

The August 1, 2012 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 with the following members present:

Melinda A. Wormuth, Supervisor
Walter F. Polak, Councilman
Paul L. Hotaling, Councilman
Craig A. Hayner, Councilman
John P. Wasielewski, Councilman
Lyn A. Murphy, Town Attorney
Matthew J. Chauvin, Deputy Attorney
Lynda A. Bryan, Town Clerk

The Town Board Workshop was held in the Board Room at 6:30 pm; no action was taken. Supervisor Wormuth led the Pledge of Allegiance.

PUBLIC HEARING: Demolition proceedings for 35 Halfmoon Drive

Supervisor Wormuth: This is a hearing for the proceedings for the demolition of 35 Halfmoon Drive, owned by a bank that is in foreclosure proceedings. It was being very poorly taken care of, which would be a mild way to describe it. The bank has come in, cleaned it up and has requested that we cancel the demolition proceedings, as they intend to keep it maintained and try to sell it. We have told them that for this time, we will cancel the proceedings, but if it falls into disrepair again, then we will proceed immediately. We do have that in writing from them and we are going to cancel the hearing.

PROCLAMATION FOR INTERNATIONAL CLOWN WEEK

Supervisor Wormuth welcomed the “Clown” friends who were present for the reading of the Proclamation for Clown Week, which we have done for several years in town and are always honored to do so. This has been a tradition since prior to her being Supervisor. The Clowns come in and they work with our Summer Rec. Program and they visit our Nursing Homes. They spend a lot of time with people in the community in need. She has a resolution that she will read tonight, but before she does, she would like to say that it is an honor and privilege to have so many colorful characters here with us this evening. It seems each year it grows and grows and grows! She invited the Clowns to come forward as she read the proclamation and for pictures.

The Supervisor read the following proclamation:

WHEREAS, the people of the Town of Halfmoon recognize the importance of laughter in their lives; and

WHEREAS, Clowning encourages laughter in people from young to old, rich to poor; and

WHEREAS, Clowns can dissolve thoughts of prejudice, and intolerance of others, and,

WHEREAS, Clowns can make people forget their pain, sadness, illness, and distress,

NOW, THEREFORE, I, Mindy A. Wormuth, Supervisor of the Town of Halfmoon, do hereby proclaim the week of August 1 through 7, 2012 as:

CLOWN WEEK
in the Town of Halfmoon, New York

Sparky the Clown introduced her friends Butter Bug, Jazzy and Squirt. Supervisor Wormuth handed the Proclamation to Secretary Jazzy. Sparky handed the Board red noses to wear.

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Councilman Polak: I want to announce that the Annual Household Hazardless Waste Day will be in conjunction with Clifton Park on Saturday, September 8th from 8:00 am to 4:00 pm at the Clifton Park Transfer Station. You would need to register first, and the registration forms are at the Town Clerk's Office as well online at CliftonPark.org.

Councilman Hotaling: I would like to thank the Town Board Members, the Highway Superintendent and a lot of other people who have pitched in to help in the fire at the Bishop Hubbard Senior Housing on Friday July 20th. People were brought to the Senior Center and got alternate housing for them until the building gets fixed. Hats off to everyone for pitching in and helping to take care of our residents.

I would also like to thank the Parks crew and Maintenance guys. The Parks have been booming the last couple of weeks. There has been a couple of huge tournaments, teams from all over came and played, loved our park. They said that we should be very proud of it and it was kept up very nice.

Friday night there will be a movie at 8:30 in the Park

August 22nd there will be a concert at 6:30 in the park with Fireworks after. Thank you.

Attorney Murphy: I would ask the Boards indulgence, recently we have had input from Planning and the public, and the Board has asked me to look into issues surrounding some of our current Local Laws, and I would ask that the Board pass a resolution tonight for a public hearing to discuss the amendments to Local Law regarding duplexes for September 5th at 7:00 pm or as soon thereafter so the matter may be heard.

RESOLUTION NO. 172

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

RESOLVED, that the Town Board approves scheduling a Public Hearing to amend Local Laws regarding duplexes, on September 5th at 7:00 pm.

