

**The July 21, 2021 meeting was called to order at 7:00 pm by Town Supervisor Tollisen at the A. James Bold Meeting Room at the Town Hall 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  
Lynda A. Bryan, Town Clerk

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

## **PUBLIC HEARING: MCBRIDE ROAD WATER MAIN EXTENSION**

**Supervisor Tollisen** asked if anyone would like the Public Hearing Notice read. Hearing from no one, he opened the Public Hearing

**OPEN: 7:01**

**Carrie Dooley:** I am with MJ Engineering and tonight I am going to be presenting the McBride Road Water Main Extension project. The need for the project is to improve system hydraulics to the northern part of the town and the existing distribution system and to provide more redundancy in the system infrastructure. It is also to provide water service to those residents who don't currently have access to public water on McBride Road. The location is McBride Road and the limits of the project are on the west side starting at Larson Place and running east to a connection at Pruyn Hill Road. There is existing infrastructure in both of those locations and obviously there is a gap now in between those. The proposed infrastructure includes about 3,500 linear feet of new 12" diameter duct pipe quarter main, new hydrants for fire protection, main line valves and water service shut offs which will be installed at the property lines and then homeowners can connect from the property line into their houses. So connection is optional and will be left up to each homeowner to make that decision.

The estimated cost to connect and be part of the project and the district extension is estimated at \$502.50 per year based on one EDU or equivalent dwelling unit and just so you know, one EDU is equivalent to one single family home. The estimated cost is made up of two components. The debt service costs and this is the cost of the actual infrastructure itself and the other component is the water usage and depends on how much water the household uses. The \$502.50 is broken down to \$156 per year for the debt service piece for the infrastructure and the \$346.00 is the estimated water usage and based on 70,000 gallons per year and single family home. This is consistent across the town. One thing to note about the \$502.50 per year, this does not include the cost to install the water service from the property line to the house. The cost of that will vary depending on how far your house is from the actual shutoff at the property line. One thing to note is that connection is optional but as part of being included in the Town's consolidated water district, the debt service charge of \$156.00 per year will be assessed to you regardless of your choice to connect. The water usage obviously depends on whether or not you connect and use water from the system.

The anticipated schedule is currently planned for design of infrastructure for the remainder of 2021. The Town is going to publically bid the structure in early 2022. The project will be completed in mid to late 2022 and into 2023 depending on the contractor completing its work.

That is the background for the proposed project. If there are any questions, I would be happy to answer.

**Supervisor Tollisen:** First of all, let me give a little more history to this. The Town of Halfmoon has been doing a lot of improvements to our water system over the last several years. As many of you know we had a problem several years ago with the City of Troy. They had a major water main break and a couple of weeks of limited water. The Town Board has been very diligent and we now have two separate sources of water for the town of Halfmoon, one is through the City of Troy and the other is from Saratoga County Water Authority. Our goal with making upgrades to our system is to ensure that if one water source is unavailable or limited, we would be able to use water from a different source and truck it to the other part of the Town. We have installed many trunk lines and most recently down Hudson River Road, Upper Newtown Road as part of an upgrade that is being done. We see McBride Road as another redundant route in our system and speaking to some of our residents....it's about time! It is a positive loop in our system. I could tell you that we have been fortunate that we have gotten grant funds for some of our water projects and have been able to save money so that we can pay for this McBride Road Water Main Extension without public borrowing. This project would NOT happen if we had to do public borrowing based upon a per EDU because there are not enough residents on McBride Road. This is an important loop in our system. It is an important for the residents that live here and again with no public borrowing. If this project moves forward and our expectation is to move forward, understand that the debt service of \$156.00 per year will be for everyone, even if you don't hook up because water will be passing by your house. What Carrie stated earlier about the \$346.50 of water usage, understand that that number will be different for everybody depending on how much water each household uses. However much water you use is what you will be charged for in the twice a year billing, the less you use, the less you pay.

The water line will be coming by your house. It will be up to you to hire a contractor to connect it from the road to your house. The Water Department will work with you with whatever is needed but that is your cost, your contractor and do your own thing.

I think that is all that I have. Are there any questions of the Board? Hearing none are there any questions from the public?

**Don Carola, 60 McBride Road:** On behalf of myself and my family, thank you, it has been a long time coming. We're very appreciative of it. Are we our own water district?

