

# Town of Halfmoon North Halfmoon GEIS Update

Halfmoon Town Board



**CHIA**  
design/construction solutions

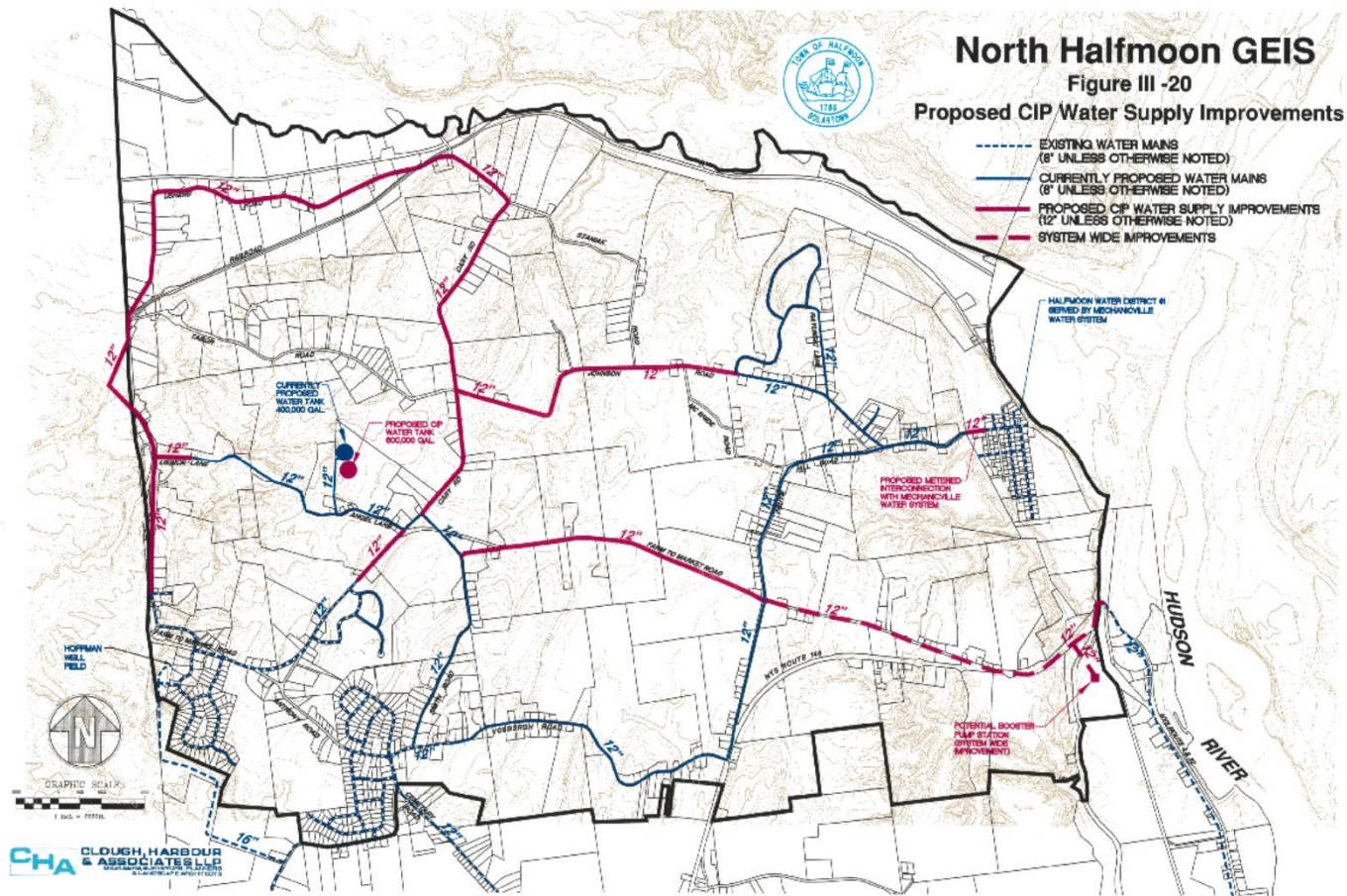
# Topics

- 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

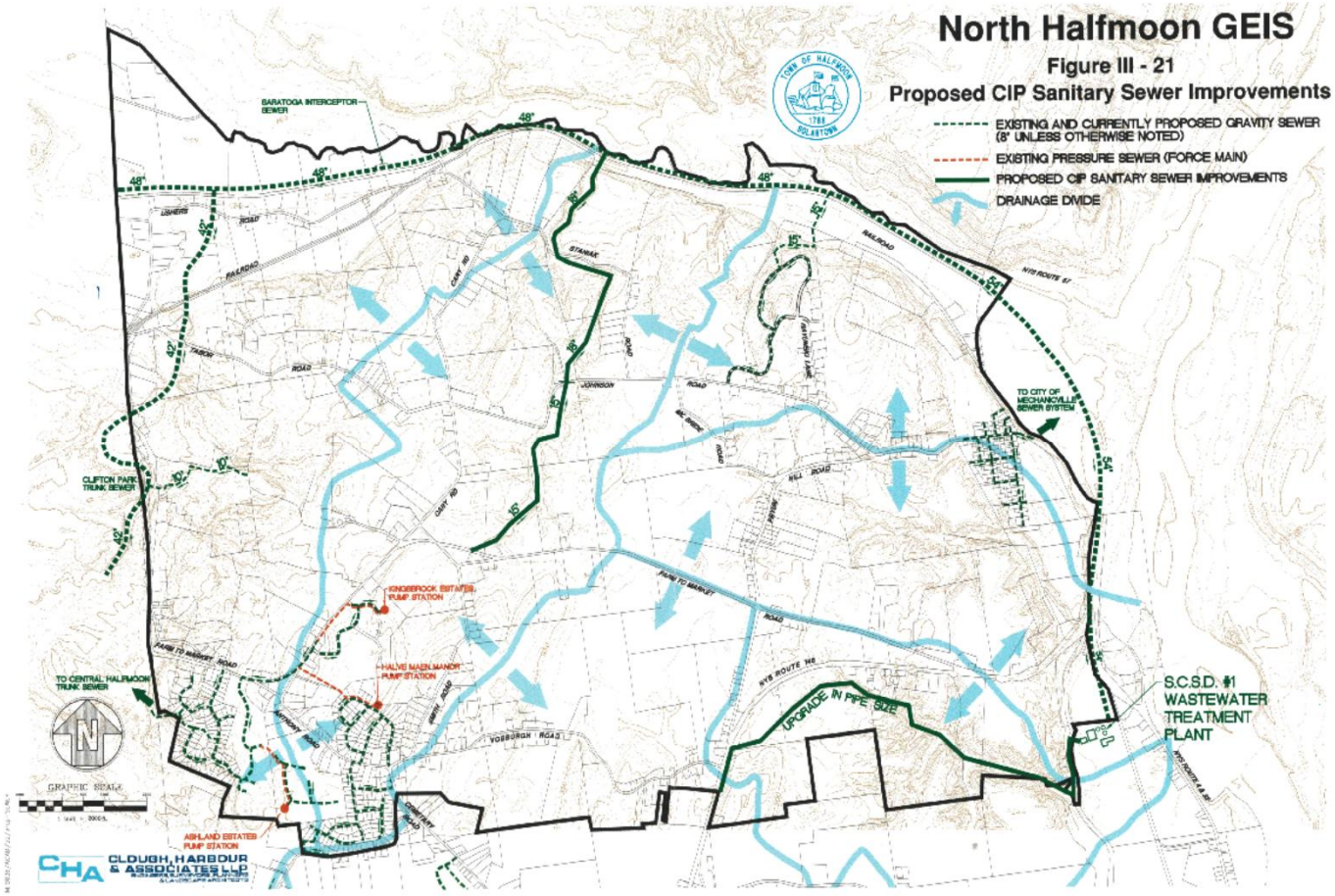
- Evaluation of Cumulative Impacts of Development
- Statement of Findings Adopted March 5, 2002
- Capital Improvements Identified and Mitigation Funds Collected For:
  - Water
  - Traffic
  - Sanitary Sewer
  - Culverts
  - Open Space

