

The April 21, 2010 regular meeting of the Town Board of the Town of Halfmoon was called to order by Supervisor Wormuth at 7:00 pm in the A. James Bold Meeting Room at the New Town Hall, 2 Halfmoon Town Plaza with the following members present:

Melinda A. Wormuth, Supervisor  
Walter F. Polak, Councilman  
Regina C. Parker, Councilwoman  
Paul L. Hotaling, Councilman  
Craig A. Hayner, Councilman  
Mary J. Pearson, Town Clerk  
Lyn A. Murphy, Town Attorney  
Matthew J. Chauvin, Deputy Town Attorney

Also present: all Town of Halfmoon Planning Board members

The Town Board Workshop was held in the Board Room at 6:15 pm; no action was taken. James Jordan led the Pledge of Allegiance.

Councilwoman Parker stated it is a pleasure for the Town Board of the Town of Halfmoon recognize one of our young people and the future of our Town rests on little ones shoulders. The Councilwoman read and presented the following resolution:

#### RESOLUTION NO. 83

Offered by Councilwoman Parker, seconded by Councilman Hayner: Approved by vote of the Board:  
Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

**WHEREAS**, it has come to the attention of the Town Board of the Town of Halfmoon that James Jordan is the fastest eight (8) and under USA swimmer in the Adirondack region and among the top one hundred in the United States; and

**WHEREAS**, it is the sense of this Board that when someone of extraordinary talent, the same should be memorialized for the emulation and edification of others; and

**WHEREAS**, a Town is only made greater by those persons who strive for excellence, through unique personal achievement; and

**WHEREAS**, such dedication and excellence should be recognized and rewarded; and

**WHEREAS**, James Jordan won five out of his six individual events and come in second in the sixth at the USA Gold Championships for the Adirondack region and was also part of the winning relay team at that meet and has had a long history of personal achievements in swimming that have resulted in not one but two Olympic coaches volunteering to work with him; and

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

1. That the Town Board of the Town of Halfmoon recognizes and commends, James Jordan, as an outstanding citizen for his achievements and advances, one who is worthy of the esteem of both the community and the Town of Halfmoon.

2. That a copy of this Resolution be presented to James Jordan at a public meeting of the Town Board of the Town of Halfmoon.

The Supervisor stated next on the agenda is a presentation by Saratoga County Youth Court by one of our young people who we are very proud of, Dylan Sullivan.

Dylan Sullivan stated he represents the Saratoga County Youth Court and they are a not-for-profit corporation that specializes with minors who have committed offenses, misdemeanors in their community, and come through them as part of their sentence from a regular court probation in an attempt to get their record expunged through fulfilling their sentence handed down to them by the youth court jury. He stated it is all run by youths in Saratoga County and they are Countywide. He stated they deal with a lot of offenders from across the County and some from Halfmoon and they try to rehabilitate them. He stated there are hours of community service, they sit in on Youth Court jury duties, they go on a tour of Saratoga County Jail and it is a great way to assist the community and rehabilitate young people so their lives and futures aren't affected by a mistake they made at 16-17-18 years old when they might not have been aware of what the consequences would be. He stated they are trying to make people aware of it and the issues they are facing and they feel they should get out in the community more. He stated they are going to the County level and will try to get support from all the Towns in the County so when they get there they can hopefully keep the program alive as they are facing budget issues with the recession. Mr. Sullivan stated the reason he thinks the Youth Court is a great program is because recently he had a case of a 13-year-old boy who got caught for petty larceny and came to youth court off his probation and, he was sentenced and fulfilled his sentence and got his record expunged. He stated when he was aiding at their fall training to bring in new members he saw that boy there ready to aid his community and try to help other offenders that had been in the same position he was and he had learned from his mistakes. He stated that was one of the times when he recognized how good an organization they have and he thanked the Town Board for allowing him to come before them.

Supervisor Wormuth thanked Dylan and stated she appreciates it and they will look forward to supporting this program as it moves up to the County level. She stated she enjoyed sitting with him and hearing about the peer interactions and how much it means to him and they appreciate all his hard work and proud to have him here in the community.

The Supervisor opened the joint public hearing for the Halfmoon Village & Yacht Club Draft Environmental Impact Statement and, attending in addition to the Town Board is the Town Planning Board. She asked the Town engineer to make a presentation on how the process has evolved and where we are in the planning process. She stated the applicant will do a presentation, then we will take comments from the public. She stated she will ask people to state their name and address and they will make sure everyone has a chance to have their comments heard.

