

The May 20, 2020 meeting was called to order at 7:00 pm by Town Supervisor Tollisen in 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 – IMPACT ATHLETIC CENTER PDD

Supervisor Tollisen welcomed those who are joining us this evening via Microsoft Team App.

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

OPEN: 7:02 PM

Michael Bianchino, Lansing Engineering, I also have representatives and two of the partners here, Chris Litchfield and Tom H

Supervisor Tollisen: Good evening to all of you.

Comments, questions, concerns submitted to the Town Clerk to be addressed.

Supervisor Tollisen asked the Clerk to read the names and addresses of those who submitted questions which were read into the record. Each of their emails are listed below in their entirety.

Michael Bianchino, Senior Engineer and Presenter, submitted answers to 4 residents questions prior to the Public Hearing.

From: Alan Kardon <alankardon1@gmail.com>
Sent: Monday, May 11, 2020 10:23 AM
To: Lynda Bryan <lbryan@townofhalfmoon.org>
Subject: Impact Athletic Center PDD meeting 5/20/2020

COMMENT/RESPONSE #1

Hi Lynda,

I have questions that needs to be addressed on this huge development -

- 1) What will be the environmental impact caused by this development?
 - *Traffic addressed and mitigated*
 - *Disturbance limited to pre-disturbed portion of site*
 - *No wetland disturbance*
 - *Lighting downcast no spill*
 - *SHPO No Effect Letter*
 - *Development consistent with existing along the NYS Route 146 Corridor*
 - *Positive impact of Recreational Use Town has been looking for*
- 2) Can the current route 146 handle the additional traffic?
 - *Findings of Town Traffic Study identified improvements to mitigate the impacts of the project plus the continuous background growth experienced along NYS Route 146. These mitigation measures included locating the driveway across from Werner Road, installation of a traffic signal with pedestrian accommodations and widening for left-turn lanes.*
- 3) Will there be more than one entrance/exit to this property?
 - *The site entrance will be located at a four-way, signalized intersection with Route 146 and Werner Road. The traffic study also recommended the addition of left-turn lanes on Route 146 at the intersection. With the proposed location of this signalized intersection, the widening of Route 146 and the desire for access management in the area, additional curb-cuts along the property frontage would not be desirable. In addition, the useable land along the site frontage to the east is limited due to the existing wetlands. The building location along the western property line does not allow space for an access drive along that area. Additionally, the existing wetlands that surround the site significantly restrict the ability to adjust the building location to create more space in that area. The single access to the site would appear to be acceptable.*
- 4) What plan is in place in case of emergency evacuation?
 - *The building will meet all applicable building and fire safety codes related to emergency exits and access, including the International Building and Fire Safety Code.*
 - *The Site improvements, parking, driveways, sidewalks, entrance drive and traffic improvements will be designed and constructed to comply with all applicable codes and standards.*

Please see that these questions are addressed at the meeting.

Thank you for your time,

Alan B Kardon

11 Braxton Court

Halfmoon NY 12188-2701 518 952 4398 alankardon1@gmail.com

From: Horn, Lisa E (OPWDD) <lisa.e.horn@opwdd.ny.gov>
Sent: Monday, May 18, 2020 8:17 AM
To: Lynda Bryan <lbryan@townofhalfmoon.org>
Subject: Objection to the proposal for the Impact Athletic Center PDD

COMMENT/RESPONSE #2

Good morning,

On 05/16/2020 I received a letter notifying me of the potential new development proposed for the land behind my home. I would like this email to serve as formal objection to the proposal for the Impact Athletic Center PDD. I live at 19B Pointe West Drive and have several concerns regarding this proposal and have outlined them below:

1. The building has a parking lot capacity of 300 cars. I am assuming that the building may have a capacity nearing 1000. Would you want 1000 people in your backyard?
 - *The 300-car parking lot proposed is consistent with the requirements outlined in the Town of Halfmoon Zoning Code for the mix of uses proposed in the facility. The Institute of Transportation Engineers Parking Generation Manual gives a range of parking for a Recreational Community Center from 1.5 to 7.5 spaces per 1,000 square feet of building. An inventory of other similar uses in the region yields a similar range of parking from 1.07 to 5.7 spaces per 1,000 square feet. The project proposes a parking rate of 3.98 spaces per 1,000 square feet which is consistent with these sources.*
 - *Based on this analysis and the applicant's market research, it is anticipated that 300 parking spaces will be needed to accommodate the peak usage periods at the facility.*
 - *The closest point of the proposed parking lot is 317 feet from the home at 19B Pointe West Drive.*
2. The building's plans have streetlamps in the parking lot. Would you want large streetlamps glaring into your bedroom window? I have attached pictures of the view from my bedroom window (during the day and night). The glare from the lights on Grace Church's facility are bad enough. I cannot imagine adding more lights.
 - *Typical commercial parking light lighting will be used. This would be cut-off downcast lighting fixtures on 30-foot-high poles in accordance with Town and industry standards.*
 - *The lighting plan included with the site plan application will document that lighting levels will be zero at the property lines.*
 - *The majority of the parking lot lighting can be turned off when the facility is closed.*
 - *A limited number of the lights will be left on for security purposes.*
3. Traffic. Traffic on this section of 146 has become increasingly worse over the years. This will add to this issue.
 - *The Town's Designated Traffic Consultant, Chazen Companies, completed a Traffic Impact Study for the project. The findings of the Town Traffic Study identified improvements to mitigate the impacts of the project plus the continuous background growth experienced along NYS Route 146. These mitigation measures included locating the driveway across from Werner Road, installation of a traffic signal with pedestrian accommodations and widening for left-turn lanes.*
 - *As the Board is aware, installation of a traffic signal at Werner Road has been a point of discussion for many years as development in the area and regional background growth has increased the volume of traffic on Route 146. While traffic movements at Werner Road have become increasingly difficult, installation of a traffic signal could not be considered because the warrants were not met. As the study shows, this project provided the added traffic volume at the intersection to satisfy several of the warrants necessary to justify a signal, addressing not only the needs of the project but the long-term desire for improvements at this intersection.*
4. I would hope that the strip of trees close to my property line would remain untouched.
 - *All of the trees along the property line will remain undisturbed.*