Councilman Wasielewski: On Councilman Hotaling's coattail, I would like to thank the members of the Halfmoon Fire Department who made a very heroic stop at the Bishop Hubbard fire on Friday, July 20th. At 4:00 in the morning, 50 elderly and frail residents, what could have been, very potentially, deadly fire was stopped in good order with minimal damage to the building. There were no injuries at all to either the residents or the firefighters. Halfmoon Fire Department did an outstanding job that night and I would like to remind all of our residents that the good deeds our volunteers do on a daily basis, and this is surely a prime example of our fire fighters at their best.

Councilman Hayner: There will be 2 meetings: this Thursday, August 16, will be the next scheduled meeting of the Halfmoon Ethics Committee which will meet here at Town Hall at 7:00 pm.

Monday, August 17th at 7:00 pm, will be the next Halfmoon Trails Meeting here at Town Hall. Thank you.

Supervisor Wormuth: Just a follow up from the last meeting, on the large truck that was located in the Rite-Aid parking lot, it has been removed. The one vehicle that is there is a registered vehicle, so by code it is allowed to be there. We did follow through on that.

As the seniors get back into Bishop Hubbard and are living there again, we will ask the fire department to come in and honor them. The seniors wanted to be part of thanking them and because they are in many different places throughout the County and the Capital District, we are going to hold off on doing that because they wish to be involved.

PUBLIC PRIVILEGE (for discussion of agenda topics)

DEPARTMENT REPORTS – month of July

1. Town Justice Wormuth

Total # Cases – 259 Total Fees Submitted to Supervisor - \$24,634.75

2. Senior Express Dispatch

Total # Meals – 365 Total # Riders - 216

CORRESPONDENCE

1. Received from the Town Planning Board Resolutions approving the following: Change of Tenant and Sign for Gelish Nails & Spa located at 1471 Route 9, Regarding final approval of the Inglewood Planned Development District, and for an In-Home Occupation located at 34 Plank Road.

Received & Filed

2. Received a letter from Larry Riddle, a concerned resident about Stephenson Ridge and the growth on Upper Newtown Road.

Received, Filed & Copy Planning

3. Received from New York State Department of Environmental Conservation, Division of Environmental Permits, Region 5, notification that a mining permit for the Coreno Mine, 95 Ushers Road, Halfmoon, was approved and expires June 25, 2017.

Received, Filed & Copy Planning

4. Received from Anne H. Allen, 158 Woodin Road, Halfmoon letter regarding concerns regarding Zoning Law enforcement.

Received, Filed & Copy to Code Enforcement

5. Received from William M. Hoblock, Capital District Properties, LLC application to establish the Kensington at Halfmoon Planned Development District on vacant land on the south side of Stone Quarry Road. A project presentation is scheduled for the August 15, 2012 Town Board meeting.

Received & Filed

6. Received notification from the State of New York, Office of the State Comptroller, that the Town of Halfmoon has been selected for an audit, which will focus on the Town's financial operations.

Received & Filed

7. Received from the State of New York, Department of Agriculture & Markets, the Municipal Shelter Inspection Report, stating that the Saratoga County Animal Shelter services were rated "Satisfactory".

Received & Filed

8. Received from the Crescent Boat Club, Inc. notification of their request for a permit for a refrigerated beer-dispensing trailer for their Annual Labor Day event being held September 1st and 2nd, for their members and guests.

Received, Filed & Print

9. Received from Matt's Cape House, 1663 Route 9, Halfmoon, notification of intent to renew their liquor license.

Received & Filed

NEW BUSINESS

RESOLUTION NO. 173

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

RESOLVED, that the Town Board approves and order paid all vouchers for all funds listed on Abstract dated, August 1, 2012 totaling \$401,999.71.

RESOLUTION NO. 174

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

RESOLVED, that the Town Board approves the minutes of Town Board meeting of, July 18, 2012 as presented.

RESOLUTION NO. 175

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

RESOLVED, that the Town Board of the Town of Halfmoon appoints Kimberly Martin on a provisional basis to the position of Principal Clerk, at Grade 5, Base Step at the hourly rate of \$17.48 effective March 1, 2012.