Mike Bianchino, Town Engineer, Clough Harbour & Associates, stated the project is a planned development district presented to the Town Board and the Town Board issued a positive declaration and a Draft Environmental Impact Statement was prepared by the applicant. He stated the applicant has submitted that draft and the Town Board as the lead agency deemed the draft complete on March 3, 2010 and referred the document to the Planning Board for its technical review, which is underway right now. He stated part of that review includes a public hearing and the Town and Planning Board decided to hold a joint public hearing. He stated the public comment period for this document the draft Environmental Impact Statement will extend for an additional 10 days after tonight's public hearing is closed and during that period additional written comments will be accepted by the lead agency. He stated the purpose of tonight's meeting is for the applicants to present the project and the Draft Environmental Impact Statement to the public and the public hearing provides a forum to receive comments on the project and the DEIS. He stated tonight they will have the applicant answer any informational questions, clarify any questions or confusion that may exist with the documents or the application and answer any questions they can tonight. He stated the purpose from a SEQRA of the public hearing is to receive comments, following the close of the public hearing all the comments received both written and verbal will be compiled and provided to the applicant and the applicant has to address all those comments in the form of a Final EIS. He stated they will work on that with the applicant and with the Planning Board and the Town Board. He stated the applicant has brought a stenographer and she is going to take notes on the comments and have a good record.

Supervisor Wormuth stated for clarification this is on the Environmental Impacts and is the first step in moving the project forward and is not to give approval of the project and not to determine final site plan or approval of the PDD. There will be future public hearings to address those matters. She opened the public hearing at 7:14 pm.

John Montagne, Vice president of land development services for The Chazen Companies, thanked everyone for coming tonight and the Draft Environmental Impact Statement is a lot of information that has been studied, presented and information supplied to the Town to get through a completeness review and everything that was requested to be studied has been studied and is available for public review. He stated many professionals worked on the studies and introduced Andy Rymph who is a senior landscape architect with Chazen and one of the principal designers for the site layout; Stuart Christensen with Noelker & Hull architects, brought in for their experience in developing multi-family residential projects; Eric Johnson one of their sanitary engineers and did the evaluation working with the County and Town on evaluating a potential offsite sewer route to service the project; Barbara Beale a wetlands specialist and environmental scientist and will talk about how the permitting they are doing projects along the waterway with involvement with the Army Corp of Engineers, NYS DEC and the Canal Corporation; Angelo Santobarbara, engineer specializing in flood evaluation; Bill Logan and Mike Hartman the traffic specialists.

Mr. Montagne stated this project was originally proposed to the Town in 2003 and the property is about 36.5 acres because Gail Krause has been able to pick up additional lands that the Canal Corp owned. He stated there is a combination of 6 buildings and some are 4 stories above parking, 3 stories above parking and 2 stories above parking. He stated there is at least 1 parking space per unit within the buildings themselves. He stated they did covered parking as an amenity for the people who live in the community and it gives them the ability to preserve more green space and create more sense of community. He stated surface parking is approximately one additional space and they have room to pick up a few extra spaces but they will work that out once they get through planning review. He stated the site is accessed by Canal Road where the Krause property is it changes to Tow Path Road up toward the Clamsteam Tavern. He stated the hillside behind is undeveloped and there are three residents on the little portion of the peninsula at the end of Beach Road. He stated the land around the peninsula was owned by the Canal Corp. and since then they have picked up the additional land and, in total now own approximately 36.5 acres. He stated the property is a fairly level topography with some nice mature trees and they will preserve the mature oaks and other large trees. He stated there is a very thin wetland buffer that the Army Corp. has jurisdiction around the perimeter of the site and they have agreed to the wetland line. He stated before the dams were not on the river the whole area was upland and the Dunsbach family owned homesteads along the property. He indicated on the map the location of the restaurant and

pavilions and the few seasonal cottages and there are no more residents on the property except one person who is a caretaker on the property. He stated historically this was a very vibrant property since the late 20<sup>th</sup> century and was one of the few places to bathe, there was a place to cut ice and store it, a carousel and boat launches and it started to develop over time to the more current uses. He stated since then there has been a lot of silting and sedimentation and milfoil growth. He stated there is a management requirement for this property to continue and be viable and this project proposes a new viable use for the land. Mr. Montagne stated they have been working with an architectural firm and they discussed that they wanted to create a community environment and a village concept and good quality open space. He stated they have a road that comes in that they will make look like a Town street road with sidewalks and trees, the buildings will be clustered to maximize view to the river but also respect each other and create small community spaces, there will be 75 boat slips and docking and will be used in the area historically used for boat moorings. He stated the original idea was to dredge almost 10 acres but they are proposing to dredge about 3 acres.

He stated the other part of the community is a little less formal with a different character and they have created two different environments for residents. He stated one will be more naturalized and the other more formal and the more formal one has a small community clubhouse associated with it and a walkway system and boardwalk. He stated one of the things they wanted to do and they talked to the Army Corp. and DEC is they would like to introduce a stream channel to come through to get some fresh flow of water coming back through the lagoon to help keep the water quality and will give a nice water feature. He stated it would also allow them to carve out about a one and a half acre of land that they propose to have dedicated to the Town as Town Park. He stated within that they have a small parking area, a walkway system to the area they dredge and a small fishing pier. He stated there are some very large trees and other natural features they protected on the site and they intend to keep that as part of site and they have a nice quality environment.