**Attorney Drobny:** You are part of the Town's Consolidated Water District.

**Don Carola:** Not that it makes any difference. I was just questioning that.

**Ron McCormick, 47 McBride Road:** Are there going to any other expenses for the individual households as far as putting this line in?

**Supervisor Tollisen:** It is good to see you. I spoke with you and your wife yesterday. The cost that you see here \$156.00 per year, you are already in the water district so you will not see any additional costs.

**Don Carola:** Installation of the pipe line, will there be more tax for us?

**Director of Water Tironi:** The only fee is to purchase the water meter through the Town. If you are long distance from the road, you can use a meter pit and then you can use plastic pipe to the house. Otherwise you have to use copper all the way from the curb box in and your contractor puts that in. The only other cost is the water

meter and the cost right now is \$350.00 for a standard house meter and \$495.00 if you use a meter pit for the longer distance. There are no permit fees or anything.

Another thing Kevin, if you don't hook up, you should notify your insurance company that you now have municipal water and fire hydrants as you do get a break in your premiums.

**Supervisor Tollisen:** Frank, why don't you explain the hydrants.

**Director of Water Tironi:** The hydrants are every 500' that is the Town standard. As long as the 500' doesn't land in a creek or something, it might vary a little, but the standard is 500'. The markings that you see on the road are the engineering firm doing a digital mapping so those are targets for them. You won't see any markings until next year after it goes out to bid. We try to stay on the side with the most homes so we don't have to push lines underneath the road or tear up the roads.

**Terry Gifford, Clerk of the Vestry of St. Luke's on the Hill at 40, McBride Road:** My husband is one of the wardens, so we are representing the church. What additional expenses other than water usage can we anticipate for a large building like the church and rectory?

**Supervisor Tollisen:** That may be a question that we might have to meet with the Water Director and our engineer to figure out if you're more than one EDU or what that would be. Give your information to my secretary, we will discuss it and get back in touch with you so that you can bring it to your vestry.

**Terry Gifford:** That is great, thank you very much.

**Bernadette Chatkowski, 39 McBride Road:** I would just like to thank Kevin and anyone else that made this project happen after so many years of me wondering why it wasn't happening. I appreciate it. Thank you.

**Supervisor Tollisen:** Anyone else? Anything from the Board? Hearing nothing, I will call the hearing closed.

**CLOSED: 7:15 PM**

**Supervisor Tollisen:** In order for this to move forward, I would need a resolution to be able to move forward.

**RESOLUTION NO. 199-2021**

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

**RESOLVED**, that the Town Board moves forward with the McBride Water Main Extension, subject to permissive referendum subject to review and approval of the Town Attorney.

#### **POLL OF THE BOARD**

Councilman Catricala	Aye
Councilman Connors	Aye
Councilman Wasielewski	Aye
Councilman Hotaling	Aye
Supervisor Tollisen	Aye

**Supervisor Tollisen:** What we would ask that you do if you haven't already, please sign the notepad and be part of the email group. Also, up here on the dais are copies that MJ Engineering made up of the presentation. Folks, have a great night.

## **TOWN OF HALFMOON NOTICE OF ADOPTION**

**WHEREAS**, the Town Board of the Town of Halfmoon has established the Water Capital Reserve Fund pursuant to Section 6-c of the General Municipal Law to provide funding to make all physical betterments and capital improvements that are necessary to continue to supply potable water to the residents, including furnishings, machinery, apparatus, and equipment, and

**WHEREAS**, a Public Hearing was held on July 21, 2021, where the proposal was explained and the Town Board heard comments from the audience regarding this project, the McBride Road Water Main Extension.

**RESOLVED**, that the Town Board of the Town of Halfmoon authorizes the above referenced project to be financed from the Water Capital Reserve Fund. This resolution is subject to permissive referendum pursuant to subdivision 4 of Section 6-c of the General Municipal Law.

DATED: July 22, 2021

Lynda A. Bryan, Town Clerk  
Town of Halfmoon

## **CRESCENT COMMONS MIXED USE PDD**

Town Attorney Lyn A. Murphy recused herself

**Supervisor Tollisen** welcomed Michael Klimkewicz and Environmental Design Partnership for a presentation of the Crescent Commons Mixed Use PDD.

