

The October 18, 2023, meeting was called to order at 7:00 pm by Town Supervisor Tollisen in the A. James Bold Meeting Room with the following members present:

Kevin J. Tollisen, Supervisor
Paul L. Hotaling, Councilman
John P. Wasielewski, Councilman
Jeremy W. Connors, Councilman
Eric A. Catricala, Councilman
Lyn A. Murphy, Town Attorney
Cathy L. Drobny, Deputy Town Attorney
Lynda A. Bryan, Town Clerk

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

PRESENTATION: HALFMOON CELEBRATIONS HONORS ERIC CLARK

Supervisor Tollisen: The first item on our agenda this evening is a presentation by the Celebrations Committee honoring Eric Clark for his ten (10) years of volunteering on the committee.

David Maxfield, President of the Halfmoon Celebrations Association read the following:

Good evening. My name is David Maxfield, and I am a volunteer on Halfmoon Celebrations Association. For those of you that do not know what Halfmoon Celebrations Association is, we are not-for-profit organization run by a group of volunteers who are committed to delivering free family-fun events in a secure, safe, and friendly environment that builds on the foundation of a strong, neighborly community. The Association takes pride in providing these free events for over 35 years.

First and foremost, Eric, Happy Belated Birthday, By the way you're still older than me. I, personally, have been a volunteer on this committee since 2007 and since that time I have seen volunteers come and go, events get changed, some new events get added and some events are ended, nonetheless one thing that has not changed is Eric commitment to this organization. Although we all can't be at every event and every meeting, Eric puts as much time as he can, volunteering with us to bring so much joy to others and who could ask for more?

Back in 1989 Eric moved to the Town of Halfmoon and built his home here. I am lucky enough to have met Eric a few years later in the mid 90's when he worked for Albank inside the Grand Union Superstore in Halfmoon, where Kohls currently resides. I was the Front-End Supervisor at the time in the store and go figured would also decorate the store for the holidays and of course gave the bank some extra holiday cheer if you will, you know to keep things festive. When Grand Union closed in 1998, we all parted ways and went in different directions. Eric and I reconnected back in 2013 and started to hangout again. I then somehow worked my charm and convinced Eric to attend one of our Halfmoon Celebrations meetings and from that point on Eric, must have been hooked as here we are 10 years later honoring Eric. Over the years we all had different milestones in our lives. I was one of the lucky ones to attend Eric & Eddie's wedding back in 2017 and met their adopted son Ty, who is a blessing to Eric and Eddie. What an inspiration you both are to open your heart and home to Ty. As most of you here tonight know that parenthood requires love, not DNA.

Eric is there to ask, what can I do to help, or he will say, I will take care of that. Eric loves to share ideas to improve our events and is my go-to every year to keep the Holiday Memories Tree Lighting program organized. He always takes care of emailing our applicants to make sure we have everything the way they want it. Every year Eric gets Key Bank to be one of our generous annual sponsors to help keep our events free. Over the years, Eric was what I like to call the webmaster if you will and at that time made sure all our social media pages were current with our upcoming events.

Eric is more than just a volunteer for Halfmoon Celebrations. He attends our meetings and always has ideas to share. He is always right there to help pass out informative information about our events, handout fresh popcorn and chilled water, promote our 50/50 and even helps with decorating for all our themed events along with sharing our events on his personal Facebook page. These are just some examples of the type of person Eric is. Eric is kindhearted, contributing, selfless, compassionate, hardworking, a listener and devoted are just a few words

that come to mind when I think of Eric. I think because of his previous volunteer works with the Albany Jaycee's and volunteering for Hugh O'Brien Youth Leadership for 25 years made Eric the idea person to have join Halfmoon Celebrations Association. How lucky are we!

Besides Eric being a volunteer on Halfmoon Celebrations Associations he also works a fulltime job for New York State as a Disability Analyst, which keeps him busy along with all the dad activities he gets to do with their son Ty. Oh, and did I mention knowing Eric is like playing the game "Where in the world is Carmen Sandiego?" I swear every time I log into Facebook, I see that Eric is somewhere else in this beautiful world. More recently some of his travels include, but not limited to South Africa, Alaska, Washington, Oregon, Argentina, and that was just this year, not to mention the United Kingdom, Idaho, Nevada, Utah, Hawaii, Denmark, Sweden, Finland, Florida, Spain, and the list goes on. It might be easier to tell you where Eric and Eddie haven't traveled to!

Ever since I became President for Halfmoon Celebrations Association, I always wanted to thank those currently on the committee, but I was not sure what to do. Then I thought about, what if after 10 years a volunteer could get an award and be recognized for being with us for so long? Let's be honest, a volunteer giving time back to their community for a day is great, but 10 years is unselfish and should really be recognized. So, with conversations with our Town Supervisor Kevin Tollisen, we agreed to have the volunteers of Halfmoon Celebrations get acknowledged by the Town Board and their Celebrations peers. We thought that this would be a wonderful way to say thank you.

So, with all that said Eric, on behalf of Halfmoon Celebrations, I would like to say THANK YOU for being you and being there to help. You truly are someone I look up to (Even though I am taller than you) and I am honored to call you, my friend. Eric, I am excited to volunteer with you for many more years to come! Please come up and accept this well-deserved award. Thank you!

Supervisor Tollisen: This is one of the fun parts of being on the Town Board and that is the ability to honor somebody who has gone above and beyond in volunteer service, not for his own benefit but for the benefit of our community. We truly appreciate the great work that you do, your volunteer service that we can't quantify for the number of hours, weeks, months, and years that you have done. You do this out of the goodness of your heart because you are a good person. We want you to know that we genuinely appreciate the hard work that you do as a member of the Halfmoon Celebrations Association.

He read the following proclamation:

WHEREAS, the Town Board of the Town of Halfmoon recognizes the time and effort put forth by Eric Clark as a volunteer for Halfmoon Celebrations Association and applaud his willingness to volunteer and utilize his abilities and unique talents to serve our community by volunteering for Halfmoon Celebrations Association for 10 years; and

WHEREAS, the Board wishes to recognize and express gratitude to Eric Clayton who demonstrates an extraordinary dedication to the future of our community together with a willingness to put the needs of the community first by not only volunteering for the Halfmoon Celebrations Association and the Town of Halfmoon, but also previously volunteered with the Albany Jaycee's and the Hugh O'Brien Youth Leadership program for 25 years, always working to put in the extra time and energy necessary to make sure that Halfmoon Celebrations and the Town of Halfmoon worked together to provide family fun activities for our residents and those of the surrounding communities; and

WHEREAS, Eric Clark moved into the Town of Halfmoon in 1989 and married Eddie Wolk in September 2017, blessed by one son, Ty Coppage; and

WHEREAS, Eric Clark served as the Webmaster for Halfmoon Celebrations Association and currently maintains the Association's social media pages; and

WHEREAS, Eric Clark has worked for New York State for the last 18 years as a Disability Analyst; and

WHEREAS, the Halfmoon community, and the communities around us benefit greatly from your choice to provide such exemplary service to our community and your willingness to

volunteer in any capacity to ensure our residents enjoy the creative family fun events sponsored by Halfmoon Celebrations Association and the Town of Halfmoon; and

WHEREAS, such service, which is truly the lifeblood of the community and the Town;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Town Board of the Town of Halfmoon hereby recognizes and commends Eric Clark for his willingness to volunteer for the Halfmoon Celebrations Association and other community programs, demonstrating his service and dedication to our community.
2. That a copy of this Resolution be presented to Eric Clark as an "Outstanding Citizen" of the Town of Halfmoon.