- *The Site Development is limited to only the 5.3 of the 32.65 acres of the site located in the northwest corner of the parcel. This is the previously cleared area.*
 - *The balance (27+ acres) of the site will remain undisturbed.*
5. The proposed hours of the facility have a closing time of 10pm. This is late.
- *Proposed hours of operation for the indoor facility are 6 am to 10 pm Monday through Saturday and 6 am to 6 pm on Sunday.*
6. Noise.
- *The indoor recreation facility is not expected to produce exterior noise at the property boundary.*
 - *The only source of external noise expected would be from the outdoor beach volleyball area. That area is proposed as a seasonal daytime-only use (mid-May through early September) when deciduous trees have leaves. In addition, the area will include a row of arborvitae and a privacy screening fence facing the neighboring property.*
 - *The existing trees in that area will remain.*
7. Depreciation of my home's value.
8. This land is zoned residential. Why is it so easy in the town of Halfmoon to have land rezoned?
- *The proposed Planned Development District is for a Recreational Facility which is a use typically compatible with residential areas. While the PDD is a 32.65-acre parcel, the actual area to be developed is a 5.3-acre area in the farthest northwest portion of the property in a previously cleared area along a highly travelled NYS highway.*
 - *The proposed use is compatible with the commercial office, light industrial and community church uses along NYS Route 146.*
9. When someone submits a proposal to the town, they must provide justification that the new development will add value to the community. What value is an athletic center adding? As is, the proposal appears to be fulfilling a need that is already being met by Shenendehowa's gyms. I have lived in Clifton Park my whole life. Over those years, I have seen the town become overdeveloped and overpopulated. This facility will just destroy another piece of untouched land by adding a soulless box.
- *With regard to the "soulless box" comment, Impact will be the exact opposite of that. Impact will be a place that is filled with life and full of full of joy. Impact will be a place for the community to strengthen bonds through exercise, sports, community wide events, volunteer opportunities, themed days at the cafe and more. It will be a place for families, for those 6 months old to 100 years old. We will offer events and activities to help our community members to stay active as they age, to spend time with their friends, children, and grandchildren. For our retired and active seniors, they will have the opportunity to take exercise classes tailored to meets their needs, play open or league pickle ball, connect with friends at the cafe/grill and engage with others by working at games and tournaments. We will run a daycare out of the facility and will offer classes for our community including driver's education, CPR/first aid, SAT prep, etc. Impact will be far more than just a gym. AND, it fills a need, not only in Halfmoon, but in the entire capital district.*
 - *Regarding the comment that Shen meets all of the needs of the community, below is a quote from the Shen spokeswoman that appeared in the Daily Gazette regarding our project:
'Ben spokeswoman Kelly DeFeciani on Thursday said that a new sports complex nearby with a plethora of basketball courts for community teams to practice on would not have any sort of negative impact on Shen, revenue or otherwise, though she didn't provide specific numbers.
The money the district gets from teams renting out district facilities to practice only covers utilities for the facilities while those teams are using them, like lighting and heating, she said.
While basketball does rank among one of the larger community uses for the school's gyms, she pointed out that so many other teams use the same facilities, including volleyball teams, it's difficult to classify which teams use the gyms the most at different times.*

Shen's facilities are used so frequently, she said, that new ones would only have a positive impact because they would provide community teams with yet another space to practice in if Shen's gyms are booked, or, on the other hand, would serve to free up some of Shen's space for other teams besides basketball to use. "Our facilities are used nonstop," she said. "If anything, it might free up space. It's very hard to reserve a gym right now."

- *A number of the public comments received to date have identified that the athletic center is a wonderful idea that is needed for the community.*
- *Installation of a traffic signal at Werner Road has been a point of discussion for many years as development in the area and regional background growth has increased the volume of traffic on Route 146. While traffic movements at Werner Road have become increasingly difficult, installation of a traffic signal could not be considered because the warrants were not met. As the town's traffic study shows, this project provided the added traffic volume at the intersection to satisfy several of the warrants necessary to justify a signal, addressing not only the needs of the project but the long-term desire for improvements at this intersection.*
- *The plan proposes the development of 5.3 acres of previously cleared land along NYS Route 146 while the remaining 27+ acres of the site will remain undisturbed.*

Please feel free to contact me if you have any questions. I appreciate your attention to my concerns.

Lisa E. Horn
518-248-8748

From: Deborah Kibble <dkibble0830@gmail.com>

COMMENT/RESPONSE #3

Sent: Monday, May 18, 2020 9:30 PM

To: Lynda Bryan <lbryan@townofhalfmoon.org>

Subject: RE: May 20th Public Hearing Concerning the Impact Athletic Center

Dear Ms. Bryan,

I am submitting my comments and objections concerning the above to you in the hopes that you will most definitely distribute this letter to the Town Board for consideration.

I reside at 23C Pointe West Drive in the community of Pointe West located off of Fellows Road. The exact location of my property butts up to the near far end of the property in which this athletic center is to be built. As I am sure you are aware, my property is one of the relatively few within this complex of town homes that is considered premium in location due to the fact that it is adjacent to undeveloped land. The residents that live here enjoy the peace and quiet that this land has to offer us. We love watching nature in our backyards - the deer, the hawks, and so much of the wildlife that we get to experience every day. I chose this premium property for this very reason! I only purchased this property in August of 2018. But before I purchased it, I worked very closely with not only mine, but also the current owner's realtor, to be assured that no one would be able to build behind me. Both came back assuring me that because it was all wetlands in the back of me, no building would ever occur. As a result, I pursued negotiation for my home, and was reminded many times over, that because of the peaceful location of this line of homes, the owner was going to hold out for premium price. I ended up agreeing to the price of \$272,000 which was only \$1000.00 below the appraisal price from the bank. If you do some research on the other homes in this community, you will see that I paid top dollar for my home. Mind you, I was willing to go the extra because of the location. I was not interested in any of the other properties for sale because they did not offer the privacy factor that this one did.

I am a 67 year old woman who plans to retire in this home. Much of my retirement money is tied up in this property. You have to realize that if you build behind me, it will devalue my home significantly when I go to resell it. Nobody is going to consider this property premium if they look out the back door and see a bunch of cars in a huge parking lot! I have studied the proposed map of this project, and I do understand that the building itself is going to be built at the front right side of the property. And the building itself will probably not be within my view. My major concern for me in particular is the 275 additional parking spaces and the outdoor volley ball courts. Outdoor volley ball courts bring a lot of noise from those that are using those courts! It stands to reason, that you will be putting tall industrial lighting throughout the parking lot and volley ball courts. Is that would we will have to endure - our backyards being lit up at night from this industrial lighting? And what is that going to do to our wildlife? Where are they going to go? Is it really necessary to have a 300 car parking lot? Everywhere you look today in Halfmoon and Clifton Park is more building. Every inch of our beautiful community is being transformed by more apartment buildings, hotels, business complexes, etc! I have lived in this area for over 40 years and miss what used to be our cozy little town.

Please submit my letter to the Town Board. Due to the fact that I am currently recovering from a hip replacement surgery, I will not be able to attend this meeting, if the residents are even able to appear. I do hope that I will receive back their reply. I urgently request that the Board reconsider this project. I have no doubt that you will be receiving other comments objecting to this athletic center. Please consider what we all have at stake. We have much to lose if the board agrees to let this project go forward.

Sincerely,

Deborah Kibble
23C Pointe West Drive
Halfmoon, NY 12065
518-248-9193

The following is a summary of the substantive comments from above separated into common themes and numbered for ease of reference along with our responses:

1. My major concern for me in particular is the 275 additional parking spaces. Is it really necessary to have a 300-car parking lot?
 - *The 300-car parking lot proposed is consistent with the requirements outlined in the Town of Halfmoon Zoning Code for the mix of uses proposed in the facility. The Institute of Transportation Engineers Parking Generation Manual gives a range of parking for a Recreational Community Center from 1.5 to 7.5 spaces per 1,000 square feet of building. An inventory of other similar uses in the region yields a similar range of parking from 1.07 to 5.7 spaces per 1,000 square feet. The project proposes a parking rate of 3.98 spaces per 1,000 square feet which is consistent with these sources.*
 - *Based on this analysis and the applicant's market research, it is anticipated that 300 parking spaces will be needed to accommodate the peak usage periods at the facility.*
 - *The closest point of the proposed parking lot is 514 feet from the home at 23C Pointe West Drive.*
2. Outdoor volleyball courts bring a lot of noise from those that are using those courts!
 - *The outdoor beach volleyball area is proposed as a seasonal daytime-only use (mid-May through early September) when the deciduous trees in that area will have leaves. All the existing trees in that area will remain undisturbed. In addition, the area will include a row of arborvitae and a privacy screening fence facing the neighboring property.*
 - *No lighting is proposed for the volleyball courts which are proposed as a seasonal daytime-only use (mid-May through early September).*
3. It stands to reason, that you will be putting tall industrial lighting throughout the parking lot.
 - *Typical commercial parking light lighting will be used. This would be cut-off downcast lighting fixtures on 30-foot-high poles in accordance with Town and industry standards.*
 - *The lighting plan included with the site plan application will document that lighting levels will be zero at the property lines.*
4. And what is that going to do to our wildlife?
 - *The Site Development is limited to only the 5.3 of the 32.65 acres of the site located in the northwest corner of the parcel. This is the previously cleared area.*
 - *The balance (27 acres) of the site will remain undisturbed.*

