

The August 19, 2026 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

Eric A. Catricala, Deputy Town Supervisor

Paul L. Hotaling, Councilman

John P. Wasielewski, Councilman

Jeremy W. Connors, Councilman-EXCUSED

Kelly L. Catricala, Town Clerk

Lyn A. Murphy, Town Attorney

Cathy L. Drobny, Deputy Town Attorney

WORKSHOP - BOARD ROOM - 6:15 pm

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

PRESENTATION: M.J. ENGINEERING BATTERY ENERGY STORAGE SYSTEMS (BESS) RESEARCH, MAPPING & PLANNING

Supervisor Tollisen: Our first item on the agenda this evening is a presentation by M.J. Engineering regarding BESS. Good evening, welcome.

Jaclyn Hakes, Associate Director of Planning, MJ Engineering: Good Evening, thank you Supervisor, Members of the Board, it is great to see you all. I am joined this evening by Aneisha Samuels, Senior Planner with MJ Engineering, and we would like to take a brief moment to share with you some information about Battery Energy Storage Systems, or BESS. This packet has been made available to you to help you to make some decisions about how you may want to move forward with this particular land use here in the Town Halfmoon. I will leave it to Aneisha to walk you through the information you have in front of you, and feel free to ask any questions.

Aneisha Samuels, Senior Planner, MJ Engineering: Good evening. Before you, you have an information sheet, which has a definition for Battery Energy Storage Systems, as well as the opportunities and challenges often faced by municipalities and communities as it pertains to Battery Storage systems. Additionally, on that information sheet we have Best Practices and we also have identified the New York State amendments that were made earlier this year. In your packet, you have the report we have provided. Appendix B is a map and you will see the areas highlighted in the green that are the farmlands, the areas highlighted in yellow/orange, those areas are slopes that are less than 10% and not within farmland. The areas to the south highlighted in purple/pink are within a mile of the lines are ideal for the

Utility scale battery storage. It is our intent to convey to you that the ideal areas for BESS would be the southern portions of Town, and that the northern and eastern portions are not suitable based on the distance of the lines. Thank you.

**BATTERY ENERGY STORAGE
SYSTEMS (BESS) RESEARCH,
MAPPING & PLANNING SUPPORT**

DRAFT REPORT

**AUGUST 7, 2026
MJ964.170**

PREPARED FOR:



Town of Halfmoon
Saratoga County, NY

PREPARED BY:



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

TABLE OF CONTENTS

1.0 BACKGROUND 3

2.0 BATTERY ENERGY STORAGE SYSTEMS (BESS)..... 3

2.1 PROCESS FOR PERMITTING BESS IN NEW YORK STATE 4

2.2 TYPES OF BATTERY ENERGY STORAGE SYSTEMS..... 4

2.3 FIRE CONCERN OFTEN ASSOCIATED WITH BESS FACILITIES..... 4

2.4 NEW YORK STATE BUILDING CODE AMENDMENTS FOR BATTERY ENERGY STORAGE
SYSTEMS (BESS) FIRE SAFETY 5

**3.0 BATTERY ENERGY STORAGE SYSTEMS (BESS) PERMITTING, SITING AND
OPERATION BEST PRACTICES 7**

3.1 SITE SELECTION BEST PRACTICES 7

3.2 LAND USE AND COMMUNITY COMPATABILITY BEST PRACTICES 7

3.3 ENVIRONMENTAL PROTECTION BEST PRACTICES..... 8

3.4 PUBLIC SAFETY BEST PRACTICES 8

3.5 OPERATIONAL STANDARDS BEST PRACTICES 9

3.6 DECOMMISSIONING BEST PRACTICES 9

4.0 OPPORTUNITIES FOR MUNICIPALITIES 9

4.1 POTENTIAL BENEFITS AND OPPORTUNITIES10

5.0 CHALLENGES FOR MUNICIPALITIES 11

5.1 POSSIBLE CHALLENGES FOR MUNICIPALITIES11

6.0 SUITABILITY MAPPING..... 11

6.1 BENEFITS OF A SITE SUITABILITY MAPPING APPROACH.....12

6.2 SUITABILITY MAPPING METHODOLOGY13

7.0 CONCLUSION 13

APPENDICES

- Appendix A: Battery Energy Storage Systems FAQ - NYSERDA
- Appendix B: DRAFT Battery Energy Storage Systems Utility Scale Suitability Map
- Appendix C: DRAFT Battery Energy Storage Systems BESS Information Sheet

