dog Park

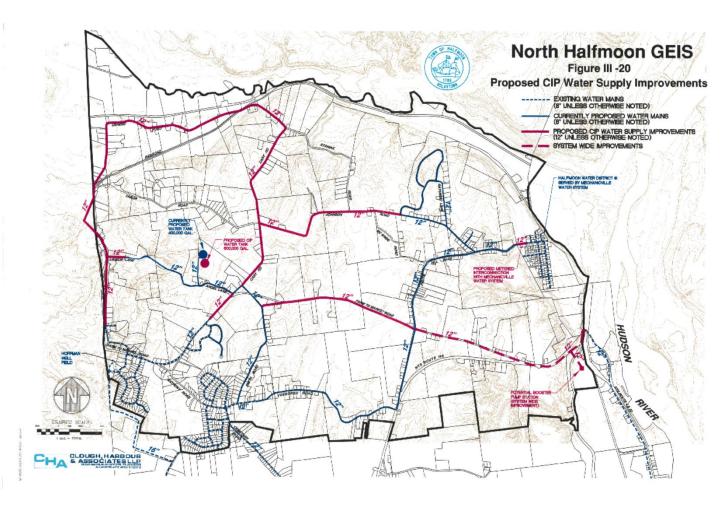


North Halfmoon GEIS

- Evaluation of Cumulative Impacts of Development
- Statement of Findings Adopted March 5, 2002
- Capital Improvements Identified and Mitigation Funds Collected For:
 - Water
 - Traffic
 - Sanitary Sewer
 - Culverts
 - Open Space

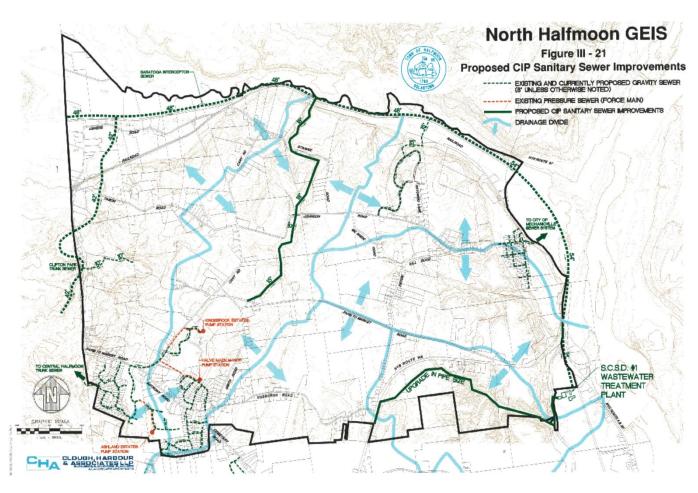


Water Supply Improvements:



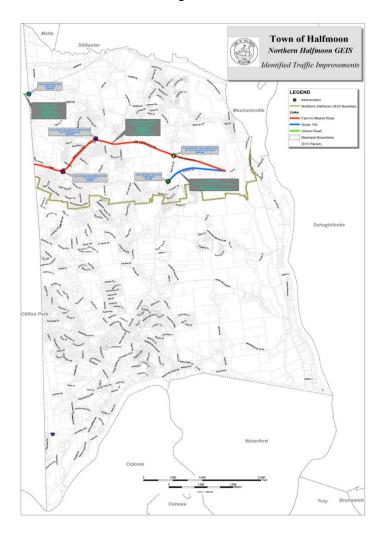


Sanitary Sewer Improvements





Traffic Improvements





Capital Improvement Plan Updates

- Evaluated status of identified improvements
- Revised list of improvements when necessary
- Established Priority Level
- Updated Costs through refinement or inflationary adjustments