From: Joe Lindsay <jblsocceref1957@gmail.com>
Date: May 19, 2020 at 12:24:36 PM EDT
To: lbryan@townofhalfmoon-ny.gov
Subject: Questions Regarding the Proposed Impact Athletic Center

COMMENT/RESPONSE # 4

Ms. Bryan:

I am a resident at 23A Pointe West Drive. I did receive the letter regarding the proposed Impact Athletic Center on NYS Route 146. I received the letter on 5/15/2020 but did not see the details of the development posted on the town website until yesterday...so I apologize for the late timing of this email. Although I am not grossly opposed to this proposed installation, I am concerned on how it will adversely affect the property values and standard of life for the residents in our neighborhood unless measures are taken to eliminate or minimize these effects. To that end, I have a list of questions and clarifications that I want to be clarified in the public hearing on 5/20/2020. I don't think that these questions are excessive in that they cover areas that should be covered as a matter of course in this public hearing. They are as follows:

1. What is the confirmed height of the building?
 - *The proposed building height at the high point is just under 33 feet.*
2. What is the projected effects on traffic volume?
 - *The Town's Designated Traffic Consultant, Chazen Companies, completed a Traffic Impact Study for the project. The findings of the Town Traffic Study identified improvements to mitigate the impacts of the project plus the continuous background growth experienced along NYS Route 146. These mitigation measures included locating the driveway across from Werner Road, installation of a traffic signal with pedestrian accommodations and widening for left-turn lanes.*
 - *As the Board is aware, installation of a traffic signal at Werner Road has been a point of discussion for many years as development in the area and regional background growth has increased the volume of traffic on Route 146. While traffic movements at Werner Road have become increasingly difficult, installation of a traffic signal could not be considered because the warrants were not met. As the study shows, this project provided the added traffic volume at the intersection to satisfy several of the warrants necessary to justify a signal, addressing not only the needs of the project but the long-term desire for improvements at this intersection.*
3. Is the construction going to be limited to the area currently cleared?
 - *The Site Development is limited to only the 5.3 of the 32.65 acres of the site located in the northwest corner of the parcel. This is the previously cleared area.*
 - *The balance (27 acres) of the site will remain undisturbed.*
4. How is the soil to be removed going to be dispositioned?
 - *It is anticipated that soil will not be removed from the site.*
5. What is the projected noise level at the property boundary once the facility is in operation?
 - *The indoor recreation facility is not expected to produce exterior noise at the property boundary.*
 - *The only source of external noise expected would be from the outdoor beach volleyball area. That area is proposed as a seasonal daytime-only use (mid-May through early September) when deciduous trees have leaves. In addition, the area will include a row of arborvitaes and a privacy screening fence facing the neighboring property.*
 - *The existing trees in that area will remain.*
6. What type, size and how many trees are to be planted on the boundary of the developed area?
 - *The PDD concept site rendering shows proposed trees at 40 to 50 feet on center along the perimeter of the parking lot.*
7. How many and what type of lighting is proposed for the parking area? How tall are the light towers?
 - *Typical commercial parking light lighting will be used. This would be cut-off downcast lighting fixtures on 30-foot-high poles in accordance with Town and industry standards.*

- *The lighting plan included with the site plan application will document that lighting levels will be zero at the property lines.*
8. What are the confirmed hours of operation?
 - *Proposed hours of operation for the indoor facility are 6 am to 10 pm Monday through Saturday and 6 am to 6 pm on Sunday.*
 9. Will alcohol be served or allowed at the facility?
 - *The specific menu items to be offered at the café have not been finalized. The applicant would like the ability to offer alcohol limited to beer and wine in the café in accordance with appropriate local, NYS and federal regulations and licensing requirements.*
 10. Are the parking lot lights to be turned off when the facility is closed to avoid light pollution in the adjacent residential development?
 - *The majority of the parking lot lighting can be turned off when the facility is closed.*
 - *A limited number of the lights will be left on for security purposes.*
 11. What was the logic used to select the proposed area for the beach volleyball courts?
 - *The area identified for beach volleyball is the only upland area (non-wetland) in close proximity to the parking area. The area can be accessed with an elevated boardwalk to avoid disturbance to the ACOE wetlands on the site.*
 12. Will the volleyball courts be equipped with lights?
 - *No lighting is proposed for the volleyball courts which are proposed as a seasonal daytime-only use (mid-May through early September).*
 13. The volleyball area is approximately 50% the size of a football field...why so large?
 - *The area highlighted on the PDD plan identifies the extent of the upland area which could be used for beach volleyball. The improved area, including the sand courts, screen fencing, plantings, and any ancillary staging area, must all be included within the upland area to avoid any fill or disturbance to the wetlands.*
 14. Why are the volleyball courts not being proposed for the opposite side of the property, away from the adjacent residential development?
 - *As noted above, the area identified for beach volleyball is the only upland area (non-wetland) in close proximity to the parking area. The area can be accessed with an elevated boardwalk to avoid disturbance to the ACOE wetlands on the site.*
 - *The entire area on the west side of the site contains ACOE and NYSDEC wetland and buffer.*
 15. Is a fence being proposed around the property? If so, what measures are being taken to minimize the adverse effects on the wildlife that currently inhabit this property?
 - *There is no fence proposed around the perimeter of the property. The only fence proposed is in the beach volleyball upland area for screening.*
 16. Can the remaining portion of this property be subdivided?
 - *As shown on the exhibit below, the majority of the balance of the site is ACOE or NYSDEC wetlands/buffers.*
 17. What are the long-term plans for the remaining +27 acres of this property?
 - *As noted above and shown on the exhibit below, the majority of the balance of the site is ACOE or NYSDEC wetlands/buffers. There are no long-term plans for the property.*

I plan to participate in the public hearing and will be glad to elaborate on any of these points if needed. I look forward to these clarifications and thank you in advance for this consideration.

Joe Lindsay

Property Boundary and Topo Survey with Wetland Limits

Gregory Jones: I am a current resident in Halfmoon and support this project. Anything that drives recreation, jobs and tax revenue for the town of Halfmoon is good for our community. My only ask is that if there will be a traffic light installed there to be an analysis on traffic impact as Route 146 is getting busier every year and during rush hours a traffic light will create significant traffic backups.

Fred Darguste: As a longtime resident of Halfmoon and active participant in coaching and youth sports, I highly support this project in its entirety. This venue will be a much-needed outlet that can be utilized by all generations through the community

Nancy Wiley: I am a resident in Halfmoon, off of Fellows Road and I am in full support of this project. There is nothing in Halfmoon like this and it sounds like it will be really great for our community. Over the years I have seen my grandkids have to travel all over the area for their practices and tournaments, having a place where they can practice and play and even attend camps, in their hometown is long overdue. Also, from the articles I have read, this sounds as though they want to be a large part of the community and try to give back. Please forward my overwhelming support of this project to the Town Board.

Carrie Flynn Dear Town Board of Town of Halfmoon,

We write to express our support for the Impact Athletic Center to be located on the southside of Route 146. We live near the proposed site, off Werner Road, and believe the facility would be a welcome addition for Halfmoon and surrounding areas. The project proposes a one-of-kind facility that is not currently available in Halfmoon or even the larger Clifton Park area.

