

The May 6, 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
Cathy L. Drobny, Deputy Town Attorney
Lyn A. Murphy, Town Attorney
Lynda A. Bryan, Town Clerk

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

PRESENTATION: IMPACT ATHLETIC CENTER PDD

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

Exhibit 1 Aerial • Project site o 32.65-acre parcel - South side of NYS Route 146 o Midway between Route 9 and Route 236; South of Werner Road and NYSEG PDD o East of Halfmoon Health Campus (Boni PDD); West of Fellows Road PDD o Currently vacant, some former agricultural activities o Zoned R-1 & Route 146 Performance Overlay District o 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 • Concept 16 • Presented to PB on 11/12/2019 referred to Town Departments and TDE'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. • 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 PB at the November 12th meeting. • PB made a positive recommendation back to the TB at the 4/13 meeting.

PDD includes: Two-story Indoor Recreational Facility Approx. 57,580 SF Footprint Approx. 17,785 SF on second floor mezzanine level Approx. 75,365 SF total o Front Setback proposed at 40' min due to proximity of wetlands on site. o Single Access point on Route 146 across from Werner Road; o Traffic signal and left-turn lanes on Route 146 o Drop off area; Sidewalks o Parking—300 spaces (261 required)-Parking appropriate per Town & ITE standards and similar facilities, primarily to the rear of the structure o Potential Future outdoor volleyball courts in southeast upland area; access by an elevated boardwalk to avoid disturbance to the ACOE wetlands

on the site. o Signage – anticipate monument and building signage o No wetland disturbances o 87% greenspace, o Water-Halfmoon Water Dept. Main; Sewer-SCSD#1 line @NYSEG PDD; Storm onsite Town/NYSDEC • 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. Color Rendering Progress Building Plans • Here to answer any questions and request consideration for setting a Public Hearing on the PDD.

Supervisor Tollisen: does the Board have any questions for Mr. Bianchino?

Councilman Hotaling: Mike, you did say that you talked to DOT on the light and that they agreed that the light was warranted. What are the odds that we will actually get the approval?

Mike Bianchino: The study shows that the signal is warranted and they agree with the study, then the next step is for us to do the preliminary design work. The indication today was that the signal would be warranted and that they agree with the findings. So I would say that the answer to your question is 100%.

Councilman Wasielewski: I think that the residents along Werner Road and Dater Woods would be very happy to have a light at that corner, it's been a problem for many years. I would like to know more about that volleyball court because it does butt up to some private residents in Pointe West and I am not sure about lights and noise. Is there any chance that the area could be moved to another part of the site, closer to Route 146 and not up to their back yards?

Mike Bianchino: As I said previously, the one site that we have shown is the only one that is reachable from the parking area.

Supervisor Tollisen: What about buffering and those type of things to reduce any issues or concerns that these residents may have.

Mike Bianchino: As we get into the formal design plans and determine how much space that we have to be able to do that. It is something that we can look at.

Supervisor Tollisen: I expect that there is way to do the lighting so that it does not fringe onto people's homes.

Mike Bianchino: That is correct.

Councilman Connors: Is there going to be any lighting on the volleyball court Mike?

Mike Bianchino: I don't believe so.

Chris Litchfield, Litchfield Holdings: There won't be any lights on the volleyball courts. It will be used primarily during day time hours and mostly during the summer. When winter and fall set in, it really isn't an outdoor sport.

Supervisor Tollisen: How are you doing Chris? You don't have any issue with providing some screening and proper protection for the residents along that Pointe West development, is that correct?

Chris Litchfield: Not at all. There actually is a tree line there that is not going to be disturbed.

Supervisor Tollisen: Alright, but if there was a requirement by the Board to put up some sort of fencing or something like that to further reduce visibility or noise, I don't see that that would be an issue, would it?

Chris Litchfield: Absolutely not.

Supervisor Tollisen: Very good. Any other questions of the Board? What is the Board's pleasure at this point? We can put the link and all of the pertinent information in the public notice for the public to attend the meeting and ask and questions or make any comments and have the Town Attorney review the notice before publishing. Public Hearing scheduled for May 20th at 7:00 pm or as soon thereafter to be heard.

Supervisor Tollisen: Thank you Mr. Litchfield and Mr. Bianchino, have a good evening.

Mike Bianchino: Thank you very much, Mr. Supervisor and Town Board, I appreciate it.

PLEASE REFER TO RESOLUTION # 159

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

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor)

At the pre-meeting, I gave my report that the Town of Halfmoon is proceeding forward with bonding for a new water line extension. It is a major trunk line which is a tremendous benefit for the Town of Halfmoon which we can ensure that we can transport water from one end of town to the other with the two different water supplies that we have. So we will be proceeding forward with that.

