

The Thursday, February 21st, 2008 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 in 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

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

The Supervisor stated that Nancy Morris will provide a presentation on the Shenendehowa United Methodist Church Jubilee Celebration. Ms. Morris stated they are celebrating their 50th Jubilee and as part of the celebration she compiled a book on the history of the Church. She stated the book is available for members of the church and is available in the Halfmoon-Clifton Park Library and the Town of Clifton Park, the Halfmoon Historical Society and Historian. She stated she thought it fitting that the Halfmoon Town Board and Supervisor should receive a copy since three of the four Churches were all located in Halfmoon at the time of the merger

Supervisor Wormuth stated it is an honor to accept the book and it will be available for anyone who would like to view it.

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Councilman Hotaling stated thanks to everyone who worked with the Character Counts food drive and they gave out 127 turkeys to needy families.

Councilwoman Parker reported on the Spring Clean stating it is open only to residents at the Town Transfer Station and provided the dates, April 15, 18, 19, 22, 25 & 26 and also in September.

Councilman Hayner thanked the Supervisor, the Town Board and the citizens of Halfmoon for the opportunity to go to the Association of Towns meeting this week in New York City and stated it was a great experience and he learned a lot.

Supervisor Wormuth stated it was wonderful and there were nine Halfmoon employees attending.

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

OLD BUSINESS

1. Presentation - Updated Plans & Narrative for the Swatling Falls, Planned Development District on Upper Newtown Road (updated plans received 1/22)

Scott Lansing, Lansing Engineering, stated this is a residential subdivision on Upper Newtown Road. He stated the parcel is 94.79 acres and includes a total of 104 units within approximately 38. acres of the total parcel. He stated a mixture of housing is being proposed with 1 Estate Lot that will have a single family residence, carriage homes, traditional single family homes and duplex town homes. He stated they are proposing 37 middle sized Carriage homes which are single family homes and will be moderately priced and, will be on the northeastern portion of the parcel. He stated the size will be 10,000 square foot minimum per lot. He stated they are proposing 42 middle-sized Traditional neighborhood single-family homes that will be situated along the eastern property line in the southern portion of the parcel. He stated they will have 10,000 square foot minimum per lot. He stated there will be 12 two-family homes that will be duplex town homes and will be along the northern property line. He stated they will be 20,000 square foot minimum per lot and 10,000 square foot minimum per individual unit. He stated individual ownership is proposed for each side of the units.

He stated there would be a total of 104 units in the cluster development and will include roadways to be designed and constructed to Town standards and, be dedicated to the Town. He

stated public water and sewer would be extended to the project and, storm water would be managed on site. He stated they calculated and determined that 97 units would be permitted under conventional calculation and this is 7 units extra that they are requesting the Board's consideration for.

He stated what they are proposing to offset this, as a community benefit, would be the open space provided, proposing approximately 45.07 acres of open space. He stated there is an error in the narrative and it stated 56 acres. He stated there is a specimen tree, which they call a "thinking" tree on the lower plateau of the site, which is a 34" caliper tree, which they will save and incorporate into the parcel. He stated there is also the Waterfall in the back portion of the parcel which is a beautiful natural feature and will be incorporated into the open space. He stated there is public parkland they are proposing as Town owned open space and, a trailhead and a trail system throughout the entire project and is proposed to be within a Town owned corridor and would be open to all residents of the Town.

Mr. Lansing stated at the last meeting there were some concerns and he will go through them. He stated there was concern about the lot sizes and the previous layout had more lots and smaller ones. He stated another concern was the ownership, operation, maintenance and liability of the open space another, was the ownership maintenance and liability of the sled hill they proposed with a lift to be owned and operated by the Town. He stated there was a concern about the number of curb cuts on Upper Newtown Road, the original plan had three. He stated they had meetings with members of the Town Board on other similar sites and they have performed boundary survey topography and wetland surveys for this parcel.

He stated they have made strides in the lot sizes and they changed the carriage lot size to a minimum of 10,000 square feet and the traditional lots are also 10,000 square feet and the twin homes are 10,000 as well. He stated the average lot sizes as proposed on the plan are different and over the 10,000 square foot mark.

He stated the green space has also been modified and they came up with a plan to extend the lots back and have deed restrictions on the back portions. He stated they dropped the lot sizes down and the areas would be dedicated as a Homeowners Association, and would be owned and operated by the Association. He stated there are other areas nearby the McDonald creek where there are plans for a trail and proposed for dedication to the Town. He stated they requesting the Boards consideration for a positive referral to the Planning Board.

Councilman Polak asked what the street width is at the other project and asked what these roads are proposed at. He stated there was minimal passing when he was there.

Mr. Lansing stated he estimates it is about 24' in Avondale. He stated they will propose a cluster size road layout which would be 22' on the carriage way and 2' wings on each side for a total of 26'. He stated he would like to see the width be similar to Summit Hills, which are 24' wide with 2' wings, and seems to be working very well.

Councilwoman Parker stated the public benefit has been reduced, however they recently read about the issues at Saratoga Lake where the HOA was not able to keep a close watch on something being built and, asked who is going to watch for problems.