**Brien Ragone, Landscape Architect with the Environmental Design:** I am also here with Michael Klimkewicz from MRK, the applicant of the project. We are asking for a zoning change from C1 commercial to a PDD. This will obviously be a multi-step project with the Town that includes us asking for a referral back to the Planning Board.

The site is just over 12 acres and is located at the corner of Route 9 & 236 along the eastern side and is where the existing Crescent Commons Plaza and Fred the Butcher are. There is also a former restaurant building along 236 and a single family house. There is also a Mobile Home Park along Plank Road. It is currently surrounded by other commercial, retail and other single family housing. We consider this a transitional zoned property in the Town of Halfmoon.

Our goal is to redevelop the southern entrance to a mixed use, new urbanistic pedestrian friendly community. This will be done by renovating and adding onto the existing retail building where the intent is to keep the existing retail on the first floor, adding residential in the back, convert the second floor to multi-family apartments and add a third and fourth floor for multi-family apartments. Our target residents are seniors and young professionals. In addition, there would be detached garages to the east behind the building for the residents. Also, Fred the Butcher would expand his building from its current size. Connected to the Fred the Butcher, would be a new restaurant, mixed use plaza or other commercial use to be determined. There would be a pad ready site for future commercial use and we also plan on adding two additional driveways to allow access to 236 and Plank Road, freeing up the single entrance that currently exists now. The 32 unit Mobile Home

Park will remain and already has already been reconfigured recently, as shown in the colored area.

(Shown map of the complex) Here is our vision of what we would like the buildings to look like. Our intent with the buildings is to renovate to a modern architectural theme and incorporate any required architectural standards that are required. As you can see, we provide balconies and are looking for the new, urbanistic type look.

We feel that this project fits the Town's Comprehensive Plan with the redevelopment of the existing commercial area at the southern gateway entrance to the heart of Halfmoon, by improving the existing building with a new façade, adding walkable pedestrian connectivity and creating more useable open space. Also, by introducing residential, it provides convenient, onsite access to essential businesses and services and reduces the reliance on automobiles. This also introduces a diverse range of uses that are compatible with the interest of the general welfare of the public which also outlines the general objectives of the PDD in the Town of Halfmoon. We feel that this project meets this criteria. Also, as part of the project, the applicant is planning on a direct contribution to the development or study of the round-about which is planned for the intersection of 236 and Guideboard Road. That is all that I have. Mike, do you have anything to add?

**Michael Klimkewicz**, the owner of MRK. I do have a lot to offer, but to keep it brief, thank you for hearing our proposal. We have had a lot of success catering to the senior community with our Mobile Home Community. It has had a great response and I think a similar response with this new project as well. Giving them the ability to go out their front door and get access to retail that they would not have to get in the car.

**Supervisor Tollisen:** Mike, can you just respond to the public benefit. As you know, the Town requires the public benefit to be not only put into the summary but also disclose it at the meeting so that it is transparent to our residents and the public.

**Michael Klimkewicz:** We are committed to contribute \$500.00 per apartment and \$2,700.00 as I believe is the number for the expansion of Fred the Butcher, obviously a premier business in our community and bursting at the seams.

**Supervisor Tollisen:** That's not a bad thing.

**Michael Klimkewicz:** It's a great thing!

**Supervisor Tollisen:** Any questions of the Board?

**Councilman Connors:** Mr. Klimkewicz, just for the record is the existing restaurant going to be remolded, torn down or what? Fred the Butcher....

**Michael Klimkewicz:** At the moment we have no commitments to maintain the existing restaurant, however that's not off the table. If the right individual comes along and that's what their looking for, then we will continue with that established building. If that were to change, then obviously we would make an application for construction for new retail space. That's our goal to have a restaurant there. Thank you.

**Councilman Hotaling:** The building on 236, where the house exists now, is that going to be some type of business? That new entryway to 236, is that one way in or what?

**Michael Klimkewicz:** That's correct and once we get to the Planning Board level, we determine the best traffic flow. Our goal is to take pressure off the access off Route 9, but that is a good recommendation.