RESOLUTION NO. 176

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

RESOLVED, that the Town Board of the Town of Halfmoon authorizes the award of engineering services to Clough, Harbour and Associates, in accordance with their municipal agreement with the Town of Halfmoon in the amount not to exceed \$18,900, and further resolution, that the Town Board of the Town of Halfmoon authorizes Clough, Harbour and Associates to obtain construction bids for the Justice Building Roof Replacement work.

WHEREAS, the Justice Building roof has exceeded its useful life, and

WHEREAS, the Town of Halfmoon has followed the permissive referendum procedures pursuant to subdivision 4 of Section 6-c of the General Municipal Law,

RESOLVED, that the Town Board of the Town of Halfmoon authorizes the award of engineering services to Clough, Harbour and Associates, in accordance with their municipal agreement with the Town of Halfmoon in the amount not to exceed \$18,900, and

Councilman Polak: I would just like to state that the \$18,900 was already included in the overall budget; it is not an addition to it.

Attorney Murphy: It is at my request. It is more of a paperwork issue as far as having the contract with Clough. They are our engineers, but we have the budget and we like to make sure that we are sticking to it and we pass a resolution that this is what the budget is.

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

Debit:	Estimated Revenues	25-510	
			\$2,538.00
	Subsidiary:	25-4-2189 Home and Community Services	\$2,538.00
Credit:	Appropriations	25-960	
			\$2,538.00
	Subsidiary:	25-5-1440.40 Engineering Contractors Inspection	\$2,538.00

NAME	AMOUNT
Bilinski	\$564.00
Glen Meadows	846.00
Stephenson Ridge	1,128.00
TOTAL	\$2,538.00

From Account	To Account	Amount	Reason
20-5-5110.40 Highway Repairs Contractual	20-5-5112.21 Highway Cap. Outlay Improve.	\$32,000.00	Transfer to cover costs associated with street paving projects
20-5-5110.40 Highway Repairs Contractual	20-5-5112.22 Highway Cap. Outlay Chips	\$27,000.00	Transfer to cover costs associated with street paving projects
10-5-1990.40 Contingency	10-5-1355.42 Assessor Contractual - STAR	\$115.00	To restore unused appropriations for the 2011 STAR program
30-5-8320.41 Water Source Electrical	30-5-8310.42 Water Contractual Legal Fees	\$30,000	Transfer to cover costs associated with legal fees for GE/EPA lawsuit

Debit:	Estimated Revenues		10-510
	\$1,500.00		
	Subsidiary: Community Gift Donations	10-4-2705	\$1,500.00
Credit:	Appropriations		10-960
	\$1,500.00		
	Subsidiary: Parks – Contractual	10-5-1110.40	\$1,500.00

PUBLIC PRIVILEGE (for discussion of non-agenda items)

Bruce Rischert, 18 Willowbrook: Bruce handed out copies of the letter to the Board and audience. He also thanked Supervisor Wormuth for getting rid of the eyesore of the truck in the Rite-Aid parking lot.

GOLD RUSH!

Why is there such a rush to develop in Halfmoon? The land is being stripped as if there is gold in the hills of Halfmoon. Developers are practically tripping over each other to develop their projects. We are seeing previous proposals that were pulled back on the table. Other projects that were claimed unprofitable unless a certain number of units were built are now being proposed at 75% less units. Is this a miracle? No, just shady practice. The Anna's Place apartment complex proposal was pulled and reintroduced as duplexes. These will be owned and rented by the builder. For all intents and purposes, those are apartments and that is a commercial enterprise being proposed in a residential neighborhood, which is not surrounded by duplexes and trailer parks as this developer would have you believe. The lies, misrepresentations and attempts to skirt the law is outstanding.