He stated in one of the discussions they were asked if there are any contaminants in the soil and the water. He stated they worked out a plan with New York State DEC and the Army Corp. that was a testing protocol and they did borings in the water and the land and they went to labs and come back with a reading that says they can manage all of the dredging material on site. He stated they have done historic and archeological evaluations and investigations on the property and got two hits on that. He stated one was the foundation from an old Dunsbach residence on the site and also a prehistoric location, potentially an old fire pit from an Indian tribe and based on that they had conversations with the State Historic Preservation office and they avoided those areas so they have no impact to those and will have very little issues on that when they get into the review with State agencies. He stated they also looked at issues of traffic, community character and anything else that might impact the community. He displayed aerial photos of the site that show the Krause's restaurant and the Grove and talked about the unique history. He stated they were brought in to be creative and come up with a concept design to create a real community. He stated they have a design that is much more considerate of the site.

Andy Rymph, The Chazen Companies, stated the project proposal is 244 units within 6 unique buildings and are all 2 to 4 stories of configuration with street level parking underneath the buildings. He stated they are a combination of 2 and 3 bedroom units which in total of 244 units they have 167 two bedrooms and 77 three bedroom units.

He stated it is a peninsula with a nice wooden edge with steep slopes and there is a buffer along the river front and pointed out the cultural resources and stated they will integrate those. He stated there is some significant vegetation along the property and a few signature trees. He stated the primary entrance comes off of Towpath Road and is a single point entrance with a wide boulevard median of 10 to 12 feet in the center, which terminates at the south end of the project in a village green type atmosphere. He stated off the center part of the boulevard is a roadway network that encompasses an area people can use for outdoor congregation. He stated the total parking for the facility is 465 parking spaces and 2/3's of the spaces are located within the footprint of the buildings with 310 parking spaces under the buildings and was a strategic decision by the design team and their client in order to preserve the amount of open space and/or green space. He stated there is a 5300 square foot Community Clubhouse building and associated 75 slips for mooring facilities and an observation pier and a fishing pier and create a network of recreational activities that support and create the ambiance of what this is which is a recreational planned waterfront community. He stated each building has a courtyard area or they face a public green space and the pathway extends all the way around the peninsula with cross connections throughout the property. He stated there is a secondary access point, which will be a vehicular accessible route and will be a secondary means of egress. He stated they have a 1.5 acre parcel proposed as a Town park and would include the features of a fishing pier, canoe - kayak launch, a walkway connecting back to the Crescent trail along Towpath Road and a small parking lot and it would be fully landscaped.

Stuart Christensen stated they did a good job of describing the building site but he has one comment, the public streets is very important but also they wanted to eliminate what they saw originally which was a wall and they worked hard to create public and private space so there are views for the residents and those across the river and is a shared amenity and will keep it natural. He stated there would be 2, 3 and 4 story residential units over ground level parking. He stated they are looming at five different unit types, 2 & 3 bedroom units, double baths all with exterior balcony space. He stated they have conceptual drawings to give them a sense of the scale and the tree canopy is quite tall some trees over 100' tall and they

worked to save the trees and make them prominent elements. He stated they are looking at building heights of approximately 11 feet from the parking deck level to the first floor and the elevation of approximately 10 feet about the 100-year flood plain. He stated all the equipment for mechanical electrical on that level with elevators and the lower level would be a reinforced concrete structure and easily able to withstand the flow of the river. He stated to screen the parking there will be low walls around the base of the building and then some wooden slats to create a low wall 18-24" tall. He stated they are looking at using residential materials for siding and stone with a façade to reflect the wide variety of individuals and families living. He stated the overall height would be approximately 70' to the ridgeline and there will be some taller elements for venting.

Andy Rymph stated they will be phasing the project and the first process will be the development of the residential portion of the project, the second being the dredging associate with the project and is a integral piece of the project to create usable docks. He stated the dredging really needs to be done in one attempt and part of Phase I development would be two portions of residential units, which equates to 100 units between two buildings, development of the community clubhouse and the full dredge of the project and 25-30 boat slips. He stated they propose to construct the boulevard entrance into the site and into the village green area with a terminus for a fully functioning road system. He stated the dredging process takes a little longer than a construction process due to the dewatering requirement. He stated as the take material out of the river they will place it temporarily on the peninsula that's open for the dewatering of the sediment and once it is dry they will place it in not structural fill areas throughout the property. He stated Phase I will also include the development of the secondary access point back out to Towpath Road and they dredge out the small inlet area for the canoe - kayak launch.

He stated phase two would be three residential buildings, approximately 97 units, and the completion of the boulevard roadway network, establishment of the village green, finalization of the exterior permanent pathway up to that point. He stated there would be residents on the site and propose a temporary construction access shielded from the development in place; they would add boat slips and an observation pier to enjoy the river front; add the town park portions of the project.

