

The May 19, 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

HALFMOON HERO: LANCE SKAARUP, LANCES HAULING

Supervisor Tollisen Good evening everybody. This evening we have someone who we want to recognize for their sense of community and generosity for what we call a Halfmoon Hero. There is a gentleman here this evening, Mr. Lance Skaarup, who has been nominated as a Halfmoon Hero. The Town Board is extremely proud of the accomplishments of our residents and when something is unique and special comes up like what you have done, it should be recognized and acknowledged and say thank you. We know that you do the things that you do for our community and not for praise and thanks but this Board makes a very special thank you when thanks are due. We have for you Mr. Skaarup, a recognition that says:

Halfmoon Hero'

By the Town Board of the Town of Halfmoon, in grateful recognition for your service and generosity to the Halfmoon community. Lance is a firm believer that "you get what you put out into the world". As a local business owner, Lance recognized the struggles of other business owners and in an effort to help them, he purchased gift cards from local small businesses. He held a daily raffle on Facebook giving followers a chance to win. Lance has proven through his willingness to engage in community service and helping others that he is a person worthy of recognition as a "Halfmoon Hero".

Supervisor Tollisen, Lance, from the Town of Halfmoon thank you for all that you do for our community and I know that there is a laundry list of things. You can blame Jeremy for this!

Councilman Connors: Mr. Supervisor, Lance has been doing this for over a year. Every day, he and his daughter have been going out to go out to get the gift cards from local businesses and just managing that alone was an undertaking along with running his business. It is just exemplary. Great job Lance!

Supervisor Tollisen, Imagine the amount of people you have touched and gave something wonderful too. Imagine all of those small businesses that you have helped during this most difficult of times. It is just truly amazing and we are truly grateful. Please come up with your family for a picture and presentation of the award. We don't even need a mask now, which is more exciting!

RESOLUTION NO. 150-2021

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 recognizes and honors Lance Skaarup for his service and generosity to the Halfmoon community as a Halfmoon Hero.

Supervisor Tollisen, next item on our agenda is a public hearing for the Summit of Halfmoon Senior Living Facility.

PUBLIC HEARING: SUMMIT OF HALFMOON SENIOR LIVING FACILITY

**TOWN OF HALFMOON
NOTICE OF PUBLIC HEARING
Summit of Halfmoon – Senior Living Facility PDD Amendment**

NOTICE IS HEARBY GIVEN that the Town Board of the Town of Halfmoon will meet at the Halfmoon Town Hall, 2 Halfmoon Town Plaza on the 19th day of May, 2021 at 7:00 pm or as soon as the agenda allows for the purpose of conducting a Public Hearing on the Proposed Amendment to the Boyajian Planned Development District (PDD), to allow for the Summit at Halfmoon Senior Living Facility PDD, 1620 Route 9 & 29 Sitterly Road,

The meeting will also be broadcast online through the “Microsoft Teams” video teleconferencing program, and a meeting link will be posted on the “NEWS” page of the Town Website on the day of the meeting.

Please take further notice that at such Public Hearing any and all interested persons will be heard.

DATED: May 6, 2021

By Order of the Town Board
Lynda A. Bryan, Town Clerk
Town of Halfmoon

Supervisor Tollisen asked if anyone wanted the Public Hearing Notice read, hearing from no one, he opened the Public Hearing

OPEN: 7:06 PM

Scott Lansing, Lansing Engineering: I am here this evening on behalf of the applicant for the Summit of Halfmoon Senior Living Facility PDD Amendment.

The project encompasses approximately 13.62 acres located at 1620 Route 9 and 29 Sitterly Road. The project is a 3 story building with automatic sprinklers with 110 units totaling approximately 150,000 square feet. It has 120 parking spots, and 50 garage stalls and 24 banked parking stalls for potential future needs. We are proposing a pedestrian sidewalk around the facility with a pedestrian connection to Sitterly Road. Street lights and trees proposed around the building. There are no wetland impacts associated with the proposal and 63% greenspace.

There will be two access points to the project. The primary access will be a boulevard entrance into the facility from Sitterly Road. The second access will be from an existing access drive to Route 9.

The proposal consists of amending the existing Boyajian PDD to allow for the development of a senior living facility. We are proposing a PDD amendment from the Boyajian PDD.

- Annex the .92 acre parcel onto the larger parcel

- Add multi-family senior housing as a permitted use in the Boyajian PDD
- Proposal would include the demolition of the existing 4 unit building at 29 Sitterly Road

The Summit at Halfmoon is designed to foster a fun, relaxed environment for the residents. The amenities include an internal swimming pool and spa, group exercise programs, daily continental breakfast, pickle ball and bocce ball courts, pub with cocktail hours, movie nights and lunch outings and transportation services.