DATED: October 18, 2023

KEVIN J. TOLLISEN, TOWN SUPERVISOR
TOWN OF HALFMOON

RESOLUTION NO. 288-2023

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

RESOLVED, that the Town Board honors Eric Clark for his 10 years of volunteering for the Halfmoon Celebrations Associations.

Supervisor Tollisen asked friends and family to join the Town Board in presenting the award to Eric and take pictures. He also thanked all of the Celebration Association volunteers for all their hard work in spreading joy to so many of the Halfmoon residents.

PUBLIC HEARING: ONE-FOUR-SIX MARKETPLACE PDD

Supervisor Tollisen: The next item on the agenda this evening is a public hearing for the One-Four-Six Marketplace PDD. Would anyone like to have the public hearing notice read? Hearing from no one, I will open the public hearing.

OPEN: 7:13 PM

Mr. Dell: Good evening. I am Jason Dell, engineer from Lansing Engineering, here tonight with the applicant Mr. Scott Earl for the One-Four-Six Marketplace PDD. We were here before this Board some time ago and referred to the Planning Board for a recommendation. We were at the Planning Board for quite some time working through the issues related to the project. The Planning Board ultimately issued a positive recommendation back to this board. We are here this evening for the public hearing for the zone change for the PDD.

The project site encompasses about 21.85 acres and about 20 existing lots as well as a portion of Old Route 146. That part of the project will be for the relocation of the road network in that area. The applicant is proposing to build ten (10) buildings with a total footprint of about 158,000 sq. ft. as well as a three (3) unit townhome/lot further up Cemetery Road, it's included with this PDD as well.

The project provides a transitional use between the Route 146 businesses and the residential development further up Cemetery Road. We are excited about the project. The project will have a mix of different building sizes and uses. It has about 80,000 sq. ft. of mixed retail/commercial space as well as 328 apartment units.

The commercial buildings are situated in the center portion of the project (Jason pointed to the map showing the commercial portion) as well as when we move to the north, we get the residential components of the project. Throughout the development there will be a network of sidewalks and pedestrian accommodations

that will extend up Cemetery Road as well as down through the new intersection configuration that will be developed as the project moves forward.

The project will be served by municipal water as well as county sewer for the sewer service and stormwater will be managed in accordance with all acquirements. We have Chuck Pafundi here from the applicant group that would like to say a few words.

Chuck Pafundi: Thank you everyone. We are very excited about the proposal. We worked a lot in the past months with NYS DOT, the residential neighbors, and some of the commercial business owners. We worked through and vented a lot of ideas and encompassed those into the project. We believe we have a solid proposal here in front of the town that is going to bring a lot of success to the community and the county at large. We are very excited to be at this point and want to thank everybody, both the Planning Board and Town Board, for the efforts and review at this time. Thank you.

Supervisor Tollisen: Thank you. Any questions from the Town Board?

Councilman Wasielewski: You said that you worked with DOT on traffic improvements. Can you elaborate on that a little? What will those improvements actually be?

Chuck Pafundi: Encompassed inside the property, we are going to demo a section of Old Route 146 and realign it through a new roundabout alignment that would bring a true 90-degree intersection to the Lowe's intersection at the main entrance to the development. We have a mitigation of a number of on/off ramps, turn lanes that are encompassed in the 146 corridors. New signalized equipment with upgraded crossings, signals, crosswalks, stripping, and a network of pedestrian safety sidewalks that direct pedestrians in/out of the development and up and down Cemetery Road connecting to some of the subdivisions up Cemetery Road.

Councilman Wasielewski: Could you address the issue with Plant Road and 146? It is almost suicidal trying to make a left out of there most times of the day right now. This project won't help that situation at all. Is there any plan to help alleviate that?

Chuck Pafundi: Yes, sir. We obviously have partnered up Scott Earl and he has been working on assembling lots directly across from this proposal working from Plant Road and down to Stewart's intersection with that business and the four-way intersection with Manheim. What we would be looking to do is to continue that assemblage, we are working on the final lot being acquired next to Stewart's. We would be looking at taking Plant Road and bringing it out to a true four-way intersections, not a 90-degree intersection and working with DOT under a separate site plan application to get that mitigation provided.

Councilman Wasielewski: So that is part of this proposal.

Chuck Pafundi: That is not part of this proposal, it is a separate site plan application because we are still working on the access and the purchasing of the properties.

Councilman Wasielewski: OK, would that eliminate the two (2) V

Chuck Pafundi: Yes, it would, and Scott has had greater conversations with Stewart's, and we are moving in that direction. It is just dealing with the rest of the assemblage of the real property.

Councilman Wasielewski: OK, the traffic circle that is located here (pointing to the map) in the middle of the project, that is large enough to fit a 60' ladder fire truck?

Chuck Pafundi: Yes, and I will let the technical

Jason Dell: Yes, at the Planning Board level, we did provide an emergency vehicle maneuvering plan that was reviewed, and actually we can accommodate a WB67 18' wheeler around that internal circle. As far as fire trucks go, we showed on the plan that not only around the circle, but how it will access each one of the buildings.

Councilman Wasielewski: and the fire departments have signed off on it?

Jason Dell: Yes,

Councilman Wasielewski: Awesome.

Chuck Pafundi: The fire department was also involved in a site visit with Jason, and we went through building requirements that they would want for there as well, placement of some of the sprinklers and things that we would be proposing.

Councilman Wasielewski: OK, I have no further questions at this time.

Councilman Catricala: Thank you. Parking, so looking at the picture, there are just so many spots, are you still moving forward with underground parking for tenants?

Chuck Pafundi: Yes, sir. So, aside from just digesting parking towns, we have similar communities like this. One specifically at Starbuck Island, where we believe a mix of commercial, obviously provides problematic parking conditions for residents, so we always provide to go underground for one for our residents so that they are not dealing with the overlap.

Councilman Catricala: Thank you. I am all set.

Supervisor Tollisen: Are there any questions or comments from the public? Please state your name and address.

Al Rowland, property owner at Orchard Pointe – Plant Road. I was here for the first meeting, and I was adamantly opposed to the construction of this new project, solely based on the fact that, yes, it is a take your life in your hands approach to try and exit Plant Road onto 146. During the response, I was told that there was absolutely no plans whatsoever to do anything about correcting that problem. These gentlemen really are onto changing that then I am for the project, but only under the understanding that that road will be restructured in some way because it is taking your life in your hands trying to pull out of there.

I was also told that there was another traffic study done because of what I had stated in the past meeting. Personally, I did not observe any 2nd traffic study but I'm assuming you must have had some approach to that, but I did not see any evidence of that. Assuming that this is carved in stone that you are going to re-route Plant Road onto 146 and make it a safe exit, then I'm for the project. Thank you.

Supervisor Tollisen: Thanks very much.

Patricia Finkle, 47 Bradley Circle: My experience living in Eastpoint is Cemetery Road which is very narrow two-lane highway and the traffic backup that occurs when the school bus stops at ABC Nursery, the traffic can be backed up to the traffic light on 146 across from Lowe's. My concern looking at this diagram, is you have another access road coming out onto Cemetery Road which is not very safe and not paved properly. Making a right at the bottom of Cemetery onto Old 146, it's hard to make that turn because of the wall and being very narrow. The gentleman who spoke earlier about a rotary, is the only rotary the one within the confines of the development or is it at 146? There are only three (3) accesses?

Jason Dell: This portion of Old Route 146 will be removed, and it will be redirected around the circle, and it will T up at a 90-degree angle with 146. This portion of Old Route 146 will be eliminated. So, if you were coming eastbound on Old Route 146, you would be directed onto the new road, around the rotary and you would come to a 90-degree intersection with Route 146 as opposed to a very acute angle.