I am not the only one who has drawn this conclusion. He has a marred past in association with his building practices. He was sued by the United States for violation of building code (<http://www.justice.gov/crt/about/hce/documents/tanskicompend2.php>), was caught donating beyond campaign limits (<http://www.timesunion.com/local/article/State-elections-board-probes-GOP-donor-in-Halfmoon-2195836.php>) has numerous complaints regarding the poorly built multi dwelling units, along with the management style (<http://www.apartmentratings.com/rate/NY-Clifton-Park-Halfmoon-Heritage-Apartments.html>, <http://www.apartmentratings.com/rate/NY-Clifton-Park-Clifton-Court-Apartments.html>). A search of apartment reviews support his own claim of being a sub par builder, look at the transcripts from the planning board meeting on July 9th, 20012, where he admits to not being able to build single family homes because of the poor construction he provides and therefore he can't sell single family homes. His solution is to dump his poorly built and managed multi dwelling housing units on the town of Halfmoon, because to him it's "just a money thing" (see planning board transcript for quote- July 9th, 20012,). Apparently, his sub par practices run into his management style. Please refer to the following two websites. The website is a nationwide service to help people pick and choose the best apartments that will fit their needs. There are positive reviews but not for this developer. Please take a look at the following review site. <http://www.apartmentratings.com/rate/NY-Clifton-Park-Halfmoon-Heritage-Apartments.html>, <http://www.apartmentratings.com/rate/NY-Clifton-Park-Clifton-Court-Apartments.html>.

The following are some reviews from his newest luxury apartments, Heritage apartments. There are too many reviews to list. I invite you to visit the websites and read for yourself. It is an eye opener for sure.

From: -Anonymous-
Date posted: 2/23/2011
Years at this apartment: 2010 - 2011

Come on in and sign a lease and then start the countdown to when you can pack up and move out. There are too many problems to describe. Do yourself a favor and look for another place, otherwise you'll regret your decision to move to Turnover City.

From: -Anonymous-
Date posted: 5/11/2011
Years at this apartment: 2011 - 2011

The rent continues to rise while the property and assistance continues to decline. Any issues you have with the apartment will be ignored. Heating costs sky rocket in the winter because insulation is awful!! AND could we maybe fix the 900 pot holes that developed from the few times the snow was actually removed. Far from luxury more of a hassle!

From: -Anonymous-
Date posted: 9/14/2011
Years at this apartment: 2011 - 2011

This place is absolutely horrible. They may impress you because it is new construction and comes with a washer/dryer & fireplace in each apartment plus 1 bedrooms ALL get a garage but you shouldn't move here. There is horrible workmanship. Things are not sealed correctly. The windows get condensation on them if it's chilly outside. The walls are like paper, you can hear EVEERRYYTHING that is going on in the next apartment. I can literally hear my upstairs neighbor when she is using the bathroom. If you want something fixed you get attitude. There are always fights about parking because there is not enough. This complex may look nice at first but once you get here you will HATE IT!! I can not wait until our lease is up to get out of here.

From: -Anonymous-
Date posted: 1/15/2012
Years at this apartment: 2011 - 2012

My fianc and I chose this place as a last minute resort looking back we wish we hadn't. The place is poorly built we can hear the conversations of the neighbors and the kids running upstairs. The windows don't close properly so there is a draft it takes the two of us to lock the windows. You have to slam the door shut otherwise the slightest wind

will blow it open. If you have an apartment in the back they seldom mow and the landscape was done almost in the fall because its not in plain view pf future tenants. We had a serious ant and spider problem we were told it was our problem. We are happy our lease is ending and we are moving on.

From: -Anonymous-
Date posted: 1/15/2012
Years at this apartment: 2012 - 2012

Me and my husband moved in and can't wait for the lease to be up. These apartments look nice from the outside. Very shoddy workmanship. Walls paper thin. We can hear everything and we mean EVERYTHING from neighbors. You can feel draft through the windows and around the doors. All corners of the bathrooms are cracked and the nails are "popping" up. Forget trying to get anyone to repair. The woomen in the office merely take your information and then I think it goes in the garbage. Sidewalks are slippery and dangerous in the winter and when addressed by office staff their comment was, "We can't do anything about that but you are welcome to shovel yourself." We pay ALOT for a LITTLE as far as service and good construction. Rent goes up every year. Please look elsewhere before considering.