**Councilman Wasielewski:** I think that it is a very attractive project the way that you presented it and I am excited about it. I am willing to hear what is going to happen at the Planning Board. I look forward to that. My concerns are the same as Councilman Hotaling's, Route 236. The proposed improvements on Guideboard and 236 plays into the bigger picture. Many afternoons that traffic backs up to the entrance of Fred the Butcher trying to wait for that light to change. I think this is all part of the overall improvement of that area. Thank you.

**Supervisor Tollisen:** If the Board is so inclined, I believe we make a motion to seek lead agency for SEQRA purposes

#### **RESOLUTION NO. 200-2021**

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

**Resolution Introduced by Councilman Connors**

**RESOLVED**, that the Town Board seeks Lead Agency pursuant to SEQRA for the Crescent Commons Mix Use PDD.

#### **RESOLUTION NO. 201-2021**

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

**Resolution Introduced by Councilman Wasielewski**

**RESOLVED**, that the Town Board refers the Crescent Commons Mixed Use PDD to the Planning Board for further review.

#### **POLL OF THE BOARD**

Councilman Catricala	Aye
Councilman Connors	Aye
Councilman Wasielewski	Aye
Councilman Hotaling	Aye
Supervisor Tollisen	Aye

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** Our 4<sup>th</sup> Season starting May 12<sup>th</sup>, running through September 2021 on Wednesdays from 3 pm to 7 pm located in Abele Park off Route 236. To Receive a Vendor Application or for more information, please contact Ross MacNeil at 518-371-7410 ext. 2272 or [rmacneil@townofhalfmoon.org](mailto:rmacneil@townofhalfmoon.org)

**CLIFTON PARK & HALFMOON HISTORY HUNT** Explore the rich history of our towns during the month of July. Take a picture of 5 locations in each town from the PASSPORT that can be obtained at the Library, the Halfmoon Town Clerk's Office or by visiting [cphreference@sals.edu](mailto:cphreference@sals.edu) submit your photos and enter to win prizes!

**DRIVE-IN MOVIE NIGHT** July 23rd at the Halfmoon Town Park at dusk (8:30 pm) An evening of family fun under the stars!

**OUTDOOR CONCERT IN THE PARK** August 6<sup>th</sup> at the Halfmoon Town Park from 6:30 pm – 9:00 pm. Music for your entire family!

**DRIVE-IN MOVIE NIGHT** August 10<sup>th</sup> at the Halfmoon Town Park at dusk (8:30 pm) An evening of family fun under the stars!

**FALL CLEANUP DATES:** 9/14, 9/17, 9/18, 9/21, 9/24, 9/25. You must have a sticker to show residency to gain access to the Transfer Station, available at no cost in the Town Clerk's Office.

#### **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:** 2<sup>nd</sup> & 4<sup>th</sup> 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 just want to highlight that the Fall Cleanup dates are listed and also on 9/11 Shredding Day from 9:30 -11:30 at the Highway Garage.

**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

Thanks, Mr. Supervisor. I meeting with all of the Town Fire Chiefs tomorrow evening. We haven't met in a while due to Covid. It will give us a chance to catch up and how we can work together as a town. That is all that I have 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

There was a Trails and Open Space Committee this past Monday. We have John Mitchell and Henny O'Grady here this evening and we appreciate all that you guys do to keep that committee going and the positive changes that have been made.

**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 nothing this evening.

**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)** I have nothing this evening.

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

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

**CORRESPONDENCE**

1. **Received** from the Town Planning Board Resolutions approved at the June 28, 2021 meeting: Minor Subdivision and Special Use Permit for the Oakhill Drive Subdivision, 14 & 16 Oakhill Drive.

***Received & Filed***

2. **Received** from NYSEG, notification that they will be working on the electric lines on property Tax Map #273.-1-68.121, Betts Lane/NYS Route 236 in the near future.

***Received & Filed***

3. **Received** from MRK Real Property, LLC their revision to the Crescent Commons Proposed Mixed Use Planned Development District.

***Received & Filed***

4. **Received** from the Town of Waterford, notification of a Public Hearing on August 3, 2021 at 7:00 PM at Waterford Town Hall, 65 Broad Street, on the proposed amendments to the Town Zoning code and the Town Board designation to be Lead Agency pursuant to SEQRA. All interested parties shall be heard.