Patricia Finkle: So, if I go up to my house which is on Cemetery Road and coming from Route 9 and you have recreated Old Route 146 somehow, I will have to go to the rotary?

Jason Dell: No.

Patricia Finkle: I would still go to Cemetery Road.

Jason Dell: Yes.

Patricia Finkle: Well, I still have a problem with Cemetery Road. I think it needs to be looked at and therefore I'm not in favor of the Marketplace.

Darlene McGraw, 4 North Point: How are you supposed to get approximately 328 units of people and mix use/retail are in there, how many of those do you have to get out at rush hour time to get to work in the morning? That is hard with that many units in a small area. I do not know when you are planning on doing this, but I would suggest you get NYS DOT to do their project on 9 & 146 with the roundabout that they were planning on first because 9 & 146 is chaotic enough if you haven't realized it but there have been accidents in that area, and Cemetery Road, there's a reason why it's called Cemetery Road. It needs to be more pedestrian friendly. Thank you.

Supervisor Tollisen: Hearing from no one, I will close the public hearing.

CLOSE: 7:32 PM

Supervisor Tollisen: What is the pleasure of the Board?

RESOLUTION NO. 289-2023

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

RESOLVED, that the Town Board, as Lead Agency, adopts a Negative Declaration for SEQRA for the One-Four-Six Marketplace PDD.

POLL OF THE BOARD

Councilman Catricala	Aye
Councilman Connors	Aye
Councilman Wasielewski	Aye
Councilman Hotaling	Aye
Supervisor Tollisen	Aye

RESOLUTION NO. 290-2023

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

RESOLVED, that the Town Board approves the One-Four-Six Marketplace PDD as presented.

POLL OF THE BOARD

Councilman Catricala	Aye
Councilman Connors	Aye
Councilman Wasielewski	Aye
Councilman Hotaling	Aye
Supervisor Tollisen	Aye

Supervisor Tollisen motion passes 5 to none, thank you. I will ask that the comments made this evening be passed onto the Planning Board for the site plan review and make sure that we check into those items as well.

PUBLIC HEARING: AMENDMENT TO TOWN CODE FOR EMERGENCY ACCESS SYSTEMS

Supervisor Tollisen: The next item on the agenda this evening is a public hearing to discuss an amendment to the Town Code for Emergency Access Systems. Would anyone like to have the public hearing notice read? Hearing from no one, I will open the public hearing. I will ask Mr. Harris, our director, to give a brief summary of the Town Code.

OPEN: 7:33 PM

Mr. Harris: The public hearing tonight seeks to make an amendment to the Town Code Section 78 to add multiple dwelling residential structures, such as apartments, condos and other multifamily residential units that have a secure common access area, to be required to have a lock box, specifically for the purpose of both fire, and ambulance. Clifton Park-Halfmoon Emergency Services Mark Freiburger approached us and Clifton Park several months ago to talk about a proposed law. We currently have lock boxes throughout town for fire department access, but the ambulance company had a unique demographic that they were looking to ensure that they have ready access through a lock box system through the town. I met with Mark a couple of times, the Town Attorney Lyn Murphy had worked on some amendments, but we would add multi-family residences and similar to mu office Code Enforcement consulting with the fire department, we will consult with the emergency medical services, which in this case is Clifton Park – Halfmoon EMS on location and content of those boxes. The purpose comes about so that in their service district, their ambulances will have one (1) key that will work any lock box in either Clifton Park or Halfmoon rather than multiple keys to match the different fire districts lock boxes, they will just have one. So, if they were going to change a lock or get a new lock box throughout both towns, it would just require one (1) key which is a much more simplified process that actually helps them accomplish their purposes in a much more efficient way.

In discussing with Mark, he has met with no resistance from any property owner to doing this on their own without the law, but it would be helpful to have a town code that requires it, and it requires our office to consult with him on that project as well. I do have copies of the proposed amendment here.

Supervisor Tollisen: Thank you. Any questions of the Board?

Councilman Wasielewski: In situations where seconds count, this is an invaluable tool for the ambulance corps to have. I am assuming that the owners would be assuming the cost of installing these boxes.

Mr. Harris: Correct. I brought an example of a commonly known lock box by Knox.

Councilman Connors: Thank you, Mr. Supervisor. I just want to thank Clifton Park – Halfmoon EMS. This is a truly needed deal putting these cost-efficient boxes in place of the Knox box. I have been around thirty (30) years in emergency services so thank you for taking the initiative and bringing it to our attention. Thank you.

Darlene McGraw, 4 North Point: I support our ambulance workers and volunteers in this and if we can just support them in something that is so easy and simple for us to do and to help them make sure they can get to people and save lives. Thank you so much for your time.

Supervisor Tollisen: Are there any questions or comments from the public or on-line?

Supervisor Tollisen: Hearing from no one, I will close the public hearing.

CLOSE: 7:38 PM

Supervisor Tollisen: What is the pleasure of the Board?

RESOLUTION NO. 291-2023

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

RESOLVED, that the Town Board adopts a Negative Declaration for SEQRA for the amendment to Town Code for Emergency Access Systems.

POLL OF THE BOARD

Councilman Catricala	Aye
Councilman Connors	Aye
Councilman Wasielewski	Aye
Councilman Hotaling	Aye
Supervisor Tollisen	Aye

RESOLUTION NO. 292-2023

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

RESOLVED, that the Town Board amends the Town Code for Emergency Access Systems as presented.

POLL OF THE BOARD

Councilman Catricala	Aye
Councilman Connors	Aye
Councilman Wasielewski	Aye
Councilman Hotaling	Aye
Supervisor Tollisen	Aye

Supervisor Tollisen: motion passes 5 to none, thank you.

Mark, on behalf of the Town of Halfmoon, please extend our very best to the Clifton Park – Halfmoon Ambulance Corps, thank you for your hard work on this. I know

you worked hard with our Planning Department and Director on this. We appreciate all that you do for us and our community. Thanks so much.

COMMUNITY EVENTS:

The "BUY A BRICK" program for the Halfmoon Veterans Walk of Honor at the Halfmoon Veterans Memorial in the Town Park is now accepting orders. Create a lasting tribute for your veteran. For more information please call 371-7410 ext. 2200 or visit our website www.townofhalfmoon-ny.gov.

FARMER'S MARKET: Every Wednesday from 3-6 in the Town Hall Foyer. Come visit our local farms, crafters, and vendors that will be on hand every week.

Halfmoon Comprehensive Plan Update page is now live at <https://www.planhalfmoon.com/>. Visit the website to find out more about the Halfmoon Comprehensive Plan Update, learn about upcoming meetings, review draft documents, get added to email announcements and to share your own comments about the future of Halfmoon.

MEETING #5 – Wednesday, October 25th at 6:00pm in the Bold meeting room.

VETERANS MEMORIAL CEREMONY & LUNCHEON Saturday, October 28th at 10:00 am at the Veterans Memorial in the Town Park. A Special Luncheon to follow for the veteran's and their families. The luncheon is free, but you do need to contact the Supervisor's Office by Oct. 25th by calling (518) 371-7410, ext., 2200.

TRUNK OR TREAT: Saturday, October 28th from 5:00-7:00 at the Halfmoon Town Park. The "Trick or Treaters" will stay in the car and drive around the decorated park. Local businesses & community groups will provide treats from their trunks!