From: berrywine
Date posted: 6/8/2011
Years at this apartment: 2009 - 2011

I would not recommend renting in this complex. This complex needs to be re-managed!!
They do a poor job....rent increases...service decreases. Someone is lining their pockets here!!

Read more: <http://www.apartmentratings.com/rate/NY-Clifton-Park-Halfmoon-Heritage-Apartments-1319672.html#ixzz22FYIAjCz>

Clifton Court Apartments:

From: colie23@nycap.rr.com
Date posted: 10/3/2004
Years at this apartment: 2001 - 2003

My father and I lived there for 2 years on Meyer Rd., the place is your basic cheap apartment. We had no problems until winter came and had leaks from the roof and major water damage after the snow melted. The maintenance's way of fixing the

problems, is painting over the cracks and brown spots. They didnt even bother to look at the roof or repair it. The roads are very very narrow and the kids drive like manics, if you have kids BE CAREFUL! If you have things you cherish please get renters insurance or you'll be sorry when a leak ruins your new t.v.

From: tc415363@gmail.com
Date posted: 11/20/2006
Years at this apartment: 2006 - 2006

This is one of the worst places there are ... it's cheap "but you get what you pay for"... little insulation ... management is nonexistent and incompetent ... when you complain you'll get your lease terminated as it's easier to toss you out and keep your security deposit than to deal with any issues that may arise .. overall 1 out of ten stars ... I'd rather lived in a cardboard box on the side of the road or at a motel

From: -Anonymous-
Date posted: 2/5/2007
Years at this apartment: 2005 - 2007

i couldn't wait to move out after one year lease. when i moved in the dirt piled apartment, nasty bath tub, ants all over but was desperate going through a hard divorce with young kids. Neighbors had kids running around everywhere like a playground. My flowers were ripped out of the ground. washer and dryer was awesome to have but the management treated you like you better appreciate the price in Clifton Park or get out. Very rude and talked bad about other tenants in your presence while you only wanted to pay your rent. you will not get your down payment back as they think of every reason to keep it. I have seen it with many neighbors that left while i was there . my Car was egged twice and my kitchen floor had cigarette holes. If i knew what i know now i would never have moved in. there is so much i can tell but whatever you do, don't move in Carole Jean apartments with kids. i had to keep mine in at all times to avoid them from getting harassed AGAIN -drug dealers live in these cheap apartments. cops are there often. there is nothing the kids can do, no playground or pool, so kids hang out in front of their homes. It's the downtown (Arbor Hill) of Clifton Park. The management and customer service is so rude and unfriendly. i've witnessed neighbors that complained about others and the management actually told the person who, what neighbor complained about them. next thing you know there was a neighbor war with kids involved too!!! what kind of management is that? i couldn't believe it. i thank god everyday i am out and here i pay \$200 more a month where i am but as i struggle as a single divorced parent it's worth not living in that place.

From: ggir11
Date posted: 7/21/2010
Years at this apartment: 2008 - 2010

(below is edited for brevity)

This is the cheapest apartment complex with 2 BR in Clifton Park by far i will give them that, but that is all i will give them. This place is disgusting. I lived in Clifton Court North for 2 1/2 years. While living here i had numerous problems. When they FINALLY came to change out my hot water tank because we couldnt get 5 minutes of hot water the maintence guys dragged the hot water heater across my balcony putting deep gauges in it and pushed it over the side onto the front lawn. They then proceeded to leave it there for 3 or 4 days before removing it. I am not normally one to complain or cause waves but this place is rediculous. I didn't mention the fact that Bruce Tanski the guy who owns these places is a scumbag slum lord. He puts absolutely NO MONEY into these places and doesn't care about his tenants in the least bit. Seriously i would reccomend u live in a box next to the dump before you live in these apartments. The break on rent is not worth the headache.