***Received & Filed***

**NEW BUSINESS**

**RESOLUTION NO. 185-2021**

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

**RESOLVED**, that the Town Board approves the minutes of Town Board Meeting of July 07, 2021 as presented.

**RESOLUTION NO. 186-2021**

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

**RESOLVED**, that that the Town Board authorizes the Water Department to purchase Axis Surveillance System from Adirondack Cabling and Security per NYS contract #PT68748 in the not to exceed amount of \$8,947.00 for upgrades at the Water Treatment Plant and at the pump station located at Coons Crossing 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.

**Councilman Hotaling:** Is the supplier installing or are we?

**Director of Water Tironi:** Adirondack is installing (Could not hear the rest of what Mr. Tironi said)

#### **RESOLUTION NO. 187-2021**

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

**Resolution Introduced by Director of Water Tironi**

**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 potable water is available to our residents; and

**WHEREAS**, the water main and hydrants on part of Smith Road, Johnson Road, Pruyn Hill Road and Vosburg Road are in need of preventative maintenance; and

**WHEREAS**, Riberty Construction Corporation provides a professional service which requires special technical skill, training and knowledge of the Town's existing water distribution system which is not possessed by any other Corporation therefore procurement through solicitation would not be practicable; and

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

1. That the Town Supervisor may execute the documentation necessary to effectuate the preventative maintenance on parts of Smith Road, Johnson Road, Pruyn Hill Road and Vosburg Road by Riberty Construction Corporation to continue to effectively and efficiently distribute potable water to the residents of the Town of Halfmoon in the not to exceed amount of \$89,600.

2. That 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 does not lend itself to procurement through solicitation based upon the special technical skill, training and knowledge of the Town's existing water distribution system.

3. That this Resolution shall take effect immediately.

DATED: July 21, 2021

LYNDA BRYAN, TOWN CLERK  
TOWN OF HALFMOON

#### **RESOLUTION NO. 188-2021**

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

**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 potable water is available to our residents; and

**WHEREAS**, the existing PRV pit on NYS Route 236 is in need of refurbishment; and

**WHEREAS**, Engineered Solutions Midwest Inc. is the sole company authorized to repair and install EFI pits in the Capital Region; and

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

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

1. That the Town Supervisor may execute the documentation necessary to effectuate the refurbishment of the existing PRV Pit on NYS Route 236 by Engineered Solutions Midwest Inc. to continue to effectively and efficiently distribute potable water to the residents of the Town of Halfmoon in the not to exceed amount of \$31,699.70.

2. That 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.

3. That this Resolution shall take effect immediately.

DATED: July 21, 2021

LYNDA BRYAN, TOWN CLERK  
TOWN OF HALFMOON

**RESOLUTION NO. 189-2021**

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

**Resolution Introduced by Director of Water Tironi**

**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 potable water is available to our residents; and

**WHEREAS**, the past bid for the Neptune Meters necessary to utilize the Town's potable water distribution system is expiring; and

**WHEREAS**, Ti Sales Inc. is the sole authorized distributor and exclusive supplier of the Neptune Technology Group Inc. products in the upstate New York market area; and

**WHEREAS**, there is no possibility for competition as it relates to the procurement of Neptune Meters;

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

1. That the Town Supervisor may execute the documentation necessary to effectuate the purchase of the meter reading equipment, software updates and three year Service Agreement regarding Neptune Technology Group Inc. from Ti Sales Inc. to continue to effectively and efficiently distribute potable water to the residents of the Town of Halfmoon in the not to exceed amount of \$26,166.30.

2. That 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.

3. That this Resolution shall take effect immediately.

DATED: July 21, 2021

LYNDA BRYAN, TOWN CLERK  
TOWN OF HALFMOON

**RESOLUTION NO. 190-2021**

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

**Resolution Introduced by Director of Water Tironi**

**RESOLVED**, that the Town Board authorizes the Water Department to purchase a ditch witch vacuum unit model #HX50, trailer mounted from Charles Machine Works per Sourcewell contract #012418-CMW in the not to exceed amount of \$79,311.24 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. 191-2021**

**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 Bryans**

**RESOLVED**, that the Town Board hereby appoints Matthew Ayotte as full time MEO at the Highway Department at Grade 5 Base Pay \$22.39/hr. effective July 28, 2021 subject to the successful completion of pre-employment testing.