DRAFT

1.0 BACKGROUND

Battery Energy Storage Systems (BESS) have become an increasingly important component of New York State's evolving energy infrastructure, supporting electric grid reliability, renewable energy integration, and energy resiliency. As interest in utility-scale battery energy storage facilities continues to grow, municipalities are increasingly faced with the responsibility of establishing comprehensive planning policies and regulatory frameworks that balance the benefits of this emerging technology with the protection of public health, safety, community character, and environmental resources.

Recognizing the potential for future BESS development, the Town of Halfmoon has taken a proactive approach by temporarily restricting new battery energy storage facilities while undertaking a comprehensive evaluation of appropriate land use policies and siting criteria. As part of this initiative, the Town retained MJ Engineering to provide professional planning and engineering services to research national, state, and local best practices; evaluate the opportunities and challenges associated with battery energy storage systems; prepare site suitability mapping; and develop planning recommendations to guide future decision-making. The scope of work also included technical coordination with Town staff and preparation of support materials for presentation to the Town Board.

This report has been prepared in accordance with that scope of work and is intended to serve as a planning resource for the Town. The report examines the role of Battery Energy Storage Systems (BESS) within the broader energy landscape, identifies planning and regulatory considerations relevant to municipal governments, evaluates opportunities and constraints associated with siting such facilities, and establishes a framework for identifying potentially suitable locations through GIS-based suitability mapping. The report is designed to support informed policy development and provide the Town with a defensible planning foundation for future zoning regulations, local laws, and land use decisions regarding Battery Energy Storage Systems (BESS).

2.0 BATTERY ENERGY STORAGE SYSTEMS (BESS)

A Battery Energy Storage System (BESS) is a group of battery cells organized into modules and then into racks that store electricity for future use via connection to the electric grid, a local electric load, or both. The energy stored can come from renewable sources (like solar or wind) or non-renewable sources (like natural gas or coal). BESS can operate in two ways:

1. Paired with a renewable energy source such as wind or solar – storing clean energy when it is produced and releasing it when needed. For example, a solar-plus-storage system may charge during sunny midday hours and discharge in the evening when demand spikes. This helps reduce curtailment, which occurs when there is an oversupply of clean energy that would otherwise be wasted.
2. Standalone, charging directly from the grid during low-demand periods (for example, at night when electricity usage is much lower) and discharging during high-demand periods. High demand periods could be when many people turn on their AC units after returning home from work.¹

¹ [New York State Battery Energy Storage System Guidebook | NYSDERDA](#)

2.1 PROCESS FOR PERMITTING BESS IN NEW YORK STATE

In New York State the permitting process varies based on system size and whether system is paired with generation.

2.1.1 BESS Paired with Renewable Generator

- BESS paired with Renewable Generator < 25 megawatts (MW): Permitted at local level (State Environmental Quality Review Act (SEQRA), municipal/county requirements)
- BESS Paired with Renewable Generator > 25 MW: Permitted at State level – Article 10, Office of Renewable Energy Siting and Electric Transmission (ORES)

2.1.2 Standalone Systems

- Standalone System, < 80 MW: Permitted at local level (SEQRA, municipal/county requirements)
- Standalone Systems > 80 MW: Subject to licensing by the Public Service Commission (PSL §68) and SEQRA (other State and local municipal reviews/approvals may apply)

In New York State, local Authorities Having Jurisdiction (AHJs) are responsible for enforcing Codes and Standards in this case the Town of Halfmoon is responsible for enforcing the appropriate codes and standards. The New York State Energy Research and Development Authority (NYSERDA) provides resources to local AHJs like the Battery Energy Storage Systems Guidebook that includes Model Law and Model Permit templates. These are templates that can be used and modified by AHJs or other relevant local stakeholders to create their own law.