THANKSGIVING FOOD DRIVE: Donations will be collected in Town Hall until Nov. 16th. Baskets will be put together and delivered on Saturday Nov. 18th at 11:00am. If you would like to help, please contact the Supervisor's Office by calling (518) 371-7410 ext. 2200.

SENIOR CENTER HOLIDAY BAZAAR: Will be held Saturday, November 18th from 9am – 2pm. They will have wonderful crafts quilting, woodworking, Grandma's Treasures & the Best Baked Goods in Town! Come out and support our seniors!

JINGLE BELL BASH: Saturday, December 2nd from 12pm-4pm at the Town Complex. Fun filled day for the kids with Pictures with Santa & Mrs. Claus, Sleigh Rides, Craft making, Balloon Artist, Face Painting & so much more!

HOLIDAY MEMORIES MEMORIAL TREE LIGHTING CEREMONY: Sunday, December 3rd at 5 pm at the Abele Memorial Park, Harris Road.

TOWN MEETINGS:

Town Board Meetings: 1st & 3rd Wednesday of the month at 7:00pm. Pre-meeting at 6:15 pm

Zoning Board of Appeals: 1st Monday of month at 7:00 pm. Pre-meeting at 6:45pm

Planning Board Meeting: 2nd & 4th Monday of the month at 7:00 pm. Pre-meeting at 6:15 pm (If the Holiday falls on a Monday, the meeting will be held on the next day, Tuesday).

Trails & Open Space Committee: Next meeting will be in 2024 dates to be determined

PUBLIC COMMENT (for discussion of agenda topics)

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor)

VETERANS MEMORIAL CEREMONY & LUNCHEON Saturday, October 28th at 10:00 am at the Veterans Memorial in the Town Park. A Special Luncheon to follow for the veteran's and their families. The luncheon is free, but you do need to contact the Supervisor's Office by Oct. 25th by calling (518) 371-7410, ext., 2200 so that we can get an idea for the food preparation.

Also, that same day we have the **TRUNK OR TREAT** from 5:00-7:00 at the Halfmoon Town Park. The "Trick or Treaters" will stay in the car and drive around the decorated park. Local businesses & community groups will provide treats from their trunks!

Paul Hotaling (Deputy Town Supervisor): (1) Chair of Personnel Committee (2) Ethics Committee, (3) Chair of Infrastructure & Safety (Water, Highway, Building & Maintenance) (4) Co-Chair for Character Counts, (5) Liaison to Comprehensive Plan Update Committee

THANKSGIVING FOOD DRIVE: Donations will be collected in Town Hall until Nov. 16th. Baskets will be put together in the Pavilion around 10:00 am and delivered on Saturday Nov. 18th at 11:00am. If you would like to help, please contact the Supervisor's Office by calling (518) 371-7410 ext. 2200. We will be providing food baskets to over 100 families. Everyone is welcome to help.

John Wasielewski (Town Board Member): (1) Liaison to Planning Board, (2) Chair of Committee of Emergency Services and Public Safety, (3) Liaison to Animal Control and related services.

Thank you, Mr. Supervisor. October is Fire Prevention Month and many of the fire companies have activities and before the next Town Board meeting, we will be turning our clocks back, so make sure you change your batteries! Thank you.

Jeremy Connors (Town Board Member): (1) Liaison to Zoning Board; (2) Chair of Business and Economic Development Committee (3) Chair for Not-for-Profit Organizations, (4) Liaison to Comprehensive Plan Update Committee
Thank you. Just a few things this evening, Mr. Supervisor.

Thank you, Mr. Supervisor. It's the 5th meeting of the Comprehensive Plan Update Committee and it will be held here in the Bold Meeting Room at 6:00 pm.

Earlier comments about the Pickleball Courts, they are being used on this lovely fall evening and that they are being used to the fullest extent.

Eric Catricala: (1) Co-Liaison to Planning Board, (2) Co-Chair of Business and Economic Development Committee (3) Chair for Parks and Athletic Organizations, (4) Chair for Recreation (5) Co-Chair for Character Counts, (6) Liaison to Trails and Open Space Committee

I have no report this evening, Mr. Supervisor.

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

As you can see, the display cases are being switched out. I am working with Thea Hotaling, the current owner of Brookwood Manor, the beautiful home next to the Lighthouse Park. This house has seen some of the earliest pieces of Halfmoon history and most notably during the Revolutionary War, whose 250th Anniversary is just around the corner. I think you will be amazed to learn who has been a guest in our neighborhood! Last week, our story about the history of the original owners, the

Peebles family was in the weekly History Center publication and in Saratoga Today. I do have copies of the story here if you would like to read it.

Also, the Historical Society will be open Saturday the 21st from 10:00 – 1:00, so stop by if you are around! That's all that I have this evening, thank you.

Dana Cunniff (Receiver of Taxes): (1) Chair of Committee on Residents Relations

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

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

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

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

DEPARTMENT REPORTS –

1. Town Clerk Total Fees Submitted to the Supervisor - \$12,561.77
2. Building Permits
Total # Permits – 76 Total Fees Submitted to the Supervisor - \$33,968
3. Fire Inspections – 2 Total Fees Submitted to the Supervisor - \$100
4. Town Justice Suchocki
Total # Cases – 141 Total Fees Submitted to the Supervisor - \$13,233
4. Town Justice Foodera
Total # Cases – 141 Total Fees Submitted to the Supervisor - \$15,271

DEPARTMENT MANAGER MONTHLY REPORTS – (Can be viewed at the Town Clerk's Office) Town Clerk, Building/Code Enforcement. Planning Board, Zoning Board of Appeals, Buildings & Grounds

CORRESPONDENCE

1. Received from the Town Planning Board Resolutions approved at the October 23, 2023, meeting.
Received & Filed
2. Received from the West Crescent Fire District their notice of Public Hearing on their Proposed 2024 Budget. A Public Hearing will take place on Thursday, October 19, 2023, at 7 PM at the firehouse located at 1440 Crescent Road.
Received & Filed
3. Received from Norrine's Inc., 405 Hudson River Road, Waterford, NY, notification of their intent to file an application for a Liquor License to the NYS Liquor Authority.
Received & Filed
4. Received from Bob Colucci, an email stating that he is in support of the proposed One-Four-Six Marketplace PDD project.
Received & Filed

5. Received from Saratoga County Department of Social Services, notification that the HEAP Program for the 23-24 year will commence on Nov. 1st & close on March 15th. Any questions can be answered by calling Patrick at 518-884-4140.
Received & Filed

6. Received from the Halfmoon Fire District #1 (Hillcrest) their 2024 Budget Summary.
Received & Filed

7. Received from the Saratoga County Real Property Tax Service Agency, the 2023 October Totals for the Town of Halfmoon.
Received & Filed

8. Received from the Comptroller's Office, the 2024 Preliminary Budget, filed in the Town Clerk's Office.
Received & Filed

NEW BUSINESS

RESOLUTION NO. 273-2023

Offered by Councilman Wasielewski, seconded by Councilman Connors: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala
Resolution Introduced by Town Clerk Bryan

RESOLVED, that the Town Board approves the minutes of Town Board Meeting of October 4, 2023, as presented.