He stated the third and final phase of the development would be approximately 47 units of residential development and the road network is installed and they would connect the final path system, the utility main systems and would all be in place and fully functional for phase three, they would add the final portion of the dock facilities and final landscaping. He stated there is an off site sewer route to support the development.

Eric Johnson, Chazen, stated the on site pump station will connect to the Saratoga County Sewer District #1 facilities on Grooms Road at the northern portion. He stated they are all within the County sewer district. He went through the routing and the properties and the project sponsor is open to allowing to residential properties connections down the road. He stated the project site would have an on site pump station and a force main and extend up Clamsteam Road and up to Dunsbach Road crossing underneath Vischer Ferry Road, just beyond the mobile home park there is a gravity sewer owned by the Sewer District now and has capacity for this project and could continue into the Dunsbach pump station which requires an upgrade to accommodate their flow and there will be a new 6" forced line out of the Dunsbach station. He stated they would turn east up Woodin and back north on Breski Lane across lots to Sherburne Lane and get back to Timberwick and Grooms Road, both undersized and would require an upgrade by the project. He stated the sponsor is open to new connections and showed a cross section of one of the roads and the sponsor would provide a connection from the force main to a shut-off valve, which would be at your property. He stated there are about 80 residential properties this would be important for and if your house is on the opposite side of the road the lateral could be directionally drilled underneath the road by the sponsor ending with a curb stop to each residential property. He stated when a resident wants to connect to the sewer they would install a grinder pump at their property with interconnecting laterals and make a connection to the curb stop. Along with the grinder pump would be an application to the Saratoga County Sewer District to provide service and their would accept the sewerage and the general cost of the infrastructure on the residential properties is somewhere in the \$3-5,000 range and the annual cost to the SCSD would be about \$240 per year.

John Montagne stated the curb stops put by the road does not require that anybody tie in or not tie in and is actually a benefit to landowners along the route if they are interested and are optional and offered as a public benefit and is not mandated or required.

John Montagne stated the items highlighted in the DEIS are the ones they feel are the most important to emphasize tonight and will talk about the most important ones.

Barbara Beale, Chazen, showed an aerial photo of the property that was expanded by purchasing additional land from the Canal Corp. and there are activities that will occur outside of lands that are controlled by the Krause and is about 19.6 acres and includes are that would be dredged for the docks and an area that will be maintained for water chestnut removal. She stated it will require two permits from the NYS Canal Corp., a work permit for the dredging and the installation of the docks and the on-going

maintenance for water chestnuts and also a use and occupancy permit for placing those facilities on the site. She stated it is a requirement of the Canal Corp. because they own the property and also a requirement of the NYS DEC as part of their review of the project. She showed slides of the area and how it related to the Mohawk River when it was completely uplands. She stated they did a wetland delineation and identified the aquatic resources on the site and they looked at whether there are any DEC wetlands on the site and there are not and all the wetlands and open waters are regulated by the Army Corp of Engineers. She detailed what they are doing and what the water quality is going to be affected by and the vegetation and stated the water chestnut is the dominant vegetation and is an invasive species and has a very bad environmental impact and when it grows it vents the oxygen to the air rather than the water and the water becomes oxygen deprived. She stated they are going to attempt water chestnut removal and hopeful it will provide environmental benefits. She stated the off site sewer route was also delineated and they have about .85 acres of wetlands and a small area of DEC wetlands. She stated the 404 permit for impacts to water and wetlands and a section 10 permit that deals with navigational issues and from DEC an Article 15 permit. She stated they need permits because they are actually doing things within the wetlands and waters, dredging approximately 55,000 cubic yards of sediment to a depth of 4 to 9 ½ feet and the observation pier and the docks and fishing pier and some wetlands disturbance for the lagoon waterway. She stated they are planning on using the suction dredge and they looked at dredging about 7 ½ acres to a depth of 9 ½ feet and they looked at dewatering on site with return water coming back to the river after dewatering. She stated one of the concerns is if there are contaminated soils and what's going to be done with those and they did a sampling plan and analysis and they did it in accordance with DEC and took 15 samples and found in general the samples were a class "B" material which means is that they can be handled on site and have a cover material placed over them.

Angelo Santabarbo, they did evaluation on the Mohawk River floodplain and this project and one area is called the floodway fringe and the other is the actual floodway itself and in the floodway fringe they are looking for no adverse impacts and in the floodway itself they are looking for no rise in base flood elevations and these boundaries were determined by FEMA and based on their model they met the no adverse affects criteria and the no rise criteria in the floodway. He stated the model was run for the 10 – 50- 100 and 500-year storm events and saw that the elevations remained the same. He stated meeting that criteria they saw that water will flow through the lower portion of the building. He discussed each of the storm year event. He stated the main access road is clear during the storm conditions and will be above the flood elevations. He stated they are working with emergency responders to make sure they have an adequate excavation plan. He stated this area of the river is controlled by dams on either side and the Canal Corp has management of these floodwaters when they come through and there is plenty of warning.