2.2 TYPES OF BATTERY ENERGY STORAGE SYSTEMS

- 2.2.1 Residential Storage: Primarily used for home resiliency to deliver back-up power, these systems can also shift energy consumption to off-peak hours and integrate home solar for a low-cost clean energy supply. These types of systems usually are up to 20 kilowatts-hour (kWh) per unit. These systems are often building integrated systems.
- 2.2.2 Commercial Storage: Businesses can install storage systems onsite or separate from building loads, like a community solar project. These systems can be paired with solar, provide back-up power, and earn compensation from utilities for delivering grid benefits. These systems sizes vary and usually are up to 5 MW. These systems may be dedicated-use Buildings or building integrated systems.

2.3 FIRE CONCERN OFTEN ASSOCIATED WITH BESS FACILITIES

Fires associated with Battery Energy Storage Systems (BESS) are extremely rare, and the number of incidents each year has decreased rapidly because of technological improvements and evolving safety standards. If there is a failure in a battery or unit, the Battery Management System (BMS) and Central Station Monitoring is designed to inform the responsible parties of the failure and guide the response plan depending on the data provided by the Emergency Medical Services (EMS) and the Emergency Response Plan (ERP) ²

² [New York State Battery Energy Storage System Guidebook | NYSERDA](#)

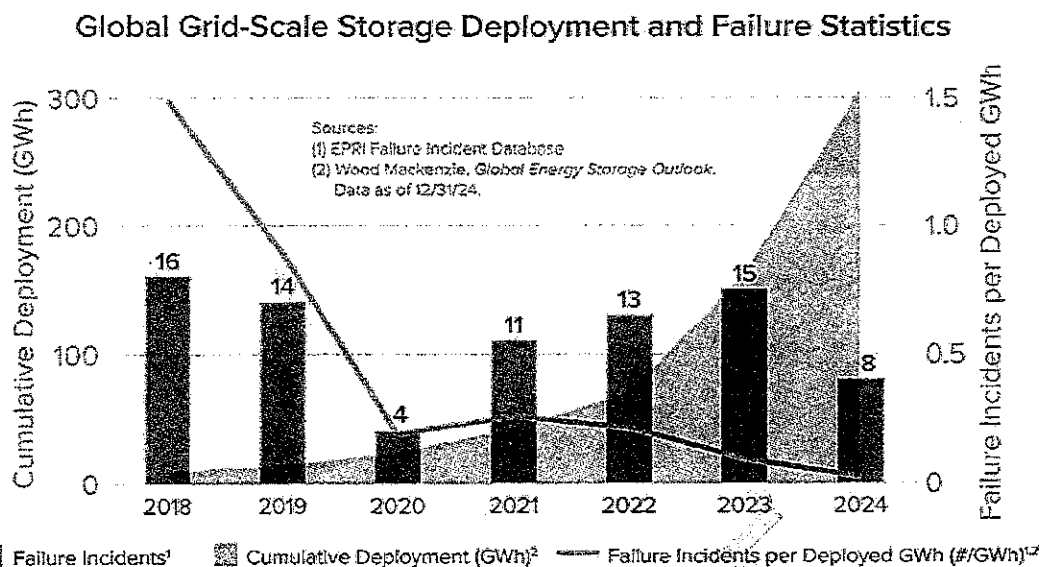


Figure 1: Global Grid-Scale Storage Deployment and Failure statistics. Source: Battery Energy Storage Systems FAQ – NYSEDA page 11