Mr. Lansing stated the lots themselves would be owned by the individual owners and would have building setbacks and, their plot plan would be needed to show where the structure would be. He stated the thought about the HMA land would be that there would be one owner for all of it and easier to enforce.

Councilwoman Parker asked the Highway Superintendent about the plowing on Summit Hills this winter.

Mr. Pingelski stated it is still narrow and they need to take into consideration road width.

Councilwoman Parker asked Mr. Lansing to take the road width into consideration as it has been brought up and they need to be very careful.

Councilman Polak asked if there is buildable future sites on each side of the parcel and asked if there is future land left for connections to other parcels.

Mr. Lansing stated there is a project being proposed and he indicated the location on the map.

Supervisor Wormuth stated some of the land he has indicated is developable land but she thinks the connection from project to project becomes difficult because of the topography of the land.

Councilman Hayner asked, regarding the Home Owners Association, if they had any details about what will be allowed in people's backyards.

Mr. Lansing stated he doesn't have that information with him but there would be restrictions on storage of boats and campers and, things of that nature would not be allowed, they will be allowed to have pools. He stated they could supply the details for the Board in the future.

Supervisor Wormuth stated that is something the Attorney Generals office would review but they usually get copies when it goes into the planning stage.

Councilman Polak stated he would like to move it to the Planning Board with the Town Board comments for their review.

The Supervisor stated before that is done the Board should issue Lead Agency status for the Town Board before it goes before the Planning Board.

Supervisor Wormuth also commented that, as this goes to the Planning Board she would encourage them to look at the utilization of a Public Informational meeting in order to get as much input back to both Boards prior to the actual PDD hearing so they can hear from the people in the area who this may impact.

Councilman Polak stated if the Board members have other concerns he would convey them to the Planning Board.

RESOLUTION NO. 42

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

RESOLVED, that the Town Board declares itself Lead Agency for the Swatling Falls Planned Development District.

RESOLUTION NO. 43

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

RESOLVED, that the Town Board authorizes referring the Swatling Falls Planned Development District to the Town Planning Board for their review and recommendation back to the Town Board.

NEW BUSINESS

RESOLUTION NO. 44

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

RESOLVED, that the Town Board approves the Supervisor's Report for the month of January 2008 as presented.

RESOLUTION NO. 45

Offered by Councilman Polak, seconded by Councilwoman Parker, Adopted 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 February 21, 2008.

RESOLUTION NO. 46

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

RESOLVED, that the Town Board authorizes letting bids for Truck Diesel Fuel for Town departments for fuel year effective April 1, 2008 through March 31, 2009 to be opened March 4 at 7:00 pm.

RESOLUTION NO. 47

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

RESOLVED, that the Town Board approves \$800.00 stipend for the Clifton Park-Halfmoon Memorial VFW Post #1498 for the year 2008.

RESOLUTION NO. 48

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

RESOLVED, that the Town Board approves minutes of Town Board meeting of January 15, 2008, as presented by the Town Clerk.

RESOLUTION NO. 49

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

RESOLVED, that the Town Board approves payment of \$86.00 for 52-week subscription to The Business Review for Supervisor Wormuth.

RESOLUTION NO. 50

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

RESOLVED, that the Town Board amends Resolution No. 14-2008 changing the Specialized Law Enforcement Service Agreement to be for a term of two years.

RESOLUTION NO. 51

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

RESOLVED, that the Town Board appoints Jeffrey Decatur as part time Court Officer to be paid \$15.36 per hour worked effective immediately.

RESOLUTION NO. 52

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

RESOLVED, that the Town Board authorizes the Supervisor to make the following 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	\$3,474.30
	Subsidiary: 25-4-2189 Home &Community Services		\$3,474.30
Credit:	Appropriations	25-960	\$3,474.30
	Subsidiary: 25-5-1440.40 Engineering Contractors Inspections		\$3,474.30

Information Only: The above was derived from the following breakdown of charges to be paid on the February Abstract for engineering and related fees:

NAME	AMOUNT
Architectual Glass	\$983.00
Hopeck Industrial	257.00
Glen Meadow PDD	372.00
Boyack Rd Subd	1,862.30
TOTAL	\$3,474.30

The following creation of appropriations is needed in the Highway Fund based on money received for insurance Recovery. This creation is for the purchase of a new plow.

DEBIT:	Estimated Revenues	20-510	\$5,820.00
	Subsidiary:	20-4-2680.00-InsuranceRecovery-	\$5,820.00
CREDIT:	Appropriations	20-960	\$5,820.00
	Subsidiary:	20-5-5130.40-Machinery Contractual-	\$5,820.00

RESOLUTION NO. 53

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

RESOLVED, that the Town Board authorizes Cummings Electric to provide electrical service, install 3" conduit from old highway garage to the new highway garage in the amount of \$9,650.00

Supervisor Wormuth opened public privilege for discussion of non-agenda items.

John Pingelski, Highway Superintendent thanked the Board for the opportunity to attend the Association of Towns meeting in New York City. He stated it was a very positive and worthwhile experience.

There being no further business to discuss or resolve on motion by Councilwoman Parker seconded by Councilman Hayner the meeting was adjourned at 7:30 pm.

Respectfully submitted,

Mary J. Pearson
Town Clerk