Bill Logan stated they are going to go over the impacts of this proposed project and the traffic flow, intersection of Route 9 and Vischer Ferry Road, signalized intersection with the Northway and in between is Dunsbach Road and Beach & Woodin Road and Canal Road. He stated in the evaluation they used the parameters he used doing traffic engineering studies with DOT and the same procedures are used all over the country and endorsed. He stated they identified the potentially affected intersections and they did a detailed traffic analysis of each one. He stated an analysis was conducted of the existing and future conditions with and without this proposed development. He stated he took traffic counts at the morning, afternoon, weekend and evening peak hours and observed traffic patterns. He stated they measured site distances and reviewed accident records looked at signal intersections and projected how much traffic will be at these intersections in 2014 and then conducted a capacity analysis. He stated it is a formal procedure that's used to determine where traffic problems may be. He stated they spent a considerable amount of time evaluating each of the impacted intersections and he believes they came up with an accurate representation from the proposal of where this new traffic will be generated and where it is going to go.

Mike Hartmann stated they have going over the basics of their study and they had communications with DOT, County and the Town. He stated they looked at the project and how it is going to affect the local roadway system. He stated they look at the existing conditions and looked at three intersections on Vischer Ferry Road all are unsignalized. He stated they are talking about Vischer Ferry and Dunsbach; Vischer Ferry and Beach and Vischer Ferry and Canal. He showed the total number of vehicles during the morning peak period and stated they took counts in 2008 and made sure the schools were in session. He stated there was an event at the Grove for every count they took for the pm and weekend peak for people attending the events. He stated there is a marked increase in the pm numbers at the three intersections. He stated Saturday volumes almost replicate the am peak. He stated the existing conditions at all three approaches show 85 to 90% are on Vischer Ferry Road and is an extremely busy road. He stated after they looked at existing conditions they looked at no build conditions and is what the roadway and intersection will look like in 2014 if the project was not built. He stated there are significant projects before ht Town for approval. He stated they used a 2% per year growth and added traffic from four other projects north of Vischer Ferry Road and add vehicles to Dunsbach Road and intersections at the Northway, Princeton Heights, The Moorings of Halfmoon, Linden Village and Hoffman development will add 150 vehicles in the morning. He stated they looked at the proposed or build conditions and the

volumes they looked at are the build volumes plus a 3% per year growth factor plus the traffic from other significant project. He stated the traffic associated with the grove would not be there and they would not have those events.

Further details were provided on the trips generator and builds volumes and the computer analysis of intersections involved and levels of service.

Supervisor Wormuth stated he is getting into very technical information and the people who are here are interested in the general level of service that is going to be provided at the intersection and if there are specific questions she would want them to have the opportunity to comment.

Bill Logan stated he appreciates everybody's patience and it was very technical and the most important thing to get to get out of this is that there is a roadway network that is driven by traffic that already exists on Vischer Ferry Road and what happens when you make a turn at a stop sign. He stated the visual assessment is important to notate that only a couple of areas are visible in the Town, along Canal/Towpath Road and provided slides of the buildings. He showed aerial shots of the roadway network and the bridges and there are several land uses with newer and older homes. He stated they believe they have a real signature project and there are not a lot of places that has this kind of access and setting along the river. He stated it will be a unique project in the community however we will not see a lot of projects like this developed along the riverfront because there just are not sites. He stated there will be much less impact for school age children and they support local retailers with the tenants. He stated they are looking at the ability to create a sewer line that goes up along existing properties and has capacity for about 133 more homes on it and they are going to make provision to allow for up to 70-80 homes if anyone wants to tie in. He stated the water chestnut harvesting is a benefit and the project they believe does not result in growth inducement. He stated if the Town wants them to move forward with the proposed 1.5-acre park that would be another public benefit and will have formal access to the river. He stated they will connect into the new trail system.

Supervisor Wormuth opened the hearing for public comment.

David Ryan, 69 Canal Road, said from a aesthetic point the project looks great and good for area and the site. He said he is disappointed that the residents along Canal Road are not going to be benefiting from the sewer system, the river being a environmentally sensitive area he is at a loss why there wasn't direction to move the sewer line down to the existing residents. He stated there was clean up and a nice walkway and bike path and is used extensively and not to see the benefit of the sewer system come through for the residents was very disappointing. He said the other issue is traffic and is the big one and for someone to say Dunsbach Road and Canal Road aren't easy people will take an easier route and go out/in Canal Road. He stated if your driving his option would be to drive along the river because it is much more appealing and calming. He stated he would like the Town and the developer to consider the possibility of making Canal Road one way in from the start at Vischer Ferry near the Town park and at that point there are 35 residences from the point from Beach all the way to Clamsteam there are three residences. He stated there are 425 parking spaces for this project and there is going to be a lot of traffic and maybe 2/3 will travel up and down that road. He stated emergency services traditionally come down as a one-way in on Canal because they don't like to do the hills especially in the winter on Clamsteam, Beach or Whites Lane.