2.4 NEW YORK STATE BUILDING CODE AMENDMENTS FOR BATTERY ENERGY STORAGE SYSTEMS (BESS) FIRE SAFETY

Recognizing the rapid expansion of Battery Energy Storage Systems (BESS) across New York State and the importance of maintaining the highest standards of public safety, New York State has adopted significant amendments to the Uniform Fire Prevention and Building Code governing the design, permitting, operation, and emergency preparedness of BESS facilities. Effective January 1, 2026 (for most systems outside of New York City), these amendments establish enhanced safety requirements intended to reduce fire risks, improve emergency response capabilities, and strengthen oversight throughout the lifecycle of a BESS installation. Collectively, these updates complement nationally recognized standards, such as National Fire Protection Association (NFPA) 855, and position New York State as a national leader in the safe deployment of energy storage technologies.³

2.4.1 Key Fire Safety Amendments

- Independent Engineering Peer Review:** All Battery Energy Storage System projects are required to undergo an independent engineering peer review before permits may be issued. This review provides an objective evaluation of the proposed system design, ensuring compliance with applicable codes and identifying potential safety concerns early in the project development process. By addressing design deficiencies before construction, this requirement enhances public safety while reducing the likelihood of costly modifications after installation.
- Site-Specific Emergency Response Plans:** Battery Energy Storage Systems with a storage capacity exceeding 600 kilowatt-hours (kWh) must prepare a site-specific Emergency Response Plan (ERP). The ERP must be developed collaboratively by the system owner, qualified fire

³ [Draft Fire Code Announced to Enhance Safety Standards for Battery Energy Storage Systems | NYSEDA](#)

protection professionals, and local emergency responders to establish clear procedures for incident response, emergency communications, evacuation protocols, and fire suppression strategies. This coordinated planning improves responder preparedness and facilitates a more efficient and effective response should an emergency occur. This includes the ability to dispatch within 15 minutes and able to arrive on scene within four hours.

- **Extending Safety Signage Requirements:** In addition to signage located on battery enclosures and entry doors, the revised provisions require clearly visible signs at perimeter fencing or security barriers that identify site hazards, provide a map showing the location of BESS enclosures and associated equipment, indicate recommended isolation distances for emergency responders, and display 24-hour emergency contact information. These enhancements are intended to provide firefighters and other first responders with critical information before entering a facility, improving situational awareness and facilitating a safer, more effective emergency response.
- **Removing the Fire Code exemption for BESS Projects:** The updated New York State Fire Code eliminates the previous exemption for Battery Energy Storage System (BESS) facilities owned or operated by electrical utilities, requiring these projects to comply with the same Fire Code standards as all other BESS installations. By applying a consistent regulatory framework to all utility-scale and privately developed facilities, the change enhances oversight, improves coordination with local code enforcement officials and emergency responders, and ensures that critical fire safety requirements—including emergency planning, inspections, and operational safeguards—are uniformly implemented regardless of project ownership. This revision promotes greater public safety, accountability, and consistency in the permitting and operation of BESS facilities across New York State.
- **Continuous Remote Monitoring and Video Surveillance:** The amendments require continuous, 24-hour monitoring of Battery Management System (BMS) data by a trained Remote Operations Center. Critical operating parameters, including battery state of charge, voltage, temperature, and system alarms at the cell or module level must be monitored in real time to detect abnormal operating conditions before they escalate into safety incidents. Continuous monitoring, coupled with required video surveillance, allows operators to rapidly identify faults, initiate corrective actions, and notify emergency responders when necessary.
- **Enhanced Emergency Coordination:** The updated regulations further strengthen emergency preparedness by requiring ongoing coordination with local fire departments and emergency management agencies. Facilities must ensure that first responders are familiar with site-specific hazards, emergency access points, fire suppression systems, and operational procedures. These requirements promote consistent training, improve situational awareness, and enhance the ability of emergency personnel to respond safely and effectively to potential incidents involving Battery Energy Storage Systems (BESS).