The proposal would provide student-athletes with facilities that currently are not available outside school buildings. School facilities can be out of date and not easily accessible due to other school programming. In a time where school districts will have to tighten budgets lessening the ability to offer as robust athletic program, students will be able to continue/supplement their athletics with the proposed project and the programs it will offer.

Another key to this proposal is what it provides the residents of Halfmoon. Residents will be able access an athletic/recreational facility without having to cross over Route 9 or 87 into Clifton Park. This would be a welcome convenience keeping business and revenue in Halfmoon. In addition, the proposal would bring in patrons from outside Halfmoon further boosting the town economy which will be greatly needed in the coming years.

Finally, an athletic/recreational facility for residents promotes a healthy lifestyle which should be integral in the makeup of any town. We believe the proposal for the Impact Athletic Center is needed in the Town of Halfmoon and we fully support the proposal

Sincerely, Christian and Carrie Gee

Mavis Lynch I am a current resident of halfmoon and fully support the proposed impact Athletic Center PDD.i reside in a 55 × active community and strongly believe that many of my neighbors would use this facility. Staying active is important to me as i age, having a place close to home where i can Exercise, spend time socializing with others in the community and watch my grandchildren participate in sport is very convenient, i look forward to this facility opening,
Thank you
Mavis Lynch.

Greg Hoefler I am emailing my support of the proposed Impact Athletic Center on Rte. 146 across from Werner Rd. As a resident of Halfmoon with a 13 yr old daughter who is very interested in basketball and volleyball. This facility offers a great venue for generations of children to come together in the world of sports.

Greg Hoefler
5 Flintlock Lane, Halfmoon, NY 12065

Jennifer Selkis. Greetings,

I am sending an email about the athletic center that is proposed to be built on RT 146, in the town of Halfmoon. This is a wonderful idea for the community and athletes that will be able to have a safe place to play their sports. I am thrilled to see something so worthwhile being proposed. I hope the town sees what a wonderful idea this is and allows the facility to be built.

Jennifer Selkis
49 Timberwick Dr. Halfmoon, NY 12065

Renee Seguin: To whom it may concern:

I'm in full support of the proposed construction of the Impact Athletic Center PPD. I feel that besides the revenue it will bring to this area, it is an important community resource for our children. Athletics is fun but it is so much more than that. It teaches a healthy lifestyle, sportsmanship, camaraderie, team building, self-esteem, and so much more. I raised three daughters and am grateful for the skills being an athlete taught them. My oldest daughter went to a division 2 college on a softball scholarship and that wouldn't have happened without her local travel team. And she was honored as an NFCA All-American in her senior year. I'm very proud of her hard work and everything she got from her years as an athlete. It was more than just a sport, it was a life lesson that all children should be encouraged to try. I think if we give kids the opportunity to play a sport that they feel passionate about and gives them confidence, they can do anything they set their mind to. There is nothing else like this in this area and I hope that you will support it as well.

Thank you for your time and consideration.

Sincerely,
Renee Seguin
Halfmoon Heritage Apartments

Constance Reynolds: Dear Town of Halfmoon Planning Committee,

I would like to encourage the committee to grant permission for Impact Athletics to establish a center in Halfmoon. As a resident of Halfmoon for the last 23 years, I know that our community would benefit greatly from a place where children could receive enrichment and encouragement in the gap hours before and after school. This resource has been missing from our community. While neighboring communities have similar facilities, the vision and mission is different. Impact Athletics will offer our local students to not travel outside of their hometown to participate in these activities. The less people travel outside of our community, the more revenue we retain.

Thank you for your consideration.

Sincerely,
Connie Reynolds
10 Cambridge Drive, Halfmoon

Reid Hartl:

Hello, My name is Reid Hartl and I live at the Twin Lakes apartments in the town of halfmoon. I am a very active member in the volleyball community of the Capital Region. A lot of athletes in the community have been wanting a big athletic facility like Impact Athletics for years. We travel 2-3 hours for tournaments at facilities like this one, I can only imagine how excited everyone would be about one of these facilities in our back yard.

Along with participating in the athletic side I am also a coach of the sport. I am an assistant coach at Vassar College, the head varsity coach at Guilderland high school, and this past year I started Kraken Volleyball Club, a boy's travel team. As a coach I would love a facility like this one where kids could go to practice their skills and improve when not in season.

Over the summers I get the opportunity to play with a lot of Shen's volleyball athletes at pick-up games and leagues around the area. I know they would get so much use out of a space like this one. My brother is one of these current athletes and I am a Shen volleyball alumni myself.

I think this facility is a great idea and I am very excited for the benefit it would have on the volleyball community and our community as a whole.

Thank you, Reid Hartl

--

Reid Hartl
Club Director
Kraken Volleyball Club

Matthew Telesca: Dear Linda,

I am a resident of Halfmoon, living off of Woodin Road and I support the Impact Athletic Center proposal. This will have an extremely positive impact for residents as we wouldn't have to travel all over the place to practice our sports. Not only does this help individuals that would train at the facility, but it would also have a positive effect on our local economy. The current trend, especially for the younger generations is a more health conscious focus. They care about their health and wellness. This is a great opportunity to adapt to these trends to spur the local community. Please forward my support to the town board.

Best regards, Matthew Telesca

Keith Ray: Dear, Town of Halfmoon Town Board,

I am presently and have been a resident of Halfmoon for the past 26 years. I believe the building of an athletic center in the Town of Halfmoon would be great for kid, parents, and families to come together for sporting activities and physical conditioning. This is something that Halfmoon doesn't have and would be a great positive for all residents. Please do not overlook this great opportunity for our residents and families. Presently we have no choice but to travel across and out of town.

Thanks you in advanced for your acknowledgement and consideration of this letter of support.

Sincerely, Keith Ray

Everett Coons: Hi Linda, I'm one of the neighbors that is located right behind the new building going to be constructed. I got a notice in the mail and going to try to do the virtual thing but having a little trouble getting on it (site).

Could you please mention, my concern for the safety of my family etc. if there is going to be a fence or boundary wall to separate the activity noise from the residence sector. My location is 17 C Pointe West Dr./ Town Home.

Michael Bianchino, Lansing Engineering representing the applicants - Litchfield Holdings LLC, presented the following:

**Impact Athletic Center Planned Development District
Town Board Public Hearing Notes May 20, 2020**

- • Mike Bianchino; Representatives of the Applicants - Litchfield Holdings LLC
- • Also have two of the Partners – Chris Litchfield and Tom Huerter
- • Project site
 - 32.65-acre parcel - South side of NYS Route 146
 - Midway between Route 9 and Route 236; South of Werner Road and NYSEG PDD
 - East of Halfmoon Health Campus (Boni PDD); West of Fellows Road PDD
 - Currently vacant, some former agricultural activities
 - Zoned R-1 & Route 146 Performance Overlay District
 - ACOE Wetlands along north/central portion of site and NYSDEC south
- • Request for a PDD was presented to TB at meeting on 11/6/2019 and referred to PB for a recommendation on the PDD
- • Presented to PB on 11/12/2019 referred to Town Departments and Town Designated Engineer's for review.
- • Town's Designated Traffic Consultant, Chazen Companies, completed a Traffic Impact Study for the project. We reviewed the study and acknowledged our agreement with the findings; specifically, the location of the site driveway across from Werner Road and associated highway improvements. DOT agrees with report conclusions.
- • As the Board is aware, installation of a traffic signal at Werner Road has been a point of discussion for many years as development in the area and regional background growth has increased the volume of traffic on Route 146. While traffic movements at Werner Road have

become increasingly difficult, installation of a traffic signal could not be considered because the warrants were not met. As the study shows, this project provided the added traffic volume at the intersection to satisfy several of the warrants necessary to justify a signal, addressing not only the needs of the project but the long-term desire for improvements at this intersection.