**RESOLUTION NO. 192-2021**

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

**Resolution Introduced by Comptroller Hatter**

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

**RESOLUTION NO. 193-2021**

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

**Resolution Introduced by Coordinator of Building, Planning & Development Harris**

**RESOLVED**, that the Town Board authorizes the renewal of the Mobile Home Park Licenses for the 2012-2022 licensing year, per the inspection and approval of the Coordinator of Building, Planning & Development as follows: Vosburgh MHP, Springbrook, MHP, Crescent City MHP, Halfmoon Heights, and Smith Road MHP.

#### **RESOLUTION NO. 194-2021**

**Offered** by Councilman Connors, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala  
**Resolution Introduced by Recreation Director Ross MacNeil**

**RESOLVED**, that the Town Board authorizes the Supervisor to enter into a Contract with Mark Rust to provide a camp show on August 2, 2021, at the Town Park Stage for the Recreation Department, to be paid \$550.00 and to authorize the Supervisor to execute any documents necessary to effectuate the Contract, subject to the review and approval of the Town Attorney.

#### **RESOLUTION NO. 195-2021**

**Offered** by Councilman Wasielewski seconded by Councilman Connors Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala  
**Resolution Introduced by Supervisor of Building and Grounds Maiello**

**RESOLVED**, that the Town Board authorizes the Supervisor to execute any documents associated with the request for monies from Saratoga County, said funds to be utilized for improvements and paving at Crescent Park, and authorize the Town Supervisor to sign any necessary documentation, subject to the review and approval of the Town Attorney.

**Supervisor Tollisen:** Again, this is part of our grant for the Trails and Open Space programs.

#### **RESOLUTION NO. 196-2021**

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

**RESOLVED**, that the Town Board authorizes the Supervisor to execute any documents associated with the request for monies from Walmart, said funds to be utilized for the betterment of the community, subject to the review and approval of the Town Attorney.

#### **RESOLUTION NO. 197-2021**

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

**RESOLVED**, that the Town Board authorizes a cash advance from the Consolidated Water District to the Button Road Water Storage Tank and Water Main Extension Capital Project up to the amount of \$200,000 to be repaid upon receipt of proceeds from the sale of bonds for the project, subject to the review and approval of the Town Attorney.

**RESOLUTION NO. 198-2021**

**Offered** by Councilman Wasielewski, seconded by Councilman Connors: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala  
**Resolution Introduced by 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	\$12,716.94
	Subsidiary: Home & Community Services		
	25-4-2189.00		\$12,716.94
CREDIT:	Appropriations	25-960	\$12,716.94
	Subsidiary: Engineering Contractors Inspections		
	25-5-1440.40		\$12,716.94

Information Only: The above was derived from the following breakdown of charges to be paid on July 22, 2021 Abstract for engineering and related fees.

NAME	AMOUNT
5 Rexford Way	\$660.00
22 Corporate Drive	\$82.50
Hanks Hollow Subdivision	\$1,495.00
Tabor Road Warehouse	\$430.00
Shops of Halfmoon Drive Thur	\$1,485.00
Creekview Estates Inspection	\$1,748.08
Plant Road PDD	\$5,796.36
Halfmoon Village/Yacht Krauses	\$360.00
Summit at Halfmoon PDD	\$660.00
Total	\$12,716.94

A resolution is necessary to create the project budgetary accounts within the Capital Projects Fund for the Button Road Water Storage Tank & Water Main Extension. To meet the storage needs for the southern pressure zone the Town seeks to construct a new 1.0-mg elevated water storage tank and an approximately 5,400 linear foot water main extension on Button Road and Lower Newtown Road for connection into the existing distribution system at Hayner Road.

DEBIT:	Estimated Revenues	35-510	\$6,208,000
	Subsidiary: Serial Bonds		
	35-4-5710.00		\$6,208,000

CREDIT:	Appropriations	35-960	\$6,208,000
	Subsidiary:		
	Transmission & Distribution-Button Road Storage Tank & Water Main Extension	35-5-8340.23	\$6,208,000

A resolution is necessary to create the project budgetary accounts within the Capital Projects Fund for the Lower Newtown Road Water Main Extension. The project will improve system hydraulics, increase redundancy and provide alternate directions of flow in the event of shutdowns or breaks in the Town’s water distribution system by extending approximately 8,600 linear feet of 12-inch diameter pipe on Lower Newtown Road between the existing 24-inch main at the Old Champlain Canal and proposed water main at the north end of Button Road.