I have also passed out to the Board, a copy of our Fund Balance Analysis from 2011-2019. I am happy to report that our fund balance from the end of 2012 through the end of 2019 has gone up significantly, about \$6 million dollars to the good. At the end of 2019, the town is in very good financial shape. We, as a Board have imposed a spending freeze for this year due to what is going on with the corona virus and the impacts that it can potentially have on the town budget. So, we have a spending freeze, we are working on budget reductions and are carefully monitoring all spending. That is my report.

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

The Town Food Pantry is well stocked if anyone is in need. Also, our Town Park is used for people for walking and I would like to ask people that if you bring something in, please bring it out with you. Thank you.

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

Thank you Mr. Supervisor. I had a phone conference with the town Fire Chiefs the other evening. It went pretty well. Everyone is maintaining their supplies. Call volume is actually down for both ambulance and fire. Hopefully, we will get through this shortly. That is all that I have tonight.

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 received a call from my Aunt who lives at 300 Middletown Road. She wanted to thank the Town staff for all of the hard work and due diligence. She is a senior here in our great town and she could not be happier that our staff is reaching out to the seniors making sure that they have supplies and in fact even dropping off masks. So, that is kudos to you, the Town Board, the staff here in our town for all of the hard work. I also want to make mention that all of the residents that came out last Saturday for the mask handouts. That was widely successful. I know that my neighbors appreciated that service. That is all that I have this evening.

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 was glad to be there to assist handing out the masks on Saturday. It was great to see so many people show up and in an orderly fashion and get their masks. It was a trouble free event. Since then, I have had several people thank me and ask me to thank you for that event because they had no place to get masks, especially ones that nice. They asked if there was going to be another time to get them because they are only going to last so long. I think that we are going to be wearing them a little bit longer.

Also, a section of Glen Meadows walking trail is closed. A section of it is has slid into McDonald Creek. It is appropriately marked for everyone's safety to not go down that part of the trail. Thank you.

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

Clerk Bryan: We are still delivering masks to seniors and I also had several people call to say that they couldn't make it Saturday and if they could still get them. I first ask if they are a Halfmoon resident and if they are, I will meet them at the front door and give them a package of masks. As far as my Department Report, the Historical Society and the Senior Center have remained closed and waiting to reopen so I have nothing new to report.

Karen Pingelski (Receiver of Taxes): (1) Chair of Committee on Residents Relations

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

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

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

Supervisor Tollisen: Department Reports and the monthly Department Manager Reports are listed and can be viewed in the Town Clerk's Office. We do ask our Department Managers to provide monthly reports in addition to having Department Manager monthly meetings that we all discuss the important things that go on in each of the offices.

DEPARTMENT REPORTS

1. Town Clerk Total Fees Submitted to the Supervisor - \$4,816.61

2. Building - March

Total # Permits – 32 Total Fees Submitted to the Supervisor -\$10,174.00

Fire Inspections – 17 Total Fees Submitted to the Supervisor - \$1,100.00

3. Building - April

Total # Permits – 39 Total Fees Submitted to the Supervisor -\$24,586.00

Fire Inspections – 3 Total Fees Submitted to the Supervisor - \$330.00

DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office) Receiver of Taxes

CORRESPONDENCE

1. Received from the Town Planning Board Resolutions approved at the April 13, 2020 meeting: Change of Use/Tenant Applications for: Capital Gate Insurance Group, 457 Route 146, for SkinLab, 1 Route 236, for Thermally Yours, 149 Plant Road, and for ADK Junk, Inc./DBA Adirondack Junkluggers, 457 Route 146, for an Addition to Site Plan Request for Hoffman's Carwash, 1672 Route 9 and for a Positive Recommendation for the Proposed Impact Athletic Center PDD, NYS Route 146.

Received & Filed

2. Received from the Town Planning Board Resolutions approved at the April 27, 2020 meeting: Sign Application for Capital Gate Ins., 457 Route 146, for a Change of Use/Tenant for Seasonal Outside Use at Walmart, 1549 Route 9, for a Site Plan Request for Martin Site Plan, 1906 Route 9, for an Addition to Site Plan Request for J. Dunn Site Group LLC, 518 Hudson River Road and for Final Subdivision Approval for Phase I of the Betts Farm Residential PDD, Betts Lane & Hayner Road.

Received & Filed

3. Received from Amsure, our insurance company, a copy of the Governmental Insurance Disclosure Statement which has been filed for the calendar year 2019.

Received & Filed

4. Received from NYS Dept. of Transportation, their results of the speed study reduction for Route 4 & 32 (Hudson River Road), currently at 45 MPH. They find that many motorist do exceed the posted limit, they recommend enforcement of the existing speed limit rather than reduction of the posted speed limit.

Received & Filed

5. Received from NYS Dept. of Transportation, their results of the speed study reduction for Route 9 between the 40 MPH speed zone north of Route 146 and

Kinns Road. Based on the radar data and accident history, they have determined that a reduction of the existing speed limit is not warranted at this time.