- The site plans, project narrative and FEAF were updated to reflect the new driveway location as well as the installation of a traffic signal and left-turn lanes on Route 146. The building footprint shown on the site plan has also been modified to reflect further refinements to the architectural planning of the building program.

- The resubmission was discussed at the April 13th PB meeting and found to have addressed the issues raised by the Planning Board at the November 12th meeting.
- Planning Board made a positive recommendation back to the Town Board at the April 13th meeting.
- PDD as modified presented to the Town Board on May 6th meeting – Public Hearing scheduled.
 - PDD includes
 - Development of only 5.3 of the 32.65 acres of the site; located in the northwest corner of the parcel
 - Two-story Indoor Recreational Facility
 - Front Setback proposed at 40' min due to proximity of wetlands on site.
 - Single Access point on Route 146 across from Werner Road
 - Traffic signal with pedestrian accommodations and left-turn lanes on Route 146
 - Drop off area with Sidewalks
 - Parking–300 spaces - Parking appropriate per Town & ITE standards and similar facilities, primarily to the rear of the structure
 - Parking lot lighting will be typical downcast cut-off fixtures. The majority of the parking lot lighting will be turned off when the facility is closed; with a limited number of the lights left on for security purposes.
 - Potential Future outdoor volleyball courts in southeast upland area; access by an elevated boardwalk to avoid disturbance to the ACOE wetlands on the site. Limited daytime summer use. A visual buffer will be provided along the east side of the area; include 8-foot high solid fencing and evergreen planting for screening.
 - Signage – anticipate monument and building signage
 - No wetland disturbances
 - PDD-87% (28+ acres) greenspace with majority (26 acres) to remain undisturbed
 - Water-Halfmoon Water Dept. Main; Sewer-Saratoga County Sewer District #1 line @NYSEG PDD; Storm onsite Town/NYSDEC

Approx. 57,580 SF Footprint

Approx. 17,785 SF on second floor mezzanine level

Approx. 75,365 SF total

- The Complex will still consist of six basketball courts, a large training room, several small exercise studios, locker rooms, daycare, snack bar, office space, a small retail area as well as several general areas for teams to congregate.

Progress Building Plans

- Town Board previously accepted Lead Agency Status
- Town Board /Planning Board identified Traffic as the major environmental area of potential impact from the project. As noted, town consultant studied and recommended highway improvements which are now part of project.
 - Other Environmental Areas:
 - proposed site disturbance limited to the 5.3 acre portion of the site that was previously disturbed and along NYS Route 146
 - building/site design in compliance with all applicable building and International fire safety codes
 - No Effect Letter from SHPO regarding historical and archeological resources

Supervisor Tollisen: OK Mike that can be done at the Planning Board. Do you have any other comments?

Mike Bianchino: I think that's it at this point.

Supervisor Tollisen: Let me just ask a couple of quick questions just so we are clear on the record. Updated FEAF, I assume that you have that updated at Town Hall?

Mike Bianchino: Yes

Supervisor Tollisen: That's good. One of the biggest questions that I have seen is the buffer area. Your project is next to a relatively new residential development. Can you once again review for us the buffer area and what additional steps you will take for these residents who are next to the project?

Mike Bianchino: (Mike is showing on the map the area that he is discussing) the parking lot is the closest to the residential property line, about 120' away. The area will remain undisturbed. The area that is shown in the center of the site, the proposed Beach Volleyball area. That area has 8' stockade fence proposed and a row of proposed arborvitae planted on the residential side of the fence to screen the use and plants as well. That area is approximately 40' off the property line and about 100' off the nearest residential structure. That 40' left between the property line and the use other than the arborvitae, all of that area will be left undisturbed.

Supervisor Tollisen: They will be mature arborvitae?

Mike Bianchino: Yes and the existing tree line, brush and growth will remain undisturbed.

Supervisor Tollisen: Another question is the lighting. There is no lighting outside at the volleyball courts?

Mike Bianchino: That is correct.

Supervisor Tollisen: That will be, assuming the Town allows it to stay and that is a question for the Board, is that will be in the legislation; that there will be no lighting in the volleyball area to be specific. I just want to be clear too, is that the lighting that is going to be used will not spill over to anything off site whatsoever?

Mike Bianchino: That is correct. The parking lot lighting will be cut off luminaires, typical non spill lighting that we will provide as part of the site plan application, a lighting plan that shows the lighting levels as the Board is familiar with.

Supervisor Tollisen: With respect to the traffic signal and turn lanes, which obviously would be a welcomed addition in that corridor and one that has been long requested by residents in our town, when is it expected that the turn lanes and the traffic signal will be installed, at what point in the project?

Mike Bianchino: It would be part of the site design, so theoretically it would be in before a C/O

Supervisor Tollisen: So that is it for my questions. Does the Board have any questions?

Councilman Connors: Thank you Mr. Supervisor, good evening Mike. Will the lights be going off at any time during the evening, say like after business hours will they dim down? I know that is an option for some of the new LED lighting. Is that something that the project might be able to facilitate?

Mike Bianchino: Yes, the plan is for those the lights that we are proposing to be reduced, turned off except for a few lights to remain on for security.

Councilman Connors: In the volleyball courts, is there another option for those? Can they be placed somewhere differently on the site, whether it be to the southwest of the building or is this the drop dead area for these?

Mike Bianchino: The area where we have shown the volleyball courts, is the only upland area on the site. All of the other areas are Army Corps wetlands, this is the only area.

Councilman Connors: Thank you.

Paul Hotaling: Hi Mike. So, what you are telling us is that this is the max build out for the site.

Mike Bianchino: That is correct.

Paul Hotaling: OK. What were the hours of operation again?

Mike Bianchino: 6:00am to 10:00pm and 6:00 to 6:00 on Sunday

Paul Hotaling: And the volleyball courts will be opened 7 days a week during the summer?

Mike Bianchino: I believe so, yes?

Paul Hotaling: So the lighting would not spill over to lighten up any of that correct?

Mike Bianchino: The parking lot lighting?

Paul Hotaling: Yes. Over to where the volleyball courts are.

Mike Bianchino: There are no lights proposed at the volleyball courts.

Paul Hotaling: Right, but the lighting in the parking lot would spill over that far. I'm just giving people an idea of where the lighting is going to be compared to the parking lot, how far it is going to be off the parking lot.

Mike Bianchino: As you get further away because of the cut off style of the fixtures, the light levels reduce fairly quickly.

Paul Hotaling: OK, thank you

Councilman Wasielewski: Thanks Mike. I just want to say first off that I am generally in favor of the project. I think that it will enhance the town, and definitely the traffic improvements are much needed in that corner. This project will satisfy a need that has been existing for quite a while. Mike, I just want a little bit of clarification. I think I see it up on the screen there, dumpsters. Is that what I see in the SW corner of the building there? It's not anywhere near the residential areas correct?

Mike Bianchino: Correct. The SW corner.

Councilman Wasielewski: OK, good. As my fellow Board members have stated, my only concern really is the location of the volleyball courts. 4 games going on at the same time, is not really a quiet event. If I was sitting in one of those backyards on a summer afternoon, I am not so sure how well that would go, for me as a homeowner. There is no way that we could move those closer to the parking lot?

Mike Bianchino: (there was a lot of background noise and was not able to hear the whole answer) It is the limit of the upland area

Councilman Wasielewski: It looks not as dark green closer towards the SW corner of that lot, where the lot angles; between 317 and 514, that looks like a sweet spot, but you're saying it isn't, Mike.