Traffic Capital Improvement Plan Summary

Northern Halfmoon GEIS Mitigation Fee /Capital Improvement Plan Project Summary

Projects Identified in Original GEIS	Status	Comments	2002 Cost	2007 Cost
raffic raffic				
Pruyn Hill Road/Rt. 146 traffic signal.	Not Required	A signal has been installed at the ntersection of Vosburg Road/Rt. 146/Sheldon Hills as part of development required traffic mitigation. Funding to be applied to other identified improvements.	\$75,000	\$97,500
Pruyn Hill Road/Farm to Market Road traffic signal and left turn lanes on all iour approaches.	Not Completed	Not anticipated to be required in the near term.	\$475,000	\$617,500
Jshers Road/Tabor Road traffic signal and coordination with the railroad crossing on Tabor Road. (Cost based upon assumption that railroad crossing ulready meets current standards and crossing equipment can be coordinated with a traffic signal).	Not Required	Based on low rate of development in this portion of the GEIS study area this mprovement is not anticipated to be required within the Planning Period (2020). Funds may be applied to other identified mprovements.	\$100,000	\$130,000
Farm to Market Road/Smith Road/Cary Road – realignment to eliminate need or the Smith Road spur and construct cul-de-sac on Cary Road north of Angle ane.	Not Completed	Property has been obtained. Project should be considered for implementation depending on funding availability.	\$400,000	\$520,000
Farm to Market Road/Anthony Road intersection realignment to provide 90- legree "1" intersection and construct a cul-de-sac of the Anthony Road spur.	Not Completed	Project should be considered for implementation depending on funding availability.	\$50,000	\$65,000
Farm to Market Road; upgrade cross-section widths to 12-foot lanes with 6 foot paved shoulders; GEIS fees to cover ONLY a portion.		Farm to Market Road is a County highway. Total construction cost estimated to be \$4,500,000 (2002 dollars). GEIS to cover 33%. County has indicated no funding burrently available. Not anticipated to be required during planning period of GEIS. Funding to be applied to other identified improvements.	\$1,500,000	\$1,950,000
Ushers Road from Rt. 9 to Tabor Road: increase to 12 foot wide lanes with 6 foot shoulders; GEIS fees to cover ONLY a portion.		A portion of this segment is in the Town of Dilfton Park. Total construction cost setimated to be \$450,000 (2002 dollars). GEIS to cover approx. 90%. Based on low rate of development in this portion of the GEIS study area this improvement is not anticipated to be required within the Planning Period (2020). Funds may be applied to other identified improvements.	\$400,000	\$520,000
Rt. 146 from Pruyn Hill Road to Farm to Market Road; construct center mediar o facilitate turning movements to/from future developments; full cost to be sorne by those individual developments.	Not Completed	mprovements to be done as part of ndividual development projects.	NA	NA
			\$3,000,000	\$3,900,000

2016 Updated Projects	Priority	Comments	2016 Estimated Cost
Traffic			
New Project: Realignment of Pruyn Hill Road an Route 146	TBD		TBD
Pruyn Hill Road/Farm to Market Road traffic signal and left turn lanes on all four approaches.	Low	Low prioitry unless requird for a large scale project	\$753,350
arm to Market Road/Smith Road/Cary Road – realignment to eliminate need for the Smith Roa spur and construct cul-de-sac on Cary Road nort of Angle Lane.		Property has been obtained. Project should be considered for implementation depending on funding availability.	\$470,000
Farm to Market Road/Anthony Road intersection realignment to provide 90-degree "T" ntersection and construct a cul-de-sac of the Anthony Road spur.		Project should be considered for implementation depending on funding availability.	\$79,300
New Project: Potential cost sharing for mprovements required at Upper Newtown Road and Route 146 Intersection	i TBD		TBD
New Project: Unidentifed Improvements	TBD	Projects should be considered for implementation depending on funding availability.	\$3,455,350
		Total	\$4,758,000

Mitigation Fee Balances (10/31/16)								
Water	Sewer	Culverts	Traffic	GEIS Prep	Open Space	Tota		
\$482,343.23	\$268,428.98	\$10,762.87	\$334,846.64	\$3,074.75	\$146,287.12	\$1,245,743.59		