RESOLUTION NO. 274-2023

Offered by Councilman Wasielewski, seconded by Councilman Hotaling: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala
Resolution Introduced by Supervisor of Buildings & Grounds Maiello

RESOLVED, that the Town Board authorizes a cash advance from the General Fund to the Crescent Park – Canal Road Trailhead Expansion Capital Project in the not to exceed amount of \$100,000 to be repaid upon receipt of reimbursement through grant funding, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 275-2023

Offered by Councilman Hotaling, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala
Resolution Introduced by Highway Superintendent Bryans

RESOLVED, that the Town Board hereby authorizes the Supervisor to enter into an agreement with ABS Solutions, LLC, to provide Ruckus Wireless Network and support together with necessary hardware for the Highway Garage pursuant to proposal No. 42094 dated 9/11/2023 in the not to exceed amount of \$5,033.00 pursuant to NYS contract #PM21280 and further authorizes the Supervisor to execute said agreement, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 276-2023

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

Resolution Introduced by Town Clerk Bryan

RESOLVED, that the Town Board hereby waives the 30-day Notice for Norrine's Restaurant application for a NYS Liquor License.

RESOLUTION NO. 277-2023

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

Resolution Introduced by Comptroller Hatter

RESOLVED, that the Town Board schedule a Public Hearing for the 2024 Preliminary Budget for November 1, 2023, at 7:00 pm or as soon as the agenda allows in the A. James Bold Meeting Room.

Supervisor Tollisen: Just note that we had a Budget Workshop at 6:15 this evening. If anyone has any questions or has anything regarding the budget or would like to meet with me personally on the town budget, please let me know and my secretary will set that up. We will also have a budget workshop on November 1st at 6:15 again so if anyone wants to come, it will be in the small meeting room.

RESOLUTION NO. 278-2023

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

Resolution Introduced by Highway Superintendent Bryans

RESOLVED, that the Town Board authorizes the Town Supervisor to execute an easement granting CJ & JJ Realty, Inc., supplemental access rights to the 60-foot-wide easement previously granted off of Brookwood Road, owned by the Town of Halfmoon, subject to the review and approval of the Town Attorney.

ACCESS EASEMENT

For TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged (the "Consideration"), the undersigned **TOWN OF HALFMOON**, whose mailing address is 2 Halfmoon Town Plaza, Halfmoon, NY 12065 ("GRANTOR"), does hereby GRANT, BARGAIN, SELL, AND CONVEY to **CJ & JJ REALTY, INC.**, a New York corporation, with its principal business address being 14 Corporate Drive, Clifton Park, NY 12065, its successors and assigns ("GRANTEE") an irrevocable, non-exclusive access easement within the Easement Area (defined herein). Such easement area is described on Exhibit "A" attached hereto and made a part hereof (the "Easement Area").

This Easement and all rights, privileges and obligations created herein shall run with the land and shall inure to the benefit of and be binding upon the legal representatives, heirs, executors, administrators, successors and assigns of the parties hereto.

No failure to comply with any covenant on the part of GRANTEE shall be construed as a breach of this Easement unless and until written notice has first been given to GRANTEE that GRANTOR believes GRANTEE has failed to comply with such covenant, setting out the grounds therefore, and the GRANTEE has then failed to correct or failed to undertake commercially reasonable efforts to commence correction of such failure within (30) days after final determination, by Easement or litigation in court of competent jurisdiction, that a breach, in fact, exists, provided, however, if GRANTEE'S failure to comply cannot reasonably be cured within 30 days, GRANTEE shall be allowed additional as is reasonably necessary to cure the failure so long as GRANTEE diligently pursues a course of action that will cure the failure and bring GRANTEE back into compliance with this Easement.

This Easement may be executed in counterparts and all such counterparts shall be deemed as originals and shall be binding upon each party executing any counterpart and upon their respective heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD TO GRANTEE, the undersigned hereby bind themselves, their heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular said premises unto the GRANTEE, its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

RESOLUTION NO. 279-2023

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

Resolution Introduced by Director of Water Tironi

RESOLVED, that the Town Board hereby authorizes the Supervisor to enter into an agreement with ABS Solutions, LLC, to provide Ruckus Wireless Network and support together with necessary hardware for the Water Treatment Facility pursuant to proposal No. 42232 dated 10/4/2023 in the not to exceed amount of \$3,201.00 pursuant to NYS contract #PM21280 and further authorizes the Supervisor to execute said agreement, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 280-2023

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

Resolution Introduced by Director of Water Tironi

RESOLVED, that the Town Board hereby authorizes the Supervisor to enter into an agreement with Adirondack Cabling and Security to provide surveillance equipment for the Highway Garage pursuant to proposal No. 28623 dated 10/4/2023 in the not to exceed amount of \$25,378.00 pursuant to NYS contract #PT68748 and further authorizes the Supervisor to execute said agreement, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 281-2023

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

Resolution Introduced by Personal Computer Technician Mikol

RESOLVED, that the Town Board hereby authorizes the Supervisor to renew an agreement with Matrix Communications to continue to provide software, maintenance, and service for phone system per the recommendation of the Information Technology Department at a cost not to exceed \$3,951.35, and hereby authorizes the Supervisor to execute said agreement, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 282-2023

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

Resolution Introduced by Personal Computer Technician Mikol

RESOLVED, that the Town Board authorizes the purchase of ten Convertible Tablets from HP Inc. pursuant to Quote #5896519 per NY-NY Aggregate Hardware Buy 20-01 in the not to exceed amount of \$6,600.50 and to authorize the Town Supervisor to execute any documentation necessary to effectuate the purchase, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 283-2023

Offered by Councilman Hotaling, seconded by Councilman Catricala: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala
Resolution Introduced by Highway Superintendent Bryans

RESOLVED, that the Town Board hereby hires Andrew Hough as a Highway Department MEO at Grade 5 Base Pay \$24.24/hr., subject to successful completion of pre-employment testing.

Supervisor Tollisen: Andrew is here this evening, welcome aboard!

RESOLUTION NO. 284-2023

Offered by Councilman Connors, seconded by Councilman Wasielewski: Approved by the vote of the Board: Ayes: Tollisen, Hotaling, Wasielewski, Connors, & Catricala
Resolution Introduced by Supervisor of Buildings & Grounds Maiello

RESOLVED, that the Town Board hereby authorizes the Supervisor to enter into an agreement with Gallo Construction to include painting the underside of the cement board ceiling, under trusses, and cement board gable ends as part of the pavilion project in the not to exceed amount of \$11,550.00 and further authorizes the Supervisor to execute said agreement, subject to the review and approval of the Town Attorney.

RESOLUTION NO. 285-2023

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

RESOLVED, that the Town Board hereby authorizes the Supervisor to enter into an agreement with Siena Fence Co., Inc., to furnish and install wood rail fencing for the Upper Newtown trailhead parking lot in the not to exceed amount of \$7,230.00 and further authorizes the Supervisor to execute said agreement, subject to the review and approval of the Town Attorney.

October 12, 2023



Siena Fence Co. Inc.

PO Box 4893 Clifton Park, New York 12065 (518) 877-4362 fax: (518) 877-3316

PROPOSAL

SUBMITTED TO:

TOWN OF HALFMOON
2 HALFMOON TOWN PLAZA
HALFMOON, NY 12065
ATTN: MATT HICKOK

WORK TO BE PERFORMED AT:

WOOD GUIDE RAIL
26 UPPER NEWTON RD

WOOD RAIL: FURNISH AND INSTALL 226 +/- LINEAL FT. OF PRESSURE TREATED, THREE RAIL WOOD RAIL FENCE. ALL POSTS TO BE 4" X 4" AND INSTALLED IN WELL TAMPED SOIL, RAILS TO BE 5/4" X 6" AND INSTALLED USING WOOD SCREWS. NO PAINTING OR STAINING IS INCLUDED.