From: burningxstar@live.com

Date posted: 11/8/2010

Years at this apartment: 2008 - 2010

I do not recommend this property to anyone. I've had several issues since the day I moved in and am very thrilled to be moving out of this s**t hole. The cabinets were installed backwards, there is a huge gaping hole where the wiring to the vanity light in the bathroom comes through. There is virtually NO security. The front door has a bathroom door type handle with a stupid little twist lock. Deadbolts do NOT come with the apartment and you have to pay an extra 100\$ to have one installed. The windows do lock, but what's the point when one of the EVIL, and I mean EVIL, neighborhood kids throw rocks at it and break it? Yep, that's happened to me and another tenant I know. We were told when we moved in that there werent many if any at all, children living on the property. I know you can't exempt people from living here just because they have children, but I do think that anyone under the age of 9 should be supervised while playing outside. Don't be supriised if you see a 5 year old wandering the streets, purposely running in front of cars and playing chicken with his friends. I feel like I'm driving through Arbor hill when I come home from work. My fiance literally had rocks thrown at his car while returning from work and the office did nothing about it. Another exciting incident we dealt with happened last winter. Our friend came to visit and within 4 minutes of parking his car and sitting inside our apt, his car got STOLEN. from right in front of my window! Come to find out, it's our neighbors heroin addict girlfriend who stole it, trying to get a fix. The car ended up getting totaled on Plank road where the girl crashed it. Nice neighbors! HA! Only 2 cars are allowed per apt, and my other neighbor had probably about 2 cars per person, with 3 people living there. NEVER a spot to park in. Again the office did NOTHING. They also charge you, 500\$ PER PET non-refundable which is the biggest crock of crap I have ever heard from an apartment complex. The only good thing about this place is that it is so freaking cheap you're able to save a ton of money...if you're one of the few professional "not living on public assistance" individuals living here who actually have a job. So if you desire a taste for

a poverty ridden slum, with quick access to 1-87 and plenty of shopping centers, than this is the place for YOU!!!

From: ormskell@yahoo.com
Date posted: 10/1/2011
Years at this apartment: 2010 - 2011

I lived here for one year and it was one year too long! the landlord is an -----. They never fix anything the right way and i was always having problems with them. when i moved in there were cigarettes everywhere. They dont care about their tenants at all. they are always doing work outside really early in the morning and also on the weekends. my son and i were woken up on many occasions due to this. when i lived here i had two cats. I will admit they scratched up the wood trim and ripped up a small part of the carpet in one little section of the tiny hallway. when i left everything was clean and there were no problems with the apartment other than what i mentioned. There were no fleas. after a few months of not hearing fromt hem about my security deposit, i decided to call them. They had the nerve to tell me there were tons of fleas in my apartment and that they had to spray it 5 times and that we left it in a horrible mess. which was not true at all. FIVE months after I moved out i receive a bill from them saying I owe them \$4,987.38!!!!!! What the Hell!?!?!? \$1,700.00 for full carpet replacement, \$150 for seal floors,\$800 for wood trim, \$175 for shampooing and cleaning fees, \$1,257.25 for olympic pest control(fleas), \$675 for loss of rent, \$230.13 for miscellaneous bills...what kind of ----- is that?!?!? I left that apartment fine(other than what i mentioned above). There is no reason for them to charge me this much along with taking my full security deposit. they couldve replaced the small section of the carpet that the cats ripped up or just the carpet in the hall way. the expense for fleas is absolutely ridiculous especially because there were no fleas in that place when i left! they are completely ----ed me over! unfortunately this was my first apartment and i didn't think to take pictures of everything especially because we were sort of rushed out. i will be taking them to court over this! Do not rent from them unless you want to lose tons of money when you leave.

From: -Anonymous-
Date posted: 4/17/2012
Years at this apartment: 2010 - 2012

this is the worst apartment complex you could ever possibly live in. there is constantly bugs in the apartment. most of the staff that work for the office is unprofessional and rude . very poor construction and maintenance . I strongly suggest against moving in here.