Sandy Rohner, lives in one of the three residences between Beach & Clamsteam and has a traffic question, when she goes to Exit 8 she goes north on Beach and makes a left on Clamsteam and wondered if the traffic study looked at that intersection and the short site distance. She has a big concern for safe maintenance of the trail system from Route 9 all the way through to the connection with Vischer Ferry.

Shawn Brimhall, 129 Clamsteam Road, and area business owner and official for a local fire department, said from a business standpoint he thinks it is great and from a resident his concern isn't so much for the traffic which is a big concern is the construction traffic that will occur as a result. He asked what route they will take to get in and out because most of the roads are stone and tar. He stated from a fire protection stand point the flooding issues aren't something the canal can address and are a result of ice jams when they have to go in and rescue people out of there and they have lost fire department vehicles and apparatus down there so they have a concern for their members of the fire department and they will be put at risk.

Supervisor Wormuth stated they have been in contact with the fire department and have a letter on file from Chief Shakerly and they will make sure the issues are addressed appropriately as the project moves forward.

Mr. Brimhall said from an area resident standpoint he thinks they will see a lot of increase in walking traffic that may not use the bike path and with the current road structure in the area it doesn't accommodate the recreational walker/rider that might be using the area.

Charles Newell, Mechanicville, said he owns properties in the Town of Halfmoon where he lived for most of his life and one is on Canal Road and he agrees with Mr., Ryan and is very disappointed to see that

the sewer is not going to be run down Canal Road and most of the houses are filled with water in the spring. He stated there is a need for sewer and believes a mistake was made once before and the loop was never connected and he believes Canal Road should be improved, widened and straightened, and if we are doing that the sewer should go there. He stated the Northway has almost reached gridlock during peak traffic hours and more and more people are using Route 9 because the Northway is a nightmare and will just get worse.

Daniel Dedenedetto, 4 Dunsbach Road, stated a lot of his concerns were answered and they will all like to see Krause's cleaned up and all like the area but the height of the buildings is a concern going up 70' and right now we are paying for a ladder truck. He asked if someone is looking and saying our fire protection isn't adequate and we will be looking at paying for a lot more fire services, which is necessary to protect the people, and the taxpayers of West Crescent will be burdened. He said he is concerned with the traffic on Dunsbach Road and everybody knows that it has needed a light for years and they should consider a red light at the intersection at the end of Dunsbach Road.

Jean Hill, 116 Beach Road, said they gave them a great deal of information this evening and asked if it will be available for anyone who hasn't attended this meeting.

Supervisor Wormuth stated the DEIS is available in binders both in the Supervisors office and the Clerk's office and is on our website.

Jean Hill asked about natural gas coming in through this project.

Answer: gas and electric service still has to be coordinated.

Karen Desnoyers, 69 Dunsbach Road, said the traffic is a nightmare on Dunsbach and you take your life in your hands going on Dunsbach to Vischer Ferry and wants to plead to Town regardless of whether or not this project is approved that they need a light at that intersection. She stated it is a very dangerous place and needs to be addressed and heard that the time frame of whether there is a light there won't really change too much the difference is the safety aspect of it. She said the issue of sewer coming down Dunsbach is fantastic and she wants to make sure if that is done that they do take into account how many houses are there to make sure the capacity is there.

Supervisor Wormuth stated that has been done in coordination with Saratoga County Sewer District.

Supervisor Wormuth commented on the light as it was mentioned Vischer Ferry is a State road and is a matter of coordinating that with DOT.

Nancy Dvorscak, 255 Riverview Road, approximately three miles away from the proposed development and she is speaking in favor of this development and thinks it will bring a lot to the community and enhance the community and she has seen significant improvements with the park and, the walking path is fantastic and to get another Town park is fantastic and a fishing pier is another reason to approve it.

James Young, 165 Clamsteam Road, and a member of the Crescent Boat Club said as it was mentioned about the traffic problem there is a short road between Beach and Clamsteam and is a dangerous intersection and also at the intersection of Clamsteam and Dunsbach there is a very sharp turn and dangerous and with the increased traffic someone should address that to change it. He asked what type of remediation they will do for the water chestnuts.

Barbara Beale stated it will be mechanical harvesting.

Andrew Sciocchetti, 2 Dunsbach Road and 294 Riverview Road, said he is in favor of the project against any traffic increase on Dunsbach Road but is confident NYS DOT would address it whether it's a light, turning lanes. He thinks it is a great project for the site and is excited about the possibility of it connecting to the Vischer Ferry preserve that he lives on and looks forward to the trails extending down to the river and into Crescent. He mentioned that dredging the river occurs behind his house and is a big vacuum and is happy to see the soil will be reused.