(Discussion about potential alternate locations for the volleyball courts)

Mike Bianchino: That is wetlands.

Councilman Wasielewski: OK, I'm going to pass it off to Mr. Catricala.

Councilman Catricala: I appreciate how thorough you have been this evening. I have spent the better part of the day going through all of the questions that residents have. I think that a lot of people are talking about the lighting, thinking about old style big flood lights that have been around for years but you are talking about a high tech directed light. I think that some of the people see the older lighting around other parking lots that make part of the Halfmoon Glow. I understand the directional lighting, I know that some people have a concern, but really shouldn't.

The other thing is the noise. Other than the volleyball, everything will be contained inside. That is a real positive thing. I drive on that road constantly, the upgrades of the roadway is going to be appreciated by many, many people every day, so I appreciate that. I have nothing further.

Supervisor Tollisen: Before we open it up to the public, I just want to do a couple of things #1 as part of the record, Madam Clerk, you have received a number of correspondences and communications. I would ask you Ms. Bryan if you could please read into the record the names and addresses of the persons who have communicated with us and that will become part of the record for this public hearing

Madam Clerk: Alan B Kardon - 11 Braxton Ct., Gregory Jones, Deborah Kibble, 23C Pointe West Drive, Fred Darguste, Lisa E. Horn- 19B Pointe West Drive, Nancy Wiley - Fellows Road, Carrie Flynn - Lives off Werner Road, Mavis Lynch, Joe B. Lindsay- 23A Pointe West Drive, Gregory Hoefer, Jennifer Selkis , 49 Timberwick Drive, Renee Campbell - Halfmoon Heritage Apts, Constance Reynolds -10 Cambridge Drive, Reid Hartl-Twin Lakes Apts., Matthew Telesca, Lives off Woodin Road, Keith Ray, and Everett Coons, 17 C Pointe West Drive.

All of the correspondences in their entirety are listed in the beginning of the minutes and are all part of the record and this public hearing.

Supervisor Tollisen: The Town did receive a copy of the letter from the Dept. of Transportation that they are in agreement with the traffic signal at Route 146 & Werner Road and the turn lanes that have been recommended by Chazen, engineers that were chosen by the town to do the traffic study. Those recommendations have been made and have been followed by the applicant and approved by NYS DOT. The letter will also be read into the record.



**Department of
Transportation**

ANDREW M. CUOMO
Governor

MARIE THERESE DOMINGUEZ
Commissioner

PATRICK S. BARNES, P.E.
Regional Director

May 20, 2020

Mrs. Wendy Holsberger
VHB
100 Great Oaks Blvd.
Suite 118
Albany, NY 12203

**Re: Impact Athletic Center PDD
NYS Route 146
Town of Halfmoon
Saratoga County**

Dear Mrs. Holsberger:

After reviewing the Traffic Impacted Study dated March 13, 2020 for the Impact Athletic Center NYSDOT agrees with Chazen's conclusions and approve of the signal and turn lanes as mitigation for the proposed site. The developer will be responsible for the installation of the left turn lanes and a three-color traffic signal on Route 146 at the intersection of Werner Road and site driveway.

Based on your email to me dated May 13, 2020 I'm in agreement with the proposed rendered plan that provides a pedestrian path from the NY Route 146 entrance to the building as well as provide pedestrian accommodations at the signal to cross NY Route 146 on the west side of the intersection to connect the north and south sides of NY Route 146 at Werner Road. I am also in agreement that the pedestrian path from the signal leads pedestrians to the building and not into the main drive aisle or parking lot area which will minimize any pedestrian conflicts at the signal

After reviewing the proposed site plan that you attached and since my original email to you noted a different layout the Department's current position supports the building entrance as proposed on the east side of the building as well as the proposed design and overall vehicle and pedestrian circulation at the site.

If you have any questions or would like to discuss this further, please contact Guy Tedesco at (518) 457-9934.

Sincerely,

Guy Tedesco
Regional Permit Engineer

Cc: File

50 Wolf Road, Albany, NY 12232 | www.dot.ny.gov

Councilman Wasielewski: Thanks again. Looking at this site plan for many months now, I'd like to propose that we eliminate some of those parking spaces at the most southern end of the lot as it is depicted on the plan and put the volleyball courts there and move those wetlands to where you currently have the volleyball courts listed now.

Supervisor Tollisen: We will follow up with the applicant on that.

Councilman Wasielewski: That would eliminate the neighbor issues for me.

Supervisor Tollisen: We will follow up with the applicant.

Councilman Wasielewski: Thank you.

Supervisor Tollisen: I think that the Board has been discussing that as a potential alternative and I think that we are all in agreement that that is a good possibility to do. Mr. Bianchino, we will talk to you about that as well. I do want to open the

public hearing up to the public. There is a number of people who have been extremely patient with us.

Everett Coons, 17C Pointe West Drive: when you look at the map at the 121' marker that is the building that I am in right there. I just had a question. You guys are going to put some sort of a security fence around the outer edge of the parking lot, or a wall of some sort for security purposes. My other question is the traffic. The traffic is like a train, bumper to bumper and you think that a red light is going to be sufficient in the application. It seems that a round-about would be better?

Mike Bianchino: I think that the idea of a round-about at this location was not something that was not something that was recommended by the town's traffic consultant. I do believe that the town and DOT have been considering for many years, I do not think that was an alternative for this location, in light of the distance between signals on either end.

Supervisor Tollisen: What about the issue of the security fence. Is there going to be a fence that separates the facility from the residential neighborhood?

Mike Bianchino: That was not something that I was proposing at this point in time only because of that area outside was previously disturbed and has some matured growth and scrub in it and it is all wetlands. It is not our intention to install any new construction in a wetland area. I think that the separation distance is such that, the open, undisturbed area will continue to grow would be pretty well separated over time.

Everett Coons, 17C Pointe West Dr: Would it be taken under consideration, you know people and kids might use it as a cut through, going between the yards and houses, the security. You got some nice stuff back there and as time goes on you have to worry about things disappearing, hypothetically speaking, that's the type of security that I was worried about, kids playing in the yard and kids using it as a thoroughfare, cutting through to get to the facility, that kind of thing, that's all.

Mike Bianchino: We can certainly look at that and talk to the applicants about that and see what the situation is.

Supervisor Tollisen: So, let's take a look at those things. Mr. Coons, do you have anything else that you would like to add?

Everett Coons: No sir, thank you.

Supervisor Tollisen: Thank you. We appreciate you joining us tonight. Would anyone else like to speak?

Joe Lindsay, 23A Pointe West Drive: Thank you for your coverage. I am a lot more educated than when I came in. The remaining area in this plot, the wetlands, does this mean that they cannot subdivide it in the future?

Supervisor Tollisen: That is correct. As part of the approvals of this project, any change to that project would have to come back to the Town Board and I can tell you that the reason why they are locating things where they are is because no one wants to deal with wetlands. There is a significant amount of work and once you disturb them there is a significant amount of mitigation. I can tell you this is the plan and unless something changes, they would have to come back to the Town Board, it would be re-noticed, re- public hearing once again. I do not believe that there would be any further development there. I want to defer this to our Planning Director Rich Harris who is with us as well.