Stormwater will be managed on site, water will be municipal water through the Town of Halfmoon and sanitary sewer service will be provided by a connection to the Saratoga County Sewer District that is located at the intersection of Sitterly Road and Corporate Drive.

The PDD amendment does include a public benefit of \$500 per unit to the Town of Halfmoon for general purposes and a parkland fee of \$500 per unit and construction of two pickle ball courts at the Senior Center.

That is essentially it for the proposal. Again, we are here this evening for a public hearing and public comment and Town Board comment. We would like to return at a later date for the Board's consideration for approval of the project. Thank you very much

Supervisor Tollisen asked if the Board had any questions.

Councilman Hotaling: The Sitterly Road entrance, it was talked about before about doing some improvements. Have there been any updates?

Scott Lansing: We do have Wendy Holdsberger here from VHB Engineering this evening and she can speak to the traffic improvements.

Wendy Holdsberger: Good evening, Wendy Holdsberger from VHB. So as far as the Sitterly Road entrance, the improvements that we have outlined are essentially

- Site lines – clearing of some vegetation to the east of the driveway. There is a utility pole that has a little retaining wall and that needs to be pulled back

Councilman Hotaling: OK, thank you.

Councilman Wasielewski: I have had the benefit of sitting through a few different Planning Board and Town Board presentations for this project so, I do not have any comments at this time. Thanks.

Councilman Connors: I have none.

Councilman Catricala: I, as well, have sat through the other meetings. My main thing was because it sits up on a plateau was water. It seems that the Stormwater retention ponds and things are all in place. Traffic concerns were brought up, but there is another access on the back side that comes out on Route 9. I do not think that there will be any issues with that.

Supervisor Tollisen asked if the Public had any questions.

Delores Scotti, 28 Sitterly Road: My concern is the traffic. At this point, my driveway butts up against the school driveway. I have a circular driveway and I am sure that this road is going to be on my other side. It makes it very difficult to get in and out of my home and I have been there for 36 years. I have concerns about the traffic and the congestion that is on that road, it is very difficult to even cross the road. Those are my concerns with the project that it is going to impact my quality of life.

Supervisor Tollisen: Would you like to respond to that?

Wendy Holdsberger: I can give a little insight on the magnitude of traffic. Because this is a senior living facility, the peak hour traffic is low. It is one of the lowest generators and I can say that the PUD as it was originally proposed had a much higher potential trip generation rate.

In the peak hour for the 110 units
22 vehicle trips in the morning peak hour
29 vehicle trips in the afternoon peak hour

Based on the distribution and the primary access being on Sitterly Road, the assumption is about 80% of that traffic will come in and out of Sitterly, but when you distribute it between the

Entering and the Exiting traffic, the directional maximum is
7 vehicle trips in the morning
8 vehicle trips in the afternoon

It is not adding a substantial amount of traffic to the road.

Supervisor Tollisen: Could you show us on the map where your property is located?

Ms. Scotti pointed the parcel out on the map

Wendy Holdsberger: As it was noted, this site does have the secondary driveway so there is the option for these residents, although it is not going to be the primary use, they have the option to use the Route 9 entrance.

Councilman Wasielewski: Just to orientate myself, so this boulevard entrance would be between where the school currently is and the yellow duplex that is coming down, and this driveway comes out where?

An answer was given but could not be heard.

Councilman Wasielewski: Directly across (restated the answer that could not be heard) so it would still remain at the wooded area between the school and the boulevard. OK.

Supervisor Tollisen: Alright, anybody else?

No further questions were asked and Supervisor Tollisen closed the Public Hearing.

CLOSED: 7:17 PM

Supervisor Tollisen stated that no action will be taken this evening pending the meeting at the Saratoga County Planning Board tomorrow. If you could please look at that driveway and if there is a way to mitigate some of that for her, I think that we should look at that. Potentially, her driveway is coming out there, I know that we are trying to maximize site distance, but if there is a way to address that, let's certainly try to do that.

Scott Lansing: Thank you.

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.

HALFMOON FARMERS MARKET Our 4th Season starting May 12th, 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

SENIOR PICNIC June 9th at the Town Park at 11:30. A BIG Welcome to all seniors as we fully open the Senior Center the next day on June 10th. A fun filled day of food, festivities and live music. Please come and join us!

DRIVE-IN MOVIE NIGHT June 4th at the Halfmoon Town Park at dusk (8:30pm) An evening of family fun under the stars!

OUTDOOR CONCERT IN THE PARK June 18th from 6:30pm – 9:00pm. Music for your entire family.

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 have no report this evening

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

I would like to echo your sentiments Mr. Supervisor how nice it is after 14-15 months of mask wearing and social distancing to be up here on the dais again. As a team to see the booming Farmer’s Market today, it is just all good and nothing but good things for the future! Thanks.