Water Capital Improvement Plan Summary

Northern Halfmoon GEIS Mitigation Fee /Capital Improvement Plan Project Summary

Projects Identified in Original GEIS	Status	Comments	2002 Cost	2007 Cost
Nater Cartes Car				
New Storage Tank – 600,000 gallon tank, preferred location is adjacent to lands of Valente Rolling Hills), to be "partially funded by GEIS" fees	Not Completed	Project should be considered for implementation depending on funding availability.	\$1,000,000	\$1,300,000
12° water transmission main westerly along Farm To Market Road, from Pruyn Hill Road to mith Road: 7,500 LF of 12°	Partially Completed	Portion to be done by Mott Orchard Project	\$562,500	\$731,250
12" water transmission main northerly along Rt. 9 from Farm To Market Road to Ushers Road: 5,300 LF of 12"	Not Required	Based on lowrate of development in this portion of the GERS study area this improvement is not anticipated to be required within the Planning Period (2020). Funds may be applied to other dentified improvements.	\$397,500	\$516,750
12" water transmission main easterly along Liebich Lane from Route 9 to SYSCO: 800 LF of 12"	Not Required	Previously anticlapted County water main along Rt. 9. Based on low rate of development in this portion of the CERS study area this improvement is not anticlpated to be required within the Planning Period (2020). Funds may be applied to other dentified improvements.	\$60,000	\$78,000
12" water transmission main northerly along Cary Road from Smith Road to Ushers Road; 11,000 LF of 12"	Partially Completed	Rolling Hills installed 3,360 LF of line along Cary Road from Smith Road to Johnson Road.	\$825,000	\$1,072,500
12° water transmission main westerly along Johnson Road from Fairway Meadows to Cary Road: 8,000 LF of 12°	Not Required	Installed by Howland Park within development as part of project required mitigation, not along Johnson Road. Funds may be applied to other identified improvements.	\$600,000	\$780,000
12" water transmission main easterly along Ushers Road from Rt. 9 to Cary Road; 13,500 LF fr 12"	Not Completed	Low rate of development in this portion of the study area	\$1,012,500	\$1,316,250
Connect transmission main along Pruyn Hill Road to Halfmoon Water Dist. 1 and install PRV Pit for Mechanicville connection	Partially Done	Water main installed by District 12Extension. Need improvements to District #1 and PRV pit installation	\$57,500	\$74,750
12° water transmission main along Farm to Market Road from Kingsbrook Estates to Angle ane: 1,600 LF of 12°	Not Completed	To be installed by approved Klersey subdivsion. Project currently inactive.	\$120,000	\$156,000
	•			
			\$4,635,000	\$6.030.000
		Total	94,030,000	90,030,000

2016 Updated Projects	Priority	Comments	2016 Estimated Cost
Water			
New Angle Lane Storage Tank – 600,000 gallon tank, preferred ocation is adjacent to lands of Valente (Rolling Hills), to be partially funded by GEIS* fees (Property has been obtained by the Town)	Low	Project should be considered for mplementation depending on funding availability.	\$1,586,000
12" water transmission main westerly along Farm To Market Road, from Pruyn Hill Road to Point of Connection; 7,500 LF of 12"	Low	Watermain to be done by Mott Orchard project. Project is currently nactive.	\$937,500
12" water transmission main northerly along Cary Road from Johnson Road to Ushers Road; 7,640 LF of 12" to complete. \$2.9 million total project cost with pump station	NA	This extension to be completed as part of County system connection	\$0
12" water transmission main easterly along Ushers Road from Rt. 9 to Cary Road; 13,500 LF of 12"	Medium	Lowrate of development in this portion of the study area	\$1,605,825
mprovements to District #1 and PRV Pit	NA	To be completed with Pruyn Hill District #1 Improvements. Water main Installed by District 12 Extension.	\$0
12" water transmission main along Farm to Market Road from Kingsbrook Estates to Angle Lane; 1,600 LF of 12	Low	Could be installed by approved Klersey subdivsion but project currently nactive.	\$190,320
New Project: 12" water transmission main along Staniak Road rom Bent Grass Drive to Cary Road; 5,000 LF of 12"	Medium		\$600,000
New Project: 12" watermain along Route 146 from the end of the existing main to Route 4/32. To include possible PRV.; 3,000 LF	Low		\$475,000
New Project: 12" water transmission main along Tabor Road 3,200 feet easterly from proposed end of Paar Estates Extension to the end of Northern Sites Dr.	High	Project should be considered for implementation in 2017	\$400,000
New Project: Unidentifed Improvements (To include % of 1,000,000 gallon tank @ Brookwood Road to support system wide improvements Year 2020)			\$4,258,955
		Total	\$7,356,600

Mitigation Fee						
Water	Sewer	Culverts	Traffic	GEIS Prep	Open Space	Tota
\$482,343.23	\$268,428.98	\$10,762.87	\$334,846.64	\$3,074.75	\$146,287.12	\$1,245,743.59