Rich Harris: If this Board were to theoretically approve this PDD as it sits today and at some point the owners wanted to subdivide, that would be a violation of the Planned Development District (PDD). They would have to come back to the Town Board even if it were 100 years from now to get the authorization to subdivide which would require a public hearing and be an amendment to the zoning. Then they would have to go to the Planning Board, where legally there would be another public hearing. If it approved as one lot and to subdivide, they would have to come back and the applicant explain that basically showing development both on the upland areas and like Supervisor Tollisen said, to further develop what's left after it would not only require approvals from this town but there would be a very heavy list for any type of approval from the Army Corps of Engineers. There is a long history on this parcel by the prior owner. The Army Corps of Engineers has this property clearly on their radar. It would be a significant cost and a significant mitigation plan under current Army Corps rules. So, it would not just be the town, it would be the federal agency of Army Corps. At this present time, very difficult and cost prohibitive, in my opinion and I have been doing this for 30 years, for someone to further develop it.

Joe Lindsay: OK, thank you for that explanation. The next area that I want to concentrate on, is the volleyball courts. I appreciate the Board taking the suggestions that the gentleman made earlier about relocating the courts to the south end of the parking lot. My concern is even though it's not lit and in the summer time they can be playing Beach Volleyball until 9:30 at night that is bedtime for a lot of people. I see on the plan that there are plantings, are they mature plantings and what type are they?

Mike Bianchino: At this point it is a very schematic and the indication is that we will propose a mixture of deciduous street type trees, some evergreens, and perhaps under plantings. We also have to maintain that area for some snow storage. Basically, we are just showing schematics and the idea that there will be some plantings along the perimeter. The specifics of that will be determined during the site plan review and we will get into the specifics and design then.

Joe Lindsay: The proposed arborvitae, are they mature?

Mike Bianchino: I think typically, we are talking about 6'-8' high to start and they grow pretty quickly.

Joe Lindsay: One last thing, the access to the courts as it stands now, does it have a locked key on it?

Mike Bianchino: We haven't gotten into that detail yet but there will be a fairly limited elevated boardwalk area as to not disturb the wetlands that can be closed and locked.

Joe Lindsay: Alright, I am done.

Supervisor Tollisen: Thank you, Mr. Lindsay.

Chris Dawson, 81 Fellows Road: My first question, kind of an continuation of the volleyball courts. My wife and I own 21A & 21B Pointe West Drive and one of the selling points was the quietness and the backyard and are now going to be looking at the volleyball courts. What is the supervision of those courts going to be when they are/are not being used is my one questions. (The audio was difficult to understand here) The second question is, professionally I run events in the Capital District for volleyball for 15 years, and would there be an issue if a game is rained out, would we be able to bring in our own lighting to get a game in?

Supervisor Tollisen: That would be a violation of the site plans, so if it is in the legislation to allow this project, the limitations would be included in that project. So, bringing in lighting and things of that nature will not happen and if it was, there is specific code enforcement measures that can be taken to address that issue, but that should not be an issue.

Chris Dawson: The first part of the question regarding the supervision of the area

Supervisor Tollisen: Yes, that is a legitimate question that based on the comments heard by the Town Board this evening, everyone's in agreement that the volleyball courts if it stays there, that's something that needs to be addressed and if it's moved or removed, whichever the Board prefers, then that would need to be addressed, absolutely.

Chris Dawson: My question with what's going on in the world today, where are you anticipating with the basketball courts, where are the players coming from? Are they going to be from the Capital District, are they coming up from the city? Where are we finding these basketball and volleyball players from?

Tom Huerter: Thank you, good evening. It'll be 6 indoor basketball courts and 9 indoor volleyball courts. From our experience, those players will come from not only the Town of Halfmoon and surrounding area, but also from outside areas, that would be downstate, western New York, Massachusetts, and the NW. We do expect teams to come in with tournaments (breaking up) the facility itself, there is nothing like it anywhere near this area. We will be drawing people from outside the, but most importantly (breaking up) the capital District area.

Chris Dawson: I think that it goes without saying that my concerns (breaking up) but I wanted to on record about that.

Supervisor Tollisen: Thank you sir, anything else?

Chris Dawson: Finally, my concerns about the supervision, with that amount of teams being brought in, I have hesitations about children being supervised adequately in between games and I worry about some of the adjoining properties and their backyards being broken into (breaking up)

Supervisor Tollisen: OK, Thank you. Anything else, sir?

Chris Dawson: No, that is it, thank you.

Supervisor Tollisen: Thank you, Mr. Dawson. Is there anyone else would anyone else like to speak? (Hearing from no one) Ok, I am going to close the public hearing.

CLOSE: 7:52 PM

Supervisor Tollisen: I believe that we have heard a number of comments this evening from our residents and through communication from our residents and I believe that the Board would like to look at these and carefully consider them. **No action will be taken this evening** to make sure these items are addressed. Mr. Bianchino, the town will be in touch with you with some additional items that we may have in addition to just making sure that we get all of these items addressed and areas of concern from our residents as well, so we will be in touch with you shortly, OK?

Mike Bianchino: Mr. Supervisor, thank you very much and Town Board members for the opportunity.

Supervisor Tollisen: Thank you very much to you as well as Mr. Litchfield and Mr. Huerter.

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.

TOWN MEETINGS:

Town Board Meetings: 1st & 3rd Wednesday of month at 7:00pm. Pre-meeting at 6:30pm

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 6:15pm (If the Holiday falls on a Monday, the meeting will be held on the next day, Tuesday).

Board of Assessment Review: 4th Tuesday in May

PUBLIC COMMENT (for discussion of agenda topics) No one came forward

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor)

From my desk, during the pre-meeting, we talked about the significant impacts of the corona virus on the town budget. Just to recap what steps the town has taken; there is a town-wide spending freeze on all departments except for what is critically necessary for spending purposes to run a department, there is no special projects, there is no extra projects, there is nothing outside of absolutely critically essential to the running of the town. Additionally, I have asked Department Managers to submit budget reduction plans, which most departments have already submitted and are in place. We have also submitted a second round of budget reductions and we are carefully monitoring trying to lessen the budget. I appreciate the Town Boards support on all of the matters that we are doing. There are a couple of things that are on tonight’s agenda to help with those things.

Paul Hotaling (Deputy Town Supervisor): (1) Chair of Town Infrastructure & Safety (Water, Highway, Building & Maintenance), (2) Chair of Recreation and Character Counts, (3) Chair of Personnel Committee

We have a long road recovering back from the corona issues. We are trying real hard and it is going to take everyone working hard to make this happen. Small businesses need your support, your neighbors, people you walk by and the people you work with, please be respectful of everybody.

John Wasielewski (Town Board Member): (1) Chair of Ethics Committee, (2) Chair of Committee on Emergency Services and Public Safety (Emergency Corps, Fire Department, Police), (3) Co-Liaison to Planning Board

I have no report this evening Mr. Supervisor.

Jeremy Connors (Town Board Member): (1) Co- Liaison to Planning Board; (2) Chair of Business and Economic Development Committee (4) Chair of Parks and Athletic Organizations

Thank you, Mr. Supervisor. I want to thank the 109th Airlift Wing for the fly-by for all of our Heath care workers last Thursday, correct. One of the co-pilots on the flight was Captain Matt Sala from Halfmoon, so we want to thank you and all of our military in the Town of Halfmoon for your service. That was really uplifting and I know that it got a lot of positive support as I saw on social media. It was pretty impressive.

Second of all, I would like to bring before the Board a motion to relist the Middletown Road Water Treatment Pump Station. I think that it is time that we look at that again to put that up for sale and list it for 30 days.

Please refer to Resolution #168

Eric Catricala (Town Board Member): (1) Animal Control, (2) Liaison to Trails and Open Space Committee, (3) Zoning Board Liaison, (4) Chair for Not For Profit Organizations

I would like to thank you and your team that is here every day to keep this community safe. We know that the virus is out there and everybody is doing their part and it shows.

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

I have no report this evening.