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

Thank you Mr. Supervisor. I have a couple of things, one that I presented to the Board earlier, a procedure in regards to the Donovan Ayotte Memorial Firefighter of the Year Award. It was reviewed by the Board and Bill Bryans, past Chief of West Crescent Fire District and John Cooper, past Chief of Halfmoon Fire District for this important award. It is going to showcase the dedication and talents of many

men and women that we have here in our Town's fire departments. It will be a great memorial for Donovan who did so much for our great town.

I would like to echo the words of yourself and my colleague Mr. Wasielewski in regards to the non-mask wearing and getting back to normal. The busy Farmer's Market is great to see! This is a great town, great place and let's keep it up!

Supervisor Tollisen: Are we moving forward with the Ayotte Award?

RESOLUTION NO. 151-2021

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

RESOLVED, that the Town Board is honored to move forward with the Captain Donovan Ayotte Fire Fighter of the Year Award for the Town of Halfmoon.

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 no report this evening.

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

The Senior Center will be fully opened for all senior activities starting June 10th with a BIG kickoff Picnic June 9th at the Town Park at 11:30 to celebrate! It has been a long time since the center was open because of Covid-19, but our members can't wait to see their friends and partake in all of the activities as we start to get life back to normal.

Now that the Senior Center is opening, the Senior Express will be fully operating too. Not only does the Town of Halfmoon provide transportation for our seniors to their doctor's appointments, but also rides to the Senior Center, grocery shopping, prescription pickups and the library. This all helps our residents maintain an independent lifestyle and I am very proud and happy to be working on the Senior Express.

Supervisor Tollisen: Ms. Bryan, thank you for your hard work on that. I know that you have done a lot with that especially during Covid and the Pandemic, there have been some challenges, but you have seen that through, so thank you very much.

Lynda Bryan: You're welcome

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

Lyn Murphy, Esq., (Town Attorney) I have nothing.

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

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 Justice Suchocki

Total # Cases – 262 Total Fees Submitted to the Supervisor - \$34,753

2. Town Justice Fodera

Total # Cases – 223 Total Fees Submitted to the Supervisor - \$26,219

DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office) Water Department, Animal Control for February & March

CORRESPONDENCE

1. Received from the Town Planning Board Resolutions approved at the May 10, meeting: Sign Application for Pinebrook Hills Residential Subdivision, Farm to Market Road, for a Change of Use/Tenant Application for Wright – Pierce Engineering Consultants PC, 6 Executive Park Drive, for a Commercial Site Plan and Special Use Permit Request for the Shops of Halfmoon Fast Food, Drive Thru Restaurant, Route 146, and for Amendment to the Final Subdivision Plan for the Eastpointe Homes Residential Subdivision, Cemetery Road.

Received & Filed

2. Received from the Town Zoning Board of Appeals Resolutions approved at the May 3, meeting; an Area Variance for Lot 6 Williams Way and 5 Williams Way.

Received & Filed

3. Received from the NYS Department of Taxation and Finance, Office of Real Property, their Certificate of Final Railroad Ceiling for Town Assessment Roll to be filed in 2021.

Received & Filed

4. Received a letter from Supervisor Tollisen to the Town Clerk acknowledging the receipt of the Financial Disclosure Statements from Town Officials.

Received & Filed

5. Received from Saratoga County Real Property Tax Services, copies of the certificates of attendance for the BAR members that were required to complete the Board of Assessment Review training.

Received & Filed

6. Received from Christine M. Phillips, an addendum to her retirement letter dated May 5, 2021 as Clerk to the Justice. Her corrected date of retirement is July 27, 2021.

Received & Filed

7. Received from the City of Troy, Department of Public Utilities, the water rate for May 1, 2021 to April 30, 2022.

Received & Filed

8. Received from Brian Zusy, his letter of resignation as cleaner for the Town of Halfmoon, effective June 18, 2021.

Received & Filed

NEW BUSINESS

RESOLUTION NO. 140-2021

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

Resolution Introduced by Town Clerk Bryan

RESOLVED, that the Town Board approves the minutes of Town Board Meeting of May 5, 2021 as presented.

RESOLUTION NO. 141-2021

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 Clerk Bryan

RESOLVED, that the Town Board authorizes the purchase of Participant Accident Insurance for the Town of Halfmoon Recreation Program in the not to exceed amount of \$1,601.00 from Philadelphia Insurance Companies and to authorize the Supervisor to execute any documentation necessary to effectuate the purchase, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 142-2021

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 accepts the Comptroller's Report for the month of April, 2021.