# Water Supply Improvements:

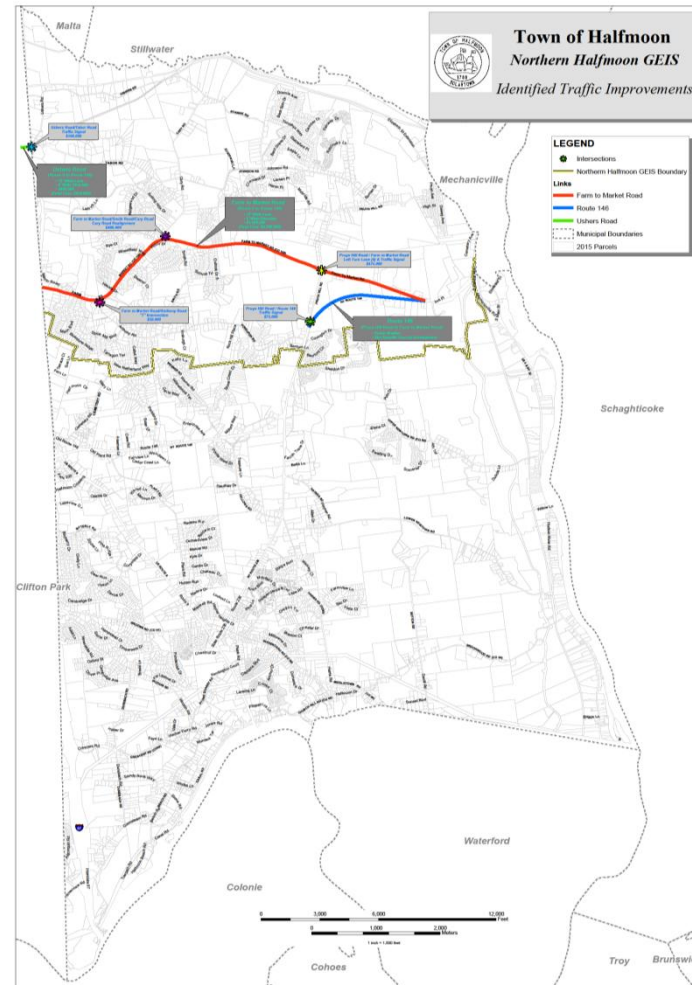




# Sanitary Sewer Improvements



# 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
<b>Traffic</b>				
Pruyn Hill Road/Rt. 146 traffic signal.	Not Required	A signal has been installed at the intersection 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 four 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 already 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 improvement is not anticipated to be required within the Planning Period (2020). Funds may be applied to other identified improvements.	\$100,000	\$130,000
Farm to Market Road/Smith Road/Cary Road – realignment to eliminate need for the Smith Road spur and construct cul-de-sac on Cary Road north of Angle Lane.	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-degree "T" 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.	Not Required	Farm to Market Road is a County highway. Total construction cost estimated to be \$4,500,000 (2002 dollars). GEIS to cover 83%. County has indicated no funding currently 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
Jshers Road from Rt. 9 to Tabor Road: increase to 12 foot wide lanes with 6 foot shoulders; GEIS fees to cover ONLY a portion.	Not Required	A portion of this segment is in the Town of Clifton Park. Total construction cost estimated 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 median to facilitate turning movements to/from future developments; full cost to be borne by those individual developments.	Not Completed	Improvements to be done as part of individual development projects.	NA	NA
Total			\$3,000,000	\$3,900,000