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

CORRESPONDENCE

1. **Received** from NYS Dept. of Transportation, their results of the speed study reduction for Woodin Road just south of Windsor Drive to Sitterly Road, that is currently 40 MPH. It was determined that after taking radar measurements, that the existing speed limit is appropriate for conditions experienced through this corridor. However, they recommend the town work with enforcement agencies to consider a course of action to address the speed violations.

Received & Filed

2. **Received** from The Saratoga County Fair Executive Director, a Press Release stating that the Board of Directors has made the decision to cancel the 179th fair scheduled for July 21-26. Since 1841, they have only cancelled the Fair once and that was during the Civil War.

Received & Filed

3. **Received** from several residents, both in support and opposition of the Impact Athletic Center PDD that will be brought forth at the Public Hearing during the Town Board meeting on May 20, 2020.

Received & Filed

4. **Received** from the New York State Department of Taxation and Finance Office of Real Property Tax Services, the certification of the final 2020 State Equalization Rate of 56.75 for the Town of Halfmoon.

Received & Filed

5. **Received** from the Saratoga County Department of Social Services, a letter stating that the Home Energy Assistance Program (HEAP) for the 2019-20 year has been extended by the Office of Temporary Assistance and Disability, from April 24, 2020 to June 30, 2020, or until the funds allocated are exhausted, whichever comes first.

Received & Filed

NEW BUSINESS

RESOLUTION NO. 159-2020

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

RESOLVED, that the Town Board approves the minutes of Town Board Meeting of May 6, 2020 as presented.

Resolution introduced by Clerk Bryan

RESOLUTION NO. 160-2020

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

RESOLVED, that the Town Board approves the Comptroller's Report for the month of March, 2020.

Resolution introduced by Comptroller Hatter

RESOLUTION NO. 161-2020

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

RESOLVED, that the Town Board hereby suspends those portions of VI(D) and(F) of the Town of Halfmoon Employee Manual that limits the amount of vacation and compensatory/administrative time that may be carried over by employees throughout 2020, and to be revisited at the end of the year if necessary upon approval from the Town Supervisor, subject to the review and approval of the Town Attorney.

Resolution introduced by Supervisor Tollisen

Supervisor Tollisen: I just want to add to that resolution to do it through the end of the year and if we need to revisit that we will do so. Let's put a limitation on that. Motion amended.

RESOLUTION NO. 162-2020

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

RESOLVED, that the Town Board hereby suspends that portion of VI(F) of the Town of Halfmoon Employee Manual that permits employees to cash out vacation time throughout 2020 and to be revisited at the end of the year if necessary, subject to the review and approval of the Town Attorney.

Resolution introduced by Supervisor Tollisen

RESOLUTION NO. 163-2020

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

RESOLVED, that the Town Board authorizes the Supervisor to amend the Intermunicipal Agreement with the Town of Clifton Park for the increase in costs associated with the upgrades to the Sitterly Road and Woodin Road intersection to improve traffic flow in the area and to authorize the Supervisor to execute any documents necessary to modify the Agreement, subject to the review and approval of the Town Attorney. The costs increased \$288,162 with each Town responsible for 50% (\$144,081) with the understanding the New York State Department of Transportation may increase funding to cover 80% of the aforementioned costs.

Resolution introduced by Supervisor Tollisen

Conncilman Hotaling: Is this project completed or is still going on?

Supervisor Tollisen: This is the project that will be completed this year. It is the one that is the intersection of Sitterly Road and Woodin Road with the Crossings, it is the traffic lights, turn lanes and includes some walking paths which extends from the Crossings down into Halfmoon and almost to Twin Lakes. That will be done this summer so to all of our citizens in that area, please be patient as the upgrade will be a tremendous upgrade. This cost increase is due to the bidding process and some things that we have had to go through but something that is much needed for our town.

RESOLUTION NO. 164-2020

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

Resolution introduced by the Emergency Services Coordinator Cooper

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 is also aware of their obligations to protect the health and safety of our residents and employees; and

WHEREAS, it has been determined that due to the global pandemic and the spread of the Coronavirus (Covid-19) it would be beneficial to the health and safety of our employees and residents to install clear tempered glass protective barriers at the customer service counters of Town Departments; and

WHEREAS, it was crucial that the protective measures be installed immediately as Covid-19 continues to spread throughout our communities; and

WHEREAS, the purchasing policy as set forth in section VII(H) of the Town of Halfmoon Employee Manual permits purchases without written quotes when there is an emergency where time is a crucial factor with Town Board authorization.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That Town Board authorization is hereby granted for the payment of \$8,355.00 to Architectural Glass & Metal for the labor and materials for the emergency installation of the glass protective barriers.
2. That this Resolution shall take effect immediately.

DATED: May 20, 2020

LYNDA BRYAN TOWN CLERK
TOWN OF HALFMOON

RESOLUTION NO. 165-2020

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

RESOLVED, that the Town Board hereby appoints Raymond Anuszewski as a seasonal, Laborer at the Highway Department at Grade 2 Base Pay \$16.84/hr.
Resolution introduced by Superintendent of Highways Pingelski

RESOLUTION NO. 166-2020

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

RESOLVED, that the Town Board authorizes the renewal of the Mobile Home Park Licenses for the 2020-2021 licensing year, per the inspection and approval of the Fire / Code Enforcement Officer as follows: Crescent Gardens, D&R Village, Gregoire, Midway Village, Smith Road, West Crescent - Hatter Mobile Home Parks
Resolution introduced by Fire / Code Enforcement Officer Cooper

RESOLUTION NO. 167-2020

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

RESOLVED, that the Town Board authorizes the Comptroller to make the attached Creation of Appropriations.
Resolution introduced by Comptroller Hatter

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	\$600.50	
	Subsidiary: Home & Community Services		
	25-4-2189.00	\$600.50	
CREDIT:	Appropriations	25-960	\$600.50
	Subsidiary: Engineering Contractors Inspections		

25-5-1440.40

\$600.50

Information Only: The above was derived from the following breakdown of charges to be paid on May 21, 2020 Abstract for engineering and related fees.

NAME	AMOUNT
Impact Athletic Center	\$600.50
Total	\$600.50

RESOLUTION NO. 168-2020

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

WHEREAS, the Town of Halfmoon owns a parcel of real property located at 293 Middletown Road, in the Town of Halfmoon, further identified as tax map parcel 285.-4-11.2; and

WHEREAS, Said parcel was owned, occupied and used by The Town of Halfmoon Water Department but the Town of Halfmoon has no further use or need of said parcel, it is the intention of the Town to offer them for sale;

WHEREAS the Town of Halfmoon has an interest in returning the above referenced parcels to the active tax rolls;

WHEREAS the Town of Halfmoon has completed an appraisal of the subject properties in accordance with the requirements of the General Municipal Law;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Town Board of the Town of Halfmoon acknowledges the above and hereby offers to sell the above referenced properties for fair market value, good and valuable consideration to be received for same, subject to permissive referendum.
2. Sealed offers for the purchase of the property will be received by the Town of Halfmoon Town Clerk’s Office until 10:00 a.m. on June 29, 2020, at which time they will be opened.

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

Supervisor Tollisen: Thank you to our reporters for being here with us this evening.

Councilman Hotaling: I just wanted to bring up that Memorial Day is Monday for all of the people who have fought for us. We usually have an event for people to go to but there won’t be one this year.

Supervisor Tollisen: Do check out the Town Park as we will have the flags out for Memorial Day flying proudly.

There being no further business to discuss or resolve, on a motion by Councilman Connors and seconded by Councilman Wasielewski, the meeting was adjourned at 8:03 pm.

Respectfully Submitted,

Lynda A. Bryan, Town Clerk