Received & Filed

6. **Received** from NYS Dept. of Transportation, their results of the speed study reduction for Anthony Road between Farm to Market Road and Vosburgh Road, 40 MPH. It was determined that after taking radar measurements, that a speed reduction is not warranted at this time, however they recommend enforcement of the existing speed limit.

Received & Filed

NEW BUSINESS

RESOLUTION NO. 152-2020

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 approves the minutes of Town Board Meeting of April 15, 2020 as presented.

Resolution introduced by Clerk Bryan

RESOLUTION NO. 153-2020

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

RESOLVED, that the Town Board established the Town of Halfmoon Town Board as Lead Agency for the Erie Canal Towpath Link.

Resolution introduced by Building, Planning Development Coordinator Harris

RESOLUTION NO. 154-2020

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 Comptroller's Report for the month of January 2020.

Resolution introduced by Comptroller Hatter

RESOLUTION NO. 155-2020

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 Comptroller's Report for the month of February 2020.

Resolution introduced by Comptroller Hatter

RESOLUTION NO. 156-2020

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 authorizes the Supervisor to enter into an Agreement with New York State Deferred Compensation Plan to permit employees to participate in Roth Contributions program at no cost to the Town of Halfmoon and to authorize the Supervisor to execute any documents necessary to effectuate the Agreement, subject to the review and approval of the Town Attorney.
Resolution introduced by Comptroller Hatter

RESOLUTION NO. 157-2020

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

WHEREAS, the Town Board previously approved a project for the rehabilitation of the Owl Creek culvert; and

WHEREAS, MJ Engineering and Land Surveying, P.C., the Engineer for the Town of Halfmoon for the Project prepared Change Order #1 to reflect a decrease in costs associated with the Project in the amount of \$27,262.74; and

WHEREAS, MJ Engineering and Land Surveying, P.C., as the engineers on the project recommends approval of Change Order #1; and

WHEREAS, the net effect of the change order is a decrease in costs of \$27,262.74 resulting in a total construction cost of \$444,737.26;

NOW THEREFORE, BE IT

RESOLVED, that the Supervisor is hereby authorized to sign Change Order #1 and the Certificate of Substantial Completion as prepared and recommended by MJ Engineering and Land Surveying, P.C., subject to the review and approval of the Town Attorney.
Resolution introduced by Supervisor Tollisen

RESOLUTION NO. 158-2020

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 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	\$20,650.87
	Subsidiary: Home & Community Services	
	25-4-2189.00	\$20,650.87
CREDIT:	Appropriations	25-960
	Subsidiary: Engineering Contractors Inspections	\$20,650.87

25-5-1440.40

\$20,650.87

Information Only: The above was derived from the following breakdown of charges to be paid on May 7, 2020 Abstract for engineering and related fees.

NAME	AMOUNT
Eastpointe Subdivision	\$16,713.37
Impact Athletic Center	180.00
Cole's Collision Addition	720.00
1620 Route 9 Flex Space	3,037.50
Total	\$20,650.87

A resolution is necessary to re-establish appropriations within the Special Revenue Fund from Recreation Fees in the not to exceed amount of \$89,000 (\$68,100 spent in 2019) for the Halfmoon Community Center. Per resolution approved 2/6/2019 MJ Engineering and Land Surveying, P.C. will perform architectural and engineering services associated with Wetland Delineation, Surveying Services, Geotechnical Services and the Schematic Design Phase.

DEBIT:	Appropriated Fund Balance	25-599	\$20,900
CREDIT:	Appropriations	25-960	\$20,900
	Subsidiary: Engineering Fees		
	25-5-1440.40		\$20,900

A resolution is necessary to create appropriations within the Special Revenue Fund from GEIS Fees in the not to exceed amount of \$88,000 for the Cary and Smith Road intersections with Farm to Market Road realignment. Per resolution 82-2020, approved 2/5/2020, CHA will perform engineering services related to surveying and mapping, design and construction phase services.

DEBIT:	Appropriated Fund Balance	25-599	\$88,000
CREDIT:	Appropriations	25-960	\$88,000
	Subsidiary: Improvements		
	25-5-5112.20		\$88,000

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 hereby schedules a Public Hearing for the May 20, 2020 Town Board Meeting in the A. James Bold Room at 7:00 p.m. or as soon thereafter as the agenda allows to discuss the Impact Athletic Center PDD.

Supervisor Tollisen: My office is open at any time. If you have any questions about anything at all, call the Supervisor's Office and I will be happy to talk to you or set up a time that is convenient for you.

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 Connors and seconded by Councilman Wasielewski, the meeting was adjourned at 7:33 pm.

Respectfully Submitted,

Lynda A. Bryan, Town Clerk