Read more: <http://www.apartmentratings.com/rate/NY-Clifton-Park-Clifton-Court-Apartments-1424715.html#ixzz22FegPRUI>

We need to pass the moratorium now! We need to pause construction and review the town plan!! If we need to change the legislation then let's get it done! Help protect what is left of Halfmoon and protect our families and community from unscrupulous builders. One driving force behind the mission and goals of government is providing for and supporting the community it serves. The employees that provide this support must have a unique sense of duty to serve the public. "Public servants—those elected and those appointed—have a duty to uphold the public trust." said New York State Association of Counties President William J. Ryan, a Westchester County Legislator on Feb 9th, 2011, at a Saratoga County Ethics Training Program. It would be shameful if the Town Board ignored the residents of Halfmoon and their concerns and allow developers to carve up the landscape with subpar multi dwelling high density residences. Jeffrey Williams the senior planner of Halfmoon was recently quoted "In the last couple of years, we have seen more apartments". "We are at a turning point. The town is taking a long look at apartments. Maybe we are at a saturation point," Williams said. (http://www.dailygazette.net/standard/ShowStoryTemplate.asp?Path=SCH/2012/07/08&ID=Ar00902&Section=Local_News). If this is a Town Senior Planner saying this, well...what more does the Town Board need? We need to enact a moratorium now! Once the atrocities are built, they are here forever. There is no turning back. Unfortunately, we are stuck with what has been built and is like a cancerous tumor that cannot be surgically removed. Stop the growth of this cancer!

We deserve and demand better! We hold the Town Board responsible. They should act with their constituents best interest in mind. The Board has a choice, they have heard the requests and demands of the residents. It is up to them to choose the fate of the Town and gain the residents respect. Let us pursue a family oriented Town with single family homes and not a conglomeration of multi dwelling housing units. Let us be the Town that embraces families providing neighborhoods comprised of single family homes, not rental multi dwelling housing for a transient population. We need people who will grow roots in the town. This will allow the town to flourish. I envision it to be a town that people would say with "oh you live in Halfmoon what a gorgeous town" and not "oh...Halfmoon...at least you're close to shopping". Help us.

Most sincerely,

Bruce Rischert

Deanna Stephenson: 7 Cindy Lane, I have three things tonight, I have a budget question. Is it possible, and I am just putting it out there for your consideration, I know that you did it last year, and it was the first time I had seen it on line. It was nice, you put everything out when it was budget time, all the numbers. Is it possible, every quarter, you put out information regarding budget, where we stand, what we are spending, and things like that. It is a transparent act, I don't know if that is something that you can do. I would ask that you consider it.

Mrs. Murphy, the sewer question that I asked the last time regarding Falcon Trace

Attorney Murphy: It has definitely been switched over to Saratoga County Sewer District #1

Deanna Stephenson: I am going to read a letter that will start to be sent to the Town Board members, heads up. This is a letter that will be posted on the website.

Dear Town of Halfmoon Elected Officials,

As a Halfmoon resident, I urge the Town of Halfmoon, to impose a moratorium on development so that our community can take time to consider, draft and adopt updated land use plans that are not adequately addressed by the current laws.

Over the past decade, the Town of Halfmoon has experienced rapid and exponential growth since the comprehensive plan was last updated in 2003. Suggestions for growth management outlined in 2003 plan were never implemented, and in the 2003 draft plan were woefully outdated. Whereas the current zoning laws are both not effective as a tool for growth management and at the same time, loosely adhered to because of over use of the PDD process. Homeowners are already enduring the hardship of a negative impact of property values, infrastructure, school overcrowding, and several other quality of life issues, such as congestion, increased commuter times, increased truck traffic, noise and increased wear and tear on roadways.

The PDD process allows developers to engage in developing community benefits along with developments, but these benefits have fallen short of benefitting the town as a whole. A moratorium is necessary to protect the residents from further erosion of what remains of the rural character of the town and future negatives associated with the growth trajectory that the town has enabled over the course of the past years.

It is time that the elected officials of the Town of Halfmoon, create a new plan and delineate zoning codes to clearly communicate a vision of the remaining parcels of land left to be developed.

Land use choices for the community, should be made by the community. It seems that currently, developers are making land use choices as there is no clear protocol to follow.

This will be sent and I wanted to give you a heads up. Thank you.

There being no further business to discuss or resolve, on a motion by Councilman Polak and seconded by Councilman Hayner, the meeting was adjourned at 7:27 pm.

Respectfully Submitted,

**Lynda A. Bryan
Town Clerk**