Tammy Hinkell, 113 Canal Road, stated they wanted to propose to have the pipe coming for sewer a little bit bigger to accommodate Canal Road to bring it down and stated it will be beneficial.

Supervisor Wormuth stated the route talked about tonight is a proposed route and they will ask the applicant as they respond to all the comments to respond to that and it will be available publicly.

Supervisor Wormuth opened the hearing for comments from the Town Board and Planning Board.

Councilman Polak stated he wants to thank the public tonight because there was a lot of positive comment and brought up a lot of topics and was a great comment period.

Supervisor Wormuth stated if there are no other comments the public hearing will close today and allow the comment period to remain open for the next ten (10) days for comments to be submitted in writing.

**RESOLUTION NO. 84**

Offered by Councilman Polak, seconded by Councilwoman Parker: Approved by vote of the Board: Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board authorizes closing the public hearing for the Halfmoon Village & Yacht Club Draft Environmental Impact Statement at 9:08 pm and further

RESOLVED, that the Town Board authorizes allowing the comment period to remain open for the next ten (10) days to allow for comments to be submitted in writing.

At 9:15 the Clerk opened the following bids for Water Meters, America Made Brass Fittings & Mueller Brass for the water department

<b>BIDDERS:</b>		<i>BLAIR SUPPLY</i>	<i>VELLANO</i>	<i>TI-SALES</i>	<i>FERGUSON</i>
		<b>B I D P R I C E</b>			
<b><u>BID ITEMS FOR MUELLER BRASS</u></b>					
<b>SIZE</b>	<b>ITEM</b>				
5/8"X3/4"X3/4"	Angle Meter Stop -H-14258	\$20.66	\$21.00	\$21.15	\$20.43
3/4" x 3/4"x1"	Angle Meter Stop -H14258	\$22.83	\$23.25	\$23.40	\$22.58
1"x1"	Angle Meter Stop -H-14258	\$28.30	\$27.25	\$28.90	\$27.98
3/4"	Meter Tail Couplings H-10890	\$ 5.38	\$ 5.00	\$ 5.20	\$ 4.78
1"	Meter Tail Couplings H-10890	\$ 8.29	\$ 7.25	\$ 8.00	\$ 7.35
<b><u>BID ITEMS FOR WATER METERS</u></b>					
	<b>SIZE</b>				
Neptune E-Coder R900i	5/8" x 3/4"	NO BID	NO BID	\$193.50	NO BID
	3/4"			\$237.35	
	1"			\$303.75	
	1 1/2"			\$491.80	
	2"			\$668.70	
	4" w/Strainer			\$2310.00	
Compound E-Coder R900i	6" w/Strainer			\$4179.00	
	8" w/Strainer			\$6534.00	
	3" w/Strainer			\$3073.00	
	4" w/Strainer			\$3996.00	
	6" w/Strainer			\$6596.00	
	8" w/Strainer			\$7212.00	
<b><u>AMERICAN MADE BRASS FITTINGS</u></b>					
<b>SIZE</b>	<b>ITEM</b>				
3/4"	Ball Valve	\$17.72	\$14.75	\$ 5.50	\$ 5.52
1"	Ball Valve	\$22.38	\$18.75	\$ 8.50	\$ 8.58
1 1/2"	Ball Valve	\$47.96	\$39.75	\$19.65	\$19.06
2"	Ball Valve	\$62.29	\$51.75	\$30.70	\$29.16

The Supervisor referred the bids to Councilman Hotaling and the Director of Water for their review and recommendation to the Board.

**REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY**

Councilman Polak reported on the Spring-clean up at the Town transfer station this Friday and Saturday. He stated the Highway Superintendent has scheduled a shredding day for Town residents to bring important documents they wish to have shredded at our transfer station on May 1<sup>st</sup> from 9 am to 11 am.

Supervisor Wormuth stated this is at no cost to the residents but we are asking residents to bring a canned food item to be donated to a local food pantry. She stated they are very excited the superintendent was able to coordinate this service for our residents.

Councilman Polak reported he wanted to remind everyone that they are on summer hours at the highway department and work 4/ 10 hr days but there is staff available on Friday.

Councilman Hotaling reminded everyone that the next Board meeting on May 5 will be at 2:00 pm and will be the start of Seniors month.

Councilwoman Parker reminded everyone to be conscious spring is here and be cognizant not to throw things where they shouldn't and use the facilities with care and the Park rules will be posted.

Councilman Hayner reported this past Saturday was our fourth annual Clean Sweep and was a huge success with the most volunteers ever with over 30 people. He stated the Boy Scouts helped and he thanks Jim McBride from the building department for picking up all the garbage and coordinating the supplies and thanks Nelson and Kim from the grants department for all their work.

The Supervisor opened public privilege for discussion of agenda topics; no one had questions or comments.