DEBIT:	Estimated Revenues	35-510	\$2,575,000
	Subsidiary: Interfund Transfers		
		35-4-5031	\$2,575,000

CREDIT:	Appropriations	35-960	\$2,575,000
	Subsidiary:		
	Transmission & Distribution- Lower Newtown Road Water Main Extension		
		35-5-8340.22	\$2,575,000

Create budgetary accounts from Town of Halfmoon Water Fund:

DEBIT:	Unappropriated Fund Balance	30-911	\$2,575,000
CREDIT:	Appropriations	30-960	\$2,575,000
	Subsidiary: Transfer to Capital Projects		
		30-5-9950.90	\$2,575,000

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

**John Mitchell, 6 Meldon Court:** I appreciate the efforts of the town to improve the Trails and Open Space activities. It is obvious that when trails get used there are more problems. Paul Maiello has drafted an Adopt a Trail process and Henny is going to work with him to revise it and getting it approved. I talked to Bill Bryans as we would all like to get the shoulder of Route 9 more compatible for pedestrian and bicycle use. Whether or not you know this but Route 9 is the Saratoga County Bike Route 9 and I as an experienced biker do not have a problem but I am not going to bring my grandson there without having a better markings there. So that is something to be addressed in the future.

**Supervisor Tollisen:** John, have your Trails and Open Space Committee pass an Advisory Resolution to give to the Town Board and we will also review it on the Town Board level and see if we can get something done with the shoulder markings, ok?

**John Mitchell:** Yes, we will do that, thank you sir. Again, thank you and we will continue to push for the Empire State Trail and Champlain Canalway Trail on Upper Newtown and we thank you for that.

**Mr. Heller, 9 Sommerset Drive:** It is Wednesday, nice to see all of you again.

Mr. Heller has been at the past two Town Board meetings asking for 1-3 stop signs in the Glen Meadows Development at the Sommerset Drive intersection. Supervisor Tollisen has had the Town Engineers look into the matter and advice the Town Board of their findings.

He thanked the Highway Department for placing the radar control speed monitor at the location that will hopefully address some of the speeding issues at the 30 mph area.

He received the letter from the Town Engineers siting the 4 points that they base a recommendation on:

- The 4-5 crashes in a 12 month period should occur (how much blood needs to be shed)
- The vehicular volume should be 300 vehicles per hour for any 8 hour period (this does not happen in a community)
- At least an average of 200 units (person) every hour or one every 30 seconds (this does not happen in a community)
- If the 85% of the vehicles approaching the area would have a speed that 40 mph.

He wonders why there is such difficulty in getting these signs when he feels they could prevent a possible tragedy and as a taxpayer he feels this is totally unreasonable. He has stated in the past and again this evening that the Town Board has a right to make an opinion different from the engineer and the Town Attorney suggested that it not occur. He asks the Attorney once again.

**Attorney Murphy:** I am not recommending anything as it relates to a stop sign, what I am recommending as their Legal Council is that they abide by the recommendations of the engineers that they hire because that gives us a legal basis if something happens. If we put up a stop sign and a crash occurs and we were told not to, we are going to be responsible.

**Mr. Heller:** If you put up a stop sign and a crash occurs, isn't it just the opposite? If a stop sign is not there and a crash occurs

**Attorney Murphy:** No, because we have an engineer who is licensed and is saying that it isn't necessary.

**Mr. Heller:** Who is basing it on procedure only and not on the present procedure in NYS, and I'm saying that that is not reasonable in this situation. And I am asking again that the Board use its power to place 1-3 stop signs in the community of Glen Meadows. I thank you for listening to me again.

**Supervisor Tollisen:** Thank you Mr. Heller. Again, I did provide Mr. Heller with a copy of the letter from our engineer and the Board has a copy and are also aware that the speed monitor has been placed by our Highway Department and the Sheriff's Department has been notified to do some traffic enforcement with the hopes of educating people of the speed limits in our neighborhoods. Thank you very much.

There being no further business to discuss or resolve, on a motion by Councilman Wasielewski and seconded by Councilman Catricala, the meeting was adjourned at 7:45 pm.

Respectfully Submitted,

Lynda A. Bryan, Town Clerk