RESOLUTION NO. 143-2021

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

RESOLVED, that the Town Board hereby agrees to modify the current Grade and Step for the Supervisor of Buildings & Grounds to Grade 10, Step 5, \$75,302 annually to be prorated, effective May 22, 2021, based upon an expansion of his duties and responsibilities, subject to the review and approval of the Town Attorney.

Supervisor Tollisen: Mr. Maiello is here with us tonight. There is no better Department Manager than Mr. Maiello. He is a fantastic Department Manager who does his work and does it well (laughter, as there several other Department Managers in the room) and does an excellent job! He has learned and taken over the responsibilities in the past couple of years of the Building and Maintenance Department and trained his staff to take care of the day to day work. He is the manager that we need overseeing this. This is something that Mr. Maiello has earned and deserved. PJ, from my perspective, thank you for the great job that you do. This is duly noted because of the expansion of your responsibilities.

Councilman Hotaling: PJ, the first day that I came to the Town, I saw you working and have watched you grow and you have knocked it out of the park. I get to work with you a lot and I am amazed everyday as you take it to the next level, you're not selfish about anything. You are greatly appreciated. Thank you.

Councilman Wasielewski: In a day in age where there aren't a lot of team players, you are a definition of a team player and it is much appreciated by all of us.

Clerk Bryan: Anytime our office asks PJ to do something, there was no discussion, it was just done and I appreciate that very much!

RESOLUTION NO. 144-2021

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

Resolution Introduced by Supervisor Tollisen

RESOLVED, that the Town Board hereby recognizes the week of May 16-22 as EMS Week in the Town of Halfmoon.

Supervisor Tollisen: This is something that we typically do each year. On Friday morning, I will be visiting the Ambulance Corp with Supervisor Barrett and Mayor Baker. We will be going over to extend our gratitude and appreciation to our EMS group.

RESOLUTION NO. 145-2021

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

RESOLVED, that the Town Board appoints Robert D. Bush, Jr. as a part time Court Guard at Grade 6 Base Pay \$21.45/hr. effective May 22, 2021, subject to successfully completing pre-employment testing.

RESOLUTION NO. 146-2021

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 the Town Board authorizes the Supervisor to enter into an agreement with MJ Engineering and Land Surveying, P.C. to provide engineering services associated with a new elevated water storage tank to be erected in the southern zone of the Town's water distribution center together with an approximate 5,400 linear foot water main extension in accordance with the proposal submitted by MJ Engineering dated May 17, 2021, in the not to exceed amount of \$409,100.00 and to authorize the Supervisor to sign the agreement and any documentation necessary to complete the work, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 147-2021

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

Resolution Introduced by Supervisor of Buildings & Grounds Maiello

RESOLVED, that the Town Board hereby appoints Chad LaCasse as a Building Maintenance Mechanic at Grade 5 Base Pay \$22.39/hr. effective May 22, 2021, subject to successfully completing pre-employment testing.

RESOLUTION NO. 148-2021

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

RESOLVED, that the Town Board authorizes the Town Attorney to execute any legal documents if the Town Supervisor and Deputy Town Supervisor are unavailable.

RESOLUTION NO. 149-2021

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 Parks and Recreation Maiello

RESOLVED, that the Town Board authorizes the Town Supervisor to enter into an agreement with Evolution Paving to pave the Crescent Trail from under the bridge to the parking area in the not to exceed amount of \$20,441.75, and to authorize the Town Supervisor to execute any documentation necessary to effectuate the project, subject to the review and approval of the Town Attorney.

PUBLIC COMMENT (for discussion of non-agenda items) No one came forward

There being no further business to discuss or resolve, on a motion by Councilman Catricala and seconded by Councilman Connors, the meeting was adjourned at 7:30 pm.

Respectfully Submitted,

Lynda A. Bryan, Town Clerk



PROPOSAL

PROPOSAL SUBMITTED TO:
Paul Maiello
Town of Halfmoon Parks

DATE: 05/03/2021

Re: Walking Path under the Crescent bridge to parking area Halfmoon, NY

Scope Services

Grade path 295 ft x 5 ft from under bridge to bollards then touch up remainder 835 ft x 8 ft to parking lot and pave 2 inches of 6 top compacted. The price is for labor and equipment and trucking off the Saratoga county pavement services Contract.

Base Bid

- Price for labor and equipment asphalt and trucking of material.
- Mobilization of all equipment necessary included in the price.

Total Price \$20,441.75

ASSUMPTIONS:

1. Clear access to and from work area.
2. This project is quoted for Prevailing Wage Rates.

Payment Terms: 30 days upon completion of project

- All material is guaranteed to be as specified.
- All work to be completed in a workmanlike manner according to standard practices.
- Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate.
- Our workers are fully covered by Workmen's Compensation Insurance.

Thank you for giving us the opportunity to quote this project.
Jeffrey Russo

Accepted By:

Date: 6/20/2021

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