## **CORRESPONDENCE**

1. Received from Town Planning Board resolutions approving the following: Sign application for Caputo's Pizzeria; Change of tenant for Precision Mobile Audio; Change of tenant at Country Dollar Plaza; Change of use at Lowe's Home Improvement for seasonal sales; Change of tenant at 9 Corporate Drive.

*Received & Filed.*

## **NEW BUSINESS**

### **RESOLUTION NO. 85**

Offered by Councilwoman Parker, seconded by Councilman Polak: Approved by vote of the Board:  
Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board approves and orders paid all vouchers for all funds listed on Abstract dated April 21, 2010, totaling: \$264,386.68.

### **RESOLUTION NO. 86**

Offered by Councilman Hotaling, seconded by Councilman Hayner: Approved by vote of the Board:  
Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board approves the Supervisor's Report for month of March 2010 as presented.

### **RESOLUTION NO. 87**

Offered by Councilwoman Parker, seconded by Councilman Hayner: Approved by vote of the Board:  
Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board approves minutes of Town Board meetings of February 17, March 3 and March 17, 2010 as presented by the Town Clerk.

### **RESOLUTION NO. 88**

Offered by Councilwoman Parker, seconded by Councilman Hotaling: Approved by vote of the Board:  
Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board authorizes to increase the Recreation department petty cash fund to \$500.00 to offset amount necessary for last minute adjustments and authorize the finance office to cut checks in advance for children who have signed up for trips in the summer recreation program to facilitate payment to trip site, effective May 1.

### **RESOLUTION NO. 89**

Offered by Councilman Polak, seconded by Councilman Hotaling: Approved by vote of the Board: Ayes:  
Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board authorizes loaning two mechanical voting machines to the Mechanicville City School District for their May 18<sup>th</sup> School Budget vote.

### **RESOLUTION NO. 90**

Offered by Councilwoman Parker, seconded by Councilman Polak: Approved by vote of the Board:  
Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board lets bids for one multi-use Utility Tractor with Snow Blower and add-alt Mower Deck for the highway department, to be opened May 5<sup>th</sup> at 2:00 pm.

### **RESOLUTION NO. 91**

Offered by Councilman Hotaling, seconded by Councilman Hayner: Approved by vote of the Board:  
Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board authorizes the Supervisor to make the following Transfer between Appropriations and Creation of Appropriations:

A resolution is needed 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 \$3,194.75  
 Subsidiary: 25-4-2189 Home & Community Services \$3,194.75  
 Credit: Appropriations 25-960 \$3,194.75  
 Subsidiary: 25-5-1440.40 Engineering Contractors Inspections \$3,194.75  
 Information Only: The above was derived from the following breakdown of charges to be paid on the April Abstract for engineering and related fees:

NAME	AMOUNT
Glen Meadow PDD	\$134.00
Borrow Distributing	634.00
Exit 8 Hoffman	268.00
Hoff Jewelers	187.50
I love NY Pizza	268.00
Tanski Mixed Use	944.25
Kevin Hedley Ph II	759.00
TOTAL	\$3,194.75

A resolution is needed to appropriate the contributions from Taylor Parker Memorial Fund, Stephen Watts, TOH Planning Board, Sons of the American Legion and Lyn Murphy made to the Character Counts Program for the summer recreation program for youths to attend summer camp as follows:

DEBIT: Estimated Revenues 10-510 \$925  
 Subsidiary: Community Gift Contributions 10-4-2705 - \$925  
 CREDIT: Appropriations 10-960 \$925  
 Subsidiary: Character Counts – Contractual 10-5-7989.4 - \$925

Transfers between Appropriations:

From Account	To Account	Amount	Reason
10-5-1220.40 Supervisor Contractual	10-5-1220.20 Supervisor Equipment	\$2,592	Transfer of appropriations within own budget to cover buyout of lease program for 2007 Jeep Liberty
10-5-1990.40 Contingency	10-5-1220.20 Supervisor Equipment	\$7,989	Transfer of appropriations to cover buyout of lease program for 2007 Jeep Liberty

**RESOLUTION NO. 92**

Offered by Councilwoman Parker, seconded by Councilman Hotaling: Approved by vote of the Board:  
 Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board appoints Ryan P. Davis as Code Enforcement Officer at Grade 6-Base, contingent upon successful completion of any necessary pre-employment testing.

The Supervisor welcomed Ryan Davis.

**RESOLUTION NO. 93**

Offered by Councilman Hotaling, seconded by Councilman Hotaling: Approved by vote of the Board:  
 Ayes: Wormuth, Polak, Parker, Hotaling, Hayner

RESOLVED, that the Town Board authorizes the Town to renew membership with the Saratoga Economic Development Corporation for the 2010 annual membership investment amount of \$510.00.

Supervisor Wormuth opened public privilege for discussion of non-agenda items; no one had questions or comments.

There being no further business the meeting was adjourned on motion of Councilman Hotaling seconded by Councilman Polak at 9:23 pm.

Respectfully submitted,

Mary J. Pearson  
 Town Clerk