TOTAL INSTALLED: \$ 7,230.00

-PREVAILING WAGE RATES ARE INCLUDED

-NO SALES TAX IS INCLUDED

LEAD TIME: 10 - 12 WEEKS +/-

EXCLUDED: CLEARING OR GRADING, CORE DRILLING, SURVEY OR STAKEOUT OF FENCE LINES, GATES, LOCATION OF PRIVATE UNDERGROUND UTILITIES, PAINTING OR STAINING.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written change order, and will become an extra charge over and above the estimate. Customer is responsible for the location of all private underground utilities, all necessary building permits, tax exempt certificates, location of property lines and clearing not included in the estimate. Proposal subject to terms & conditions.

Submitted By: _____

Christopher Litchfield

A TWO YEAR WORKMANSHIP WARRANTY IS INCLUDED IN ADDITION TO ANY MANUFACTURERS WARRANTY ON MATERIALS.

Date: _____

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. SIENA FENCE CO., INC. IS AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

Accepted By: _____

Date: _____

RESOLUTION NO. 286-2023

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

Resolution Introduced by Comptroller Hatter

RESOLVED, that the Town Board approves the Comptroller's Report for the month of September 2023, as presented.

RESOLUTION NO. 287-2023

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

Resolution Introduced by Comptroller Hatter

RESOLVED, that the Town Board authorizes the Comptroller to make the attached Creation of Appropriations.

A resolution is necessary to create the following budget amendment of appropriations and revenues in the Special Revenue Fund for engineering fees for on-site quality inspections. These funds are developer's monies held in escrow by the Town in a regular checking account and used for the payment of costs for that particular project. This resolution is necessary to comply with proper accounting procedures as set forth by NYS Department of Audit and Control.

DEBIT:	Revenues	25-980	\$2,359.75
	Subsidiary: Home & Community Services		
		25-4-2189.00	\$2,359.75
CREDIT:	Appropriations	25-960	\$2,359.75
	Subsidiary: Engineering Contractors Inspections		
		25-5-1440.40	\$2,359.75

Information Only: The above was derived from the following breakdown of charges to be paid on October 26, 2023, Abstract for engineering and related fees.

NAME	AMOUNT
Dawson Senior Center	\$1,670.00
Creekview Estates	\$689.75
Total	\$2,359.75

PUBLIC COMMENT (for discussion of non-agenda items)

Mike Morand, Arlington Heights stated that a year ago a speed study was done on Farm to Market Road. Some signs were put up, but they are not consistent. He is hoping that there will be proper signage on both directions from Route 146 to Prospect Meadows.

Town Attorney Murphy: At the last Town Board meeting, we passed a resolution requesting that the county do exactly that: make the signs more intelligent, for the lack of a better term, look to put a weight limit on the road and reduce the speed limit. They made that request two (2) weeks ago and it has been submitted.

Mike Morand: OK. I think that it was prior to two (2) weeks that somebody changed one (1) sign in one (1) direction and thank you for doing that first of all, but they need to post it in both directions in the proper places. There is no posted limit from 146 to Prospect Meadows. I didn't get a response from the county. You guys did what you did, and I thank you for that.

Supervisor Tollisen: We'll take care of it on our side, and we'll follow up.

Darlene McGraw, 4 North Point: Yes, the county Board of Supervisors meetings are open to the public as I go to them as Kevin knows. Darlene commented about how dangerous travelling on Sitterly Road is especially between Route 9 and Woodin Road and especially with the anticipation of the new senior apartments and wondering what more can be done.

There being no further business to discuss or resolve on a motion by Councilman Connors and seconded by Councilman Wasielewski, the meeting was adjourned at 7:58 pm.

Respectfully Submitted,

Lynda A. Bryan, Town Clerk

R-275



ABS Solutions, LLC

52 Corporate Circle

Suite 105

Albany, NY 12203

Phone: (518) 608-5805 Fax: (518) 608-5808

Proposal

Date	Proposal #
9/11/2023	42094

Name / Address
Town of Halfmoon Douglas Mikol 2 Halfmoon Town Plaza Halfmoon, NY 12065

Ship To
Town of Halfmoon Douglas Mikol 2 Halfmoon Town Plaza Halfmoon, NY 12065

P.O. No.	Terms	Project
23-00197	Net 30	Ruckus Access Points for Highway Garage

Item	Description	Qty	Rate	Total
901-R650-US00	Ruckus Hardware // Support // Ruckus Group / 3600 Award 22802 PM21280 Umbrella Ruckus R650 dual-band 802.11a/b/g/n/ac/ax Wireless Access Point with Multi-Gigabit Ethernet - BeamFlex+ dual ports, PoH/uPoE/802.3at PoE	4	725.00	2,900.00
CLD-BNDL-RCAW-REC3	Ruckus Cloud Management & Analytics // PEPPM 2023 Product Line Bid - Ruckus Wireless Inc. Contract 533902-126 Ruckus Cloud - Subscription license (3 years) + 3 Years Support - 1 access point - hosted - with Ruckus Analytics subscription	4	207.00	828.00
CBS350-24FP-4G-NA	Cisco Hardware // Support // PEPPM Synnex Catalog Contract 530205-001 Cisco Business 350 Series Switch - 24 x 10/100/1000 (PoE+) + 4 x Gigabit SFP - PoE+ (370 W) - rack-mountable - managed	1	980.00	980.00
CON-3SNT-CBS35NA2	Cisco Smart Net Total Care - 3 Year - Service - 8 x 5 x Next Business Day - Exchange CBS350 MNGD 24PORT GE FULL POE 4X1	1	325.00	325.00
* Pricing valid for 14 days from date of proposal. * All orders final; no returns or cancellations. * Installation and configuration not included.				

Thank you for your business.

Subtotal \$5,033.00

I agree to invest in the products/services listed above. Please sign and fax to (518) 608.5808

Sales Tax (0.0%) \$0.00

Signature _____

Total \$5,033.00

ACCESS EASEMENT

For TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged (the "Consideration"), the undersigned **TOWN OF HALFMOON**, whose mailing address is 2 Halfmoon Town Plaza, Halfmoon, NY 12065 ("GRANTOR"), does hereby GRANT, BARGAIN, SELL, AND CONVEY to **CJ & JJ REALTY, INC.**, a New York corporation, with its principal business address being 14 Corporate Drive, Clifton Park, Ny 12065, its successors and assigns ("GRANTEE") an irrevocable, non-exclusive access easement within the Easement Area (defined herein). Such easement area is described on Exhibit "A" attached hereto and made a part hereof (the "Easement Area").

This Easement and all rights, privileges and obligations created herein shall run with the land and shall inure to the benefit of and be binding upon the legal representatives, heirs, executors, administrators, successors and assigns of the parties hereto.

No failure to comply with any covenant on the part of GRANTEE shall be construed as a breach of this Easement unless and until written notice has first been given to GRANTEE that GRANTOR believes GRANTEE has failed to comply with such covenant, setting out the grounds therefore, and the GRANTEE has then failed to correct or failed to undertake commercially reasonable efforts to commence correction of such failure within (30) days after final determination by Easement or litigation in court of competent jurisdiction, that a breach, in fact, exists, provided, however, if GRANTEE'S failure to comply cannot reasonably be cured within 30 days, GRANTEE shall be allowed additional as is reasonably necessary to cure the failure so long as GRANTEE diligently pursues a course of action that will cure the failure and bring GRANTEE back into compliance with this Easement.

This Easement may be executed in counterparts and all such counterparts shall be deemed as originals and shall be binding upon each party executing any counterpart and upon their respective heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD TO GRANTEE, the undersigned hereby bind themselves, their heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular said premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[signature page to follow]

IN TESTIMONY WHEREOF, the GRANTOR has executed this conveyance this ____ day of _____, 2023.