The 2026 amendments to New York State's Uniform Fire Prevention and Building Code represent a significant advancement in the regulation of Battery Energy Storage Systems (BESS). By requiring independent engineering review, comprehensive emergency planning, continuous remote monitoring, and enhanced coordination with emergency responders, the State has established one of the nation's most comprehensive safety frameworks for utility-scale energy storage facilities. These provisions not only strengthen protections for surrounding communities and first responders but also increase public confidence in the safe deployment of BESS technology. As municipalities consider future BESS development, incorporating these state requirements into local planning, zoning, and permitting processes will help ensure that projects are developed in a manner that supports both New York State's clean energy objectives and the long-term protection of public health, safety, and welfare.

3.0 BATTERY ENERGY STORAGE SYSTEMS (BESS) PERMITTING, SITING AND OPERATION BEST PRACTICES

Best practices for Battery Energy Storage Systems (BESS) are recognized planning, design, operational, and safety measures that ensure facilities are appropriately sited, constructed, operated, maintained, and decommissioned while protecting public safety, environmental resources, and neighboring properties and complying with applicable codes and industry standards.

3.1 SITE SELECTION BEST PRACTICES

The preferred locations for utility-scale Battery Energy Storage Systems (BESS) facilities are areas that minimize land use conflicts while maximizing access to existing electrical infrastructure. Appropriate siting considerations include:

- Utilize previously disturbed or developed lands, including industrial parks, brownfields, former landfills, utility properties, and previously cleared sites, where feasible.
- Encourage co-location with existing electrical substations, transmission corridors, solar energy facilities, wind energy projects, or other utility infrastructure to reduce the need for new transmission facilities.
- Prioritize sites with direct access to existing transmission or distribution infrastructure capable of accommodating the proposed interconnection.
- Avoid unnecessary disturbance of undeveloped agricultural lands, forests, wetlands, floodplains, steep slopes, and other environmentally sensitive resources.
- Maintain adequate separation distances from residential neighborhoods, schools, hospitals, nursing homes, and other sensitive receptors where appropriate.
- Consider emergency response access, roadway capacity, and the ability of local fire departments to safely access and respond to the facility.
- Avoid locations that would create significant visual impacts along designated scenic corridors, gateways, historic districts, parks, or other community focal points.
- Evaluate cumulative impacts where multiple energy facilities already exist within a geographic area.

3.2 LAND USE AND COMMUNITY COMPATIBILITY BEST PRACTICES

Municipalities should ensure that Battery Energy Storage Systems (BESS) facilities are compatible with surrounding land uses by incorporating site planning and design standards that reduce potential conflicts.

Best practices include:

- Establishing zoning districts where BESS facilities are appropriate by right, through special use permit, or prohibited.
- Encouraging placement within industrial, manufacturing, utility, or heavy commercial districts while limiting placement within established residential neighborhoods.
- Requiring landscape buffering and screening to minimize visibility from adjacent public roads and residential properties.
- Designing facilities to minimize lighting, glare, and visual clutter.
- Requiring architectural treatment of accessory buildings consistent with surrounding development.
- Maintaining setbacks sufficient to address operational safety, emergency access, and neighborhood compatibility.
- Limiting outdoor equipment's height where appropriate.

3.3 ENVIRONMENTAL PROTECTION BEST PRACTICES

Site design should be planned and engineered to avoid, minimize, and mitigate environmental impacts during both the construction and operational phases of a Battery Energy Storage System (BESS) facility. As part of the site plan review process, municipalities should require applicants to evaluate potential impacts on natural, cultural, and community resources. At a minimum, the evaluation should address the following considerations; however, this list is not intended to be exhaustive:

- Wetlands, regulated watercourses, and associated buffer areas.
- Floodplains, floodways, and potential impacts on flood storage and drainage patterns.
- Critical habitats, ecological corridors, and other environmentally sensitive areas.
- Federal- and State-listed threatened, endangered, or species of special concern and their habitats.
- Significant tree removal, forest fragmentation, and impacts on existing vegetation.
- Stormwater management, including runoff quantity, quality, and post-construction performance.
- Groundwater resources, including aquifer protection, recharge areas, and potential contamination risks.
- Soil stability, erosion prevention, and sediment control during construction.
- Agricultural resources, including the preservation of active farmland and avoidance of unnecessary conversion of prime agricultural soils.
- Historic, cultural, and archaeological resources, including areas identified as potentially significant by the State Historic Preservation Office (SHPO).
- Potential impacts on Disadvantaged Communities, including environmental justice considerations, equitable distribution of project benefits and burdens, and consistency with applicable state environmental justice policies.

Where unavoidable impacts occur, mitigation should be incorporated into project design, and the applicant may be required to join a Host Community Agreement (HCA). A Host Community Agreement is a contractual agreement between a municipality and a project developer that establishes project-specific obligations, mitigation measures, community benefits, and financial commitments to address local impacts and protect the public interest throughout the life of the project.

3.4 PUBLIC SAFETY BEST PRACTICES

Given the unique hazards associated with Battery Energy Storage System (BESS) technology, municipalities should adopt comprehensive public safety requirements.

These include:

- Compliance with the most current editions of NFPA 855, NFPA 70, NFPA 1, the International Fire Code, and applicable New York State Fire Code requirements.
- Battery technologies that include integrated thermal runaway prevention and suppression systems.
- Continuous remote monitoring and automatic fault detection.
- Fire detection and suppression systems.
- Gas detection systems where applicable.
- Emergency shutdown capabilities.
- Clearly identified emergency access routes.
- Fire department pre-planning requirements.
- Site-specific Emergency Response Plans.
- Annual emergency responder training funded by the project owner.
- Coordination with local emergency management agencies.
- Independent third-party engineering review where warranted.

3.5 OPERATIONAL STANDARDS BEST PRACTICES

Municipal regulations should establish clear operational expectations, including:

- Routine inspections.
- Preventative maintenance.
- Vegetation management.
- Security and access control.
- Noise limitations.
- Lighting standards.
- Hazardous material management.
- Annual reporting.
- Incident notification requirements.
- Equipment replacement standards.
- Operational monitoring.

3.6 DECOMMISSIONING BEST PRACTICES

Every Battery Energy Storage Systems (BESS) facility should include a legally enforceable decommissioning plan that ensures the site can be restored at the end of its useful life.

Key elements include:

- Removal of all above-ground equipment.
- Removal of foundations where appropriate.
- Site restoration.
- Soil remediation if necessary.
- Recycling and disposal requirements.
- Financial security sufficient to cover decommissioning costs.
- Periodic review and adjustment of financial assurance.

4.0 OPPORTUNITIES FOR MUNICIPALITIES

When appropriately sited and regulated, Battery Energy Storage Systems (BESS) can provide numerous community-wide benefits. Energy storage delivers wide-ranging benefits to New York State communities strengthening the grid and supporting a cleaner, more affordable energy future.