RS Means Historical Cost 2007 - 81 2 2016 - 100 Cost Factor - 1 22



Sanitary Sewer, Culverts, GEIS Prep, Open Space Capital Improvement Plan Summary

Northern Halfmoon GEIS Mitigation Fee /Capital Improvement Plan Project Summary

Projects Identified in Original GEIS	Status	Comments	2002 Cost	2007 Cost
ewer				
ncrease trunk sewer size to be installed to the south of the study area (14,000 F) from Route 236 to the SCSD #1 WWTP				
3,200 LF of 18" Trunk Sewer (Johnson Road to Saratoga County Interceptor)	Not Required		\$1,025,000	\$1,332,500
800 LF of 15" Trunk Sewer (Smith Road to Johnson Road) Not Required				\$867,100
		Total	\$2,392,000	\$3,110,000
Culverts				
Smith Road, south of Smith Road spur	Completed	runds should be transferred as reimbursement to costs incurred by the fown.	\$18,000	\$23,400
Smith Road spur, near Farm to Market Road	oad spur, near Farm to Market Road Not completed		\$20,000	\$26,000
ohnson Road, near Krazewski Lane	n Road, near Krazewski Lane Completed Completed Units should be transferred as tembur sement to costs incurred by the Jown.		\$46,000	\$59,800
Staniak Road, between Cary Road and Johnson Road	Completed	Funds should be transferred as telmbursement to costs incurred by the Fown.	\$60,000	\$78,000
Cary Road, near Coons Crossing Road	Not completed		\$18,000	\$23,400
Jshers Road, between Cary Road and English Road	Not completed		\$20,000	\$26,000
Jshers Road, between English Road and Tabor Road	Not completed		\$18,000	\$23,400
		Total	\$200,000	\$260,000
GEIS Prep				
SEIS Prep	Completed	Funds shall be transferred annually to General Fund as reimbursement for original GEIS preparation payment.	\$125,000	\$125,000
Onon Cooso	1			
Open Space		188 Acres of Open Space have been		

		Total	\$0
Culverts			
Smith Road spur, near Farm to Market Road	TBD		\$31,720
Cary Road, near Coons Crossing Road	Low		\$28,548
Jshers Road, between Cary Road and English Road	Low		\$31,720
Jshers Road, between English Road and Tabor Road	Low		\$28,548
New Project: Olde Dater Cottage LLC	TBD	Need specifics to determine nexus to development within GEIS study area	TBD
		Total	\$317,200
GEIS Prep			
GEIS Prep	Completed	Funds shall be transferred annually to General Fund as reimbursement for original GEIS preparation payment.	\$125,000
Open Space			
New Project: Town has identified the need for a Dog Park to support residential growth within the GEIS study area.	High	Project should be advanced depending on funding availability.	\$60,000
New Project: Unidentifed Improvements			\$2,014,000
		Total	\$2,074,000

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	Water	Sewer	Culverts	Traffic	GEIS Prep	Open Space	Total
	********	\$268,428.98	\$10,762.87	\$334,846.64	\$3,074.75	\$146,287.12	\$1,245,743.59



Sanitary Sewer

 Based on the development that has occurred and improvements by SCSD #1, GEIS funded sewer improvements no longer anticipated

Collected funds available for reallocation



Updated Mitigation Cost Schedule

Original Costs Established in 2002

Last Cost Increase in 2007

 22% Cost increase since 2007 - Based on construction industry cost indices

Removal of Sanitary Sewer Costs



Updated Cost Schedule

Improvement Area	Water	ater Sewer Culverts Traffic GEIS Prep. Open Space								
2002 COSTS	\$4.635 MIL	\$2.39 MIL	\$200,000	\$3.00 MIL	\$125,000	\$1.30 MIL	\$11.65 MIL			
2007 COSTS	\$6.03 MIL	\$3.11 MIL	\$260,000	\$3.9 MIL		\$1.7 MIL	\$15.125 MIL			
2016 COSTS	\$7.36 MIL	\$0	\$317,200	\$4.76 MIL		\$2.07 MIL	\$14.507 MIL			
2002 Original Costs	\$1,151	\$594	\$50	\$745	\$31	\$323	\$2,894			
(per EDU)										
2007 Updated	\$1,500	\$780	\$65	\$970	\$31	\$420	\$3,766			
Costs (per EDU)										
(30% increase per										
category)										
Proposed 2016										
Costs (per EDU)	\$1,830	\$0	\$79	\$1,183	\$31	\$512	\$3,635			
(22% increase per	, , , , , , , , , , , , , , , , , , ,						, 			
category, sewer										
eliminated)										



Open Space Funds

- Original GEIS identified the need to protect Open Space and support recreation
- 188 acres of Open Space have been permanently protected within the GEIS Study Area
- \$140,160 has been collected for Open Space
- Town had identified a need for a Dog Park
- Study Area fair share of 40% of Dog Park





Current Proposed Actions

Resolutions

- 1. Updated Mitigation Cost Schedule
- 2. Reallocation of Sanitary Sewer Funds
- 3. Use of Open Space Funds for Dog Park



Future Actions

- Review short term / high priority Capital Improvement Plan items
- Confirm Availability of Funding
- Move into Detailed Design / Construction