GRANTOR:

TOWN OF HALFMOON

By: _____
Name: _____
Title: _____

STATE OF NEW YORK)
)ss.:
COUNTY OF SARATOGA)

On the ____ day of _____, 2023, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.

Notary Public

Exhibit A

Legal Description of Easement Area

SUPPLEMENTAL ACCESS EASEMENT THROUGH ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Halfmoon, County of Saratoga, State of New York lying along the southerly line of Brookwood Road and within a portion of Parcel #1 as conveyed to the Town of Halfmoon as shown on a map entitled "Proposed Subdivision, Portion of Lands of CJ & JJ Realty, Inc.", dated January 24, 2000 as prepared by Clough, Harbor & Associates LLP and filed in the Saratoga County Clerk's Office on February 29, 2000 in Drawer "C" as Map No. 511 and being further bounded and described as follows:

Beginning at a point in the southerly line of Brookwood Road being the northwest corner of the 60-Foot Wide Access & Utility Easement as reserved in Favor of Parcel #2 as shown on said map, said point located the following two (2) courses and distances as measured along said southerly line of Brookwood Road from a point marked with a triangular concrete monument found being the northeast corner of Parcel #1 – lands of the Town of Halfmoon as conveyed in Book 1544 of Deeds at Page 288 and also being the northeast corner of said existing easement in Favor of Parcel #2:

- 1) South 60 deg. 00 min. 39 sec. West, 40.26 feet to a point; and
- 2) South 58 deg. 07 min. 39 sec. West, 24.68 feet;

Thence from said *Point of Beginning* along said westerly line of the 60-Foot Wide Access & Utility Easement and through said lands of the Town of Halfmoon along a curve to the left an arc length of 330.00 feet to a point of cusp, said curve having a radius of 3,600.95 feet and a chord length of South 14 deg. 03 min. 10 sec. East, 329.92 feet;

Thence through said lands of the Town of Halfmoon, North 17 deg. 48 min. 30 sec. West, 317.87 feet to a point in said southerly line of Brookwood Road;

Thence along said southerly line of Brookwood Road, North 58 deg. 07 min. 39 sec. East, 40.00 feet to the to the point or place of beginning of said *easement* and containing 5,335± square feet or 0.122± acres of land.

R-279



ABS Solutions, LLC

52 Corporate Circle

Suite 105

Albany, NY 12203

Phone: (518) 608-5805 Fax: (518) 608-5808

Proposal

Date	Proposal #
10/4/2023	42232

Name / Address
Town of Halfmoon Douglas Mikol 2 Halfmoon Town Plaza Halfmoon, NY 12065

Ship To
Town of Halfmoon Douglas Mikol 2 Halfmoon Town Plaza Halfmoon, NY 12065

P.O. No.	Terms	Project
	Net 30	Ruckus Access Points for Water Plant

Item	Description	Qty	Rate	Total
901-R350-US02	Ruckus Hardware + Support // Ruckus Group #3600 Award 22802 PM21280 Umbrella Ruckus R350 Indoor Indoor 802.11ax Wi-Fi 6 Access Point 2x2:2	3	425.00	1,275.00
CLD-BNDL-RCAW-REC3	Ruckus Cloud Management & Analytics // PEPPM 2023 Product Line Bid - Ruckus Wireless, Inc. Contract 539025126 Ruckus Cloud - Subscription license (3 years) + 3 Years Support - 1 access point - hosted - with Ruckus Analytics subscription	3	207.00	621.00
CBS350-24FP-4G5NA	Cisco Hardware / Support // PEPPM Synnex Catalog Contract 530205-001 Cisco Business 350 Series Switch - 24 x 10/100/1000 (PoE+) + 4 x Gigabit SFP - PoE+ (370 W) - rack-mountable - managed	1	980.00	980.00
CON-3SNT-CBS35NA2	Cisco Smart Net Total Care - 3 Year - Service - 8 x 5 x Next Business Day - Exchange CBS350 MNGD 24PORT GE FULL POE 4X1	1	325.00	325.00
* Pricing valid for 4 days from date of proposal. * All orders final, no returns or cancellations. * Installation and configuration not included. * Customer responsible for uplink to Firewall, Cabling and installation of Access Points				

Thank you for your business.

Subtotal \$3,201.00

I agree to invest in the products/services listed above. Please sign and fax to (518) 608.5808

Sales Tax (0.0%) \$0.00

Signature _____

Total \$3,201.00

R-281

Matrix Communications

Phone: 315.451.4777
Fax: 315.451.4847
17 Technology Place
Syracuse, NY 13057



Invoice

Number: **28983**
Date: **10/9/2023**

For the period from 11/15/2023 thru 11/14/2024

Bill-To

**Town of Halfmoon
2 Halfmoon Town Plaza
Halfmoon, NY 12065 USA**

Ship-To

**Attn: Douglas Mikol
Halfmoon, Town of
2 Halfmoon Town Plaza
Halfmoon, NY 12065 U.S.A.**

<u>Contract</u>	<u>Start Date</u>	<u>End Date</u>	<u>Contract Type</u>	<u>Reference</u>	<u>Terms</u>	<u>Inv. Batch</u>	<u>A/R Cust. No.</u>	<u>PO No.</u>
4159	11/15/2023	11/14/2024	Maintenance Contract		Due Upon Receipt	28544	901370A	# 22-00976

Annual maintenance charges.

\$3,951.35

Item Total: **\$3,951.35**

Total Amount Due: \$3,951.35



Convertible_Tablet_Quote

R-282

Page 1 of 3

HP Customer Quote 5896519
Contract Number: NY - NY AGGREGATE HARDWARE BUY 20-01
[PM20860 RFQ AGG BUY 20-01]
HP PROPRIETARY INFORMATION FOR CUSTOMER USE ONLY. DO NOT SHARE

October 10, 2023 1:51:58 PM

Town of Halfmoon
2 HALFMOON TOWN PLZ
HALFMOON, NY 12065-6550

Dear Douglas Mikol,

Thank you for your recent interest in HP Public Sector Sales. Attached is the price quotation you requested.

Please reference this contract: NY - NY AGGREGATE HARDWARE BUY 20-01 [PM20860 RFQ AGG BUY 20-01] when placing this order. The terms and conditions of this contract will apply to any order placed as a result of this inquiry; no other terms or conditions shall apply.

If you should have questions regarding this quotation or need any other assistance, please contact your Inside Account Representative

Orders can be placed electronically at www.hp.com/buy/pshp2b. You can place this order by searching for the HP Customer Quote ID displayed above and simply check out.

Should you choose this order can also be Faxed to 800-825-2329 or emailed to ORDERS-PROCESSING-USA@hp.com.

If you are faxing or emailing this order a sample Purchase Order Document can be downloaded that gives guidance on what is required to place an order with HP. [Click here to download the sample Purchase Order](#)

All orders not placed electronically need to be made out to HP Inc. or HP with the Ordering address referenced below.

The Purchase Order should include the Contract Number in the body of the Purchase Order. Please also be sure to include a copy of the quote, email address, the ship to location or drop ship locations, delivery date requirements and any other special information and if applicable, the HP Authorized Reseller Agent name or authorization number for the HP Agent providing you with support.