4.1 POTENTIAL BENEFITS AND OPPORTUNITIES

- 4.1.1 Lower Energy Costs: Stores electricity during periods of low demand and lower energy prices, then discharges it during periods of peak demand, improving grid efficiency, reducing energy costs, and helping to stabilize electricity prices.
- 4.1.2 Improve Grid Reliability: Provides near-instantaneous power during periods of peak demand, grid instability, or outages, enhancing system reliability, improving power quality, and reducing the likelihood of service interruptions.
- 4.1.3 Facilitate Renewable Energy Integration: Stores excess electricity generated by renewable energy sources such as solar and wind and delivers it when renewable production declines, reducing curtailment and supporting a more reliable clean energy grid.
- 4.1.4 Provide Backup Power: Serves as a dependable source of emergency power during severe weather events, natural disasters, equipment failures, and other grid disruptions, helping to maintain essential electrical service.
- 4.1.5 Support New York State's Energy Needs: Strengthens the state's electric grid by increasing system flexibility and helping meet the growing energy demands of homes, businesses, public facilities, transportation electrification, and emerging industries.
- 4.1.6 Create Economic and Environmental Benefits: Reduces reliance on fossil fuel generation during peak demand periods, lowers greenhouse gas emissions and air pollutants, improves overall energy efficiency, and advances New York's clean energy and climate objectives.
- 4.1.7 Promote Economic Development: Generates local tax revenue, creates construction and maintenance jobs, attracts private investment, improves energy reliability for existing businesses, and supports future commercial and industrial growth.
- 4.1.8 Support Utility Infrastructure: Reduces stress on aging electrical infrastructure, helps manage peak electrical loads, defers or eliminates the need for costly transmission and distribution upgrades, and enhances the overall resilience and efficiency of the electric grid.
- 4.1.9 Enhance Emergency Preparedness: Improves community resilience by providing reliable backup power for critical facilities such as hospitals, emergency operations centers, water and wastewater treatment facilities, communication networks, and public safety infrastructure during extended power outages.
- 4.1.10 Encourage Brownfield Redevelopment: Creates productive reuse opportunities for vacant industrial properties, brownfields, former landfills, and other underutilized sites by accommodating energy infrastructure with relatively limited permanent staffing, building area, and long-term land disturbance, while reducing development pressure on undeveloped lands.

5.0 CHALLENGES FOR MUNICIPALITIES

Despite these benefits, municipalities face several planning and regulatory challenges when considering Battery Energy Storage Systems (BESS) development.

5.1 POSSIBLE CHALLENGES FOR MUNICIPALITIES

- 5.1.1 Public Safety Concerns: Municipalities must address risks associated with thermal runaway, fires, hazardous gas release, and ensure local emergency responders have adequate training, equipment, and response plans.
- 5.1.2 Limited Local Experience: Because BESS technology is rapidly evolving, municipalities often rely on independent engineering and technical experts during project review.
- 5.1.3 Community Acceptance: Public concerns regarding fire safety, property values, noise, aesthetics, hazardous materials, and environmental impacts require transparent public engagement and clear regulatory standards.
- 5.1.4 Land Use Compatibility: Municipalities must balance the need for energy infrastructure with community character, environmental protection, and compatible land use planning.
- 5.1.5 Environmental Considerations: Careful siting is necessary to avoid or minimize impacts on wetlands, forests, agricultural lands, steep slopes, scenic resources, and wildlife habitats.
- 5.1.6 Rapid Technological Change: Battery chemistry, safety systems, and national standards continue to evolve. Local regulations should therefore reference current national codes and include provisions allowing municipalities to incorporate future updates without requiring complete legislative revisions.
- 5.1.7 Financial and Administrative Burden: Municipalities often incur additional costs associated with technical review, engineering consultation, legal review, emergency planning, and long-term compliance monitoring. Escrow requirements, annual inspections, and financial security mechanisms can help ensure these costs are borne by project applicants rather than taxpayers.
- 5.1.8 Planning Considerations: The most successful municipal BESS programs rely on performance-based zoning rather than outright prohibition. A comprehensive regulatory framework should identify preferred locations, establish robust design and safety standards, require environmental review commensurate with project scale, and ensure adequate financial assurances for long-term operation and decommissioning. By integrating BESS into the comprehensive plan and zoning ordinance, municipalities can support state clean energy goals while protecting public health, environmental resources, infrastructure, and community character.

6.0 SUITABILITY MAPPING

As Battery Energy Storage Systems (BESS) continue to emerge as an important component of New York State's electric grid, municipalities are increasingly challenged with identifying locations that can accommodate these facilities while minimizing potential impacts on surrounding communities and environmental resources. Rather than evaluating projects on an ad hoc basis, many communities have adopted Geographic Information System (GIS)-based site suitability mapping as a proactive planning tool to identify areas that are generally more appropriate for future BESS development. This planning-based approach allows municipalities to evaluate existing land use patterns, environmental constraints, infrastructure availability, and public safety considerations before development proposals are submitted.

Site suitability mapping is not intended to designate or approve future BESS sites, nor does it replace the project-specific environmental review required under the State Environmental Quality Review Act (SEQRA), local zoning regulations, or other federal, state, and local permitting requirements. Instead, the mapping serves as a planning resource that identifies areas that may be more or less suitable for utility-scale battery energy storage facilities based upon a series of objective planning criteria and recognized industry best practices. Individual projects must still undergo detailed engineering review, environmental analysis, and permitting to demonstrate compliance with all applicable regulations.

The suitability mapping process evaluates numerous physical, environmental, infrastructure, and land use characteristics that influence the appropriateness of BESS development. Typical evaluation criteria include proximity to electrical substations and transmission infrastructure, existing zoning and land uses, roadway access, topography, wetlands, floodplains, protected natural resources, agricultural lands, residential neighborhoods, community facilities, and other sensitive receptors. By considering these factors collectively, municipalities can identify locations where BESS facilities are more likely to be compatible with surrounding land uses while avoiding or minimizing conflicts with important natural and community resources.

6.1 BENEFITS OF A SITE SUITABILITY MAPPING APPROACH

Implementing a GIS-based site suitability analysis provides numerous planning, regulatory, and community benefits, including:

- 1.1.1 Protects Sensitive Environmental Resources: Helps avoid wetlands, floodplains, steep slopes, forests, agricultural lands, critical habitats, and other environmentally significant areas by incorporating these resources into the siting analysis.
- 1.1.2 Improves Public Safety: Encourages siting near existing utility infrastructure while maintaining appropriate separation from residential neighborhoods, schools, hospitals, and other sensitive land uses, thereby reducing potential public safety concerns.
- 1.1.3 Promotes Efficient Infrastructure Utilization: Prioritizes locations with existing substations, transmission corridors, and electrical infrastructure, minimizing the need for new utility extensions and reducing project costs.
- 1.1.4 Reduces Land Use Conflicts: Directs facilities toward industrial, utility, and other compatible land use areas while minimizing visual, noise, and operational impacts on surrounding communities.
- 1.1.5 Provides Greater Predictability: Offers clear guidance to property owners, developers, municipal officials, and residents regarding areas generally considered more suitable for future BESS development, leading to a more transparent and efficient review process.
- 1.1.6 Supports Data-Driven Decision Making: Uses objective, measurable planning criteria rather than subjective assessments, creating a consistent and defensible framework for evaluating future proposals.
- 1.1.7 Improves Environmental Review: Assists municipalities during SEQRA by identifying potential environmental constraints early in the planning process, allowing applicants to avoid unsuitable sites and focus project design on areas with fewer resource conflicts.
- 1.1.8 Enhances Community Confidence: Demonstrates that potential BESS locations have been evaluated through a comprehensive planning process that considers public safety, environmental stewardship, infrastructure capacity, and community character before development occurs.
- 1.1.9 Creates a Flexible Planning Tool: GIS suitability mapping can be updated as technology, regulations, infrastructure, and community priorities evolve, ensuring that municipal planning remains current without requiring wholesale revisions to local land use policies.

Generally, site suitability mapping provides municipalities with a scientifically informed and transparent planning framework that balances the need for modern energy infrastructure with responsible land use planning. By identifying areas where Battery Energy Storage Systems are most compatible with existing infrastructure and are least likely to adversely affect environmental resources or surrounding communities, municipalities can facilitate appropriate development while protecting the public interest and advancing long-term community planning objectives.

6.2 SUITABILITY MAPPING METHODOLOGY

Mapping was conducted in ArcGIS Pro using a digital elevation model (topography), farmland classifications, wetland inventory, waterbodies, transmission lines, road network, and environmental resource data obtained from Saratoga County GIS and