2016 Updated Projects	Priority	Comments	2016 Estimated Cost
<b>Traffic</b>			
New Project: Realignment of Pruyn Hill Road and Route 146	TBD		TBD
Pruyn Hill Road/Farm to Market Road traffic signal and left turn lanes on all four approaches.	Low	Low priority unless required for a large scale project	\$753,350
Farm to Market Road/Smith Road/Cary Road – realignment to eliminate need for the Smith Road spur and construct cul-de-sac on Cary Road north of Angle Lane.	High	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" intersection and construct a cul-de-sac of the Anthony Road spur.	Medium	Project should be considered for implementation depending on funding availability.	\$79,300
New Project: Potential cost sharing for improvements required at Upper Newtown Road and Route 146 Intersection	TBD		TBD
New Project: Unidentified 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	Total
\$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
<b>Sewer</b>				
Increase trunk sewer size to be installed to the south of the study area (14,000 LF) from Route 236 to the SCSD #1 WWTP	Not Required	County installed force main along Route #46 with capacity to accept flows from additional development. Projects within the study area have made individual connections to support each project.	\$700,000	\$910,000
8,200 LF of 18" Trunk Sewer (Johnson Road to Saratoga County Interceptor)	Not Required		\$1,025,000	\$1,332,500
5,800 LF of 15" Trunk Sewer (Smith Road to Johnson Road)	Not Required		\$667,000	\$867,100
Total			\$2,392,000	\$3,110,000
<b>Culverts</b>				
Smith Road, south of Smith Road spur	Completed	Funds should be transferred as reimbursement to costs incurred by the Town.	\$18,000	\$23,400
Smith Road spur, near Farm to Market Road	Not completed		\$20,000	\$26,000
Johnson Road, near Krazewski Lane	Completed	Funds should be transferred as reimbursement to costs incurred by the Town.	\$46,000	\$59,800
Staniak Road, between Cary Road and Johnson Road	Completed	Funds should be transferred as reimbursement to costs incurred by the Town.	\$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
<b>GEIS Prep</b>				
GEIS Prep	Completed	Funds shall be transferred annually to General Fund as reimbursement for original GEIS preparation payment.	\$125,000	\$125,000
<b>Open Space</b>				
42 Acres of Open Space required throughout GEIS study area.	Completed	88 Acres of Open Space have been preserved through public benefits associated with PDD's and land donations within GEIS study area.	\$1,300,000	\$1,700,000

2016 Updated Projects	Priority	Comments	2016 Estimated Cost
<b>Sewer</b>			
Total			\$0
<b>Culverts</b>			
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 how to develop within GEIS study area	TBD
Total			\$317,200
<b>GEIS Prep</b>			
GEIS Prep	Completed	Funds shall be transferred annually to General Fund as reimbursement for original GEIS preparation payment.	\$125,000
<b>Open Space</b>			
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: Unidentified Improvements			\$2,014,000
Total			\$2,074,000

Mitigation Fee Balances (3/31/16)						
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

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# 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

	2016 Mitigation Cost Schedule - Per EDU						
Improvement Area	Water	Sewer	Culverts	Traffic	GEIS Prep.	Open Space	Total
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
<b>2016 COSTS</b>	<b>\$7.36 MIL</b>	<b>\$0</b>	<b>\$317,200</b>	<b>\$4.76 MIL</b>		<b>\$2.07 MIL</b>	<b>\$14.507 MIL</b>
2002 Original Costs (per EDU)	\$1,151	\$594	\$50	\$745	\$31	\$323	\$2,894
2007 Updated Costs (per EDU) (30% increase per category)	\$1,500	\$780	\$65	\$970	\$31	\$420	\$3,766
<b>Proposed 2016 Costs (per EDU) (22% increase per category, sewer eliminated)</b>	<b>\$1,830</b>	<b>\$0</b>	<b>\$79</b>	<b>\$1,183</b>	<b>\$31</b>	<b>\$512</b>	<b>\$3,635</b>

# 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