Ordering address:
HP INC.
Attn: Public Sector Sales
3800 Quick Hill Road
Bldg 2, Suite 100
Austin, TX 78728



Convertible_Tablet_Quote

Page 2 of 3

HP Customer Quote 5896519
Contract Number: NY - NY AGGREGATE HARDWARE BUY 20-01
[PM20860 RFQ AGG BUY 20-01]
HP PROPRIETARY INFORMATION FOR CUSTOMER USE ONLY. DO NOT SHARE

Information & Details

Organization name: Town of Halfmoon
Catalog name: NY - NY AGGREGATE HARDWARE BUY 20-01 [PM20860 RFQ AGG BUY 20-01]
Created by: austin.lopez1@hp.com
Partner Agent ID:
Name: Austin Lopez
Email: admin@townofhalfmoon.org
Phone: 5188577800
Email notification: admin@townofhalfmoon.org
Created: October 10, 2023 1:51:58 PM
Expires: November 5, 2023 6:00:00 PM
Payment method:
Quote total: USD 6,600.50

Billing Information

OM ID: 0260361355
Company: Town of Halfmoon
Address:
2 HALFMOON TOWN PLZ
City: HALFMOON
State/Province: New York
Zip/postal code: 12065-6550
Country: US
Attention to:
Email:
Phone:
Fax:

Shipping Information

Company: Town of Halfmoon
Address:
2 HALFMOON TOWN PLZ
City: HALFMOON
State/Province: New York
Zip/postal code: 12065-6550
Country: US
Attention to: Douglas Mikol
Email:
Phone: 5188577800
Fax:
Requested Delivery date:
Shipping options:
Shipping method: Ship Partial - Ship Items as they become available

Comments:

Invoice instructions:

Shipping instructions:

Quote Summary

Product #	Product Description	MFG#:	Qty	Unit Price	Total Price
	Convertible Tablet AGG		10	USD 660.05	USD 6,600.50
	Reference Model: 51009831 Configuration: 51040408				
71C20AV	HP IDS-UMA Ryzen 5 7530U Realtek USB-C x360 435 G10 Base NB PC		1		
1Y632AV	Electronic Energy Star labeling (EStar)		1		
71C81AV	Windows 11 Pro 64 Downgrade Win 10 Pro 64		1		
4SS11AV#ABA	OS Localization		1		
71C47AV	No 2nd Webcam		1		
71C38AV	HP Slim RECHBL Pen		1		
71C40AV	13.3 inch FHD (1920x1080) BrightView LED UWVA 250 for HD Webcam slim Touchscreen		1		
71C54AV	8GB (1x8GB) DDR4 3200		1		
71C49AV	256GB PCIe NVMe Value Solid State Drive		1		
71C28AV	Pike Silver Aluminum		1		
71C61AV	Realtek 8852CE Wi-Fi 6E +Bluetooth 5.3 WW WLAN		1		
71C45AV	No Fingerprint Sensor		1		
71C95AV	Long Life 42Whr Fast Charge 3 cell Battery		1		
71C89AV	45 Watt Smart nPFC Right Angle AC Adapter		1		
71D01AV#ABA	Clickpad Backlit spill-resistant Premium Keyboard		1		
71D00AV#ABA	Country Localization		1		



Convertible_Tablet_Quote

Page 3 of 3

HP Customer Quote 5896519
Contract Number: NY - NY AGGREGATE HARDWARE BUY 20-01
[PM20860 RFQ AGG BUY 20-01]
HP PROPRIETARY INFORMATION FOR CUSTOMER USE ONLY. DO NOT SHARE

Product #	Product Description	MFG#:	Qty	Unit Price	Total Price
68V61AV#ABA	C5 1.0m Sticker Conventional Power Cord		1		
71C11AV#ABA	1/1/0 Warranty		1		
4N733AV	HP Tamper Lock		1		
71C86AV	Standard Packaging		1		
3E758AV	Electronic TCO Certified labeling		1		
UL657E	HP 3 year Next Business Day Response Onsite w /Defective Media Retention NB HW Supp		1		

Subtotal	USD 6,600.50
Estimated Tax	USD 0.00
Estimated Total	USD 6,600.50

Unless our contract prohibits it, (a) prices are valid for 30 days from quote date and/or (b) HP may change prices or discounts and reissue quotes immediately if there are increases in costs, tariffs, or other changes outside HP's control.

If the bill to company and address you wish to use is not present at the time of check out please enter it in the "Shipping Instructions" box. The order management team will make sure it is billed to the correct location.

Components of Configurable systems may not be ordered separately. Reference Model ID's and Configuration ID's are not part numbers, they are reference descriptions to your specific configuration.

If you are submitting a hard copy purchase order, please include a printed copy of this quote with your purchase order.

If you place an order for a product that was incorrectly priced, we will cancel your order and credit you for any charges. In the event that we inadvertently shipped an order based on a pricing error, we will issue a revised invoice to you for the correct price and contact you to obtain your authorization for the additional charge, or assist you with the return of the product, if payment was not already made. If payment was already made, HP will work with the agency to correct the invoice. If the pricing error results in an overcharge to you, HP will credit your account for the amount overcharged.



R-284

50 Lincoln Ave
Watervliet, NY 12189
Ph: (518) 273-0234

Change Request

To: Jack Grieshaber
Weston & Sampson, P.C.
1 Winners Circle
Suite 130
Albany, NY 12205
Ph: (518)463-4400 Fax: (518)432-6741

Number: 1
Date: 10/12/23
Job: 23094 Halfmoon Pavilion
Phone:

Description: Cement Board Ceiling / Cement Board Gable Ends

We are pleased to offer the following specifications and pricing to make the following changes:

Paint underside of cement board ceiling, under trusses, and cement board gable ends.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Mapco				\$10,500.00		\$10,500.00
					Subtotal:	\$10,500.00
			OH & P	\$10,500.00	10.00%	\$1,050.00
					Total:	\$11,550.00

If you have any questions, please contact me at (518)273-0234.

Submitted by: Michael Maguire
Gallo Construction Corp

Approved by: _____
Date: _____

R-285

October 12, 2023



Siena Fence Co. Inc.

PO Box 4893 Clifton Park, New York 12065 (518) 877-4362 fax: (518) 877-3316

PROPOSAL

Part I of II

SUBMITTED TO:

TOWN OF HALFMOON
2 HALFMOON TOWN PLAZA
HALFMOON, NY 12065
ATTN: MATT HICKOK

WORK TO BE PERFORMED AT:

WOOD GUIDE RAIL
26 UPPER NEWTON RD

WOOD RAIL: FURNISH AND INSTALL 226 +/- LINEAL FT. OF PRESSURE TREATED, THREE RAIL WOOD RAIL FENCE. ALL POSTS TO BE 4" X 4" AND INSTALLED IN WELL TAMPED SOIL, RAILS TO BE 5/4" X 6" AND INSTALLED USING WOOD SCREWS. NO PAINTING OR STAINING IS INCLUDED.

TOTAL INSTALLED: \$7,230.00

PREVAILING WAGE RATES ARE INCLUDED

NO SALES TAX IS INCLUDED

LEAD TIME: 10-12 WEEKS +/-

EXCLUDED: CLEARING OR GRADING, CORE DRIBING, SURVEY OR STAKEOUT OF FENCE LINES, GATES, LOCATION OF PRIVATE UNDERGROUND UTILITIES, PAINTING OR STAINING.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written change order, and will become an extra charge over and above the estimate. Customer is responsible for the location of all private underground utilities, all necessary building permits, tax exempt certificates, location of property lines and clearing not included in the estimate. Proposal subject to terms & conditions.

Submitted By: _____

Christopher Litchfield

A TWO YEAR WORKMANSHIP WARRANTY IS INCLUDED IN ADDITION TO ANY MANUFACTURERS WARRANTY ON MATERIALS.

Date: _____

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. SIENA FENCE CO., INC. IS AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

Accepted By: _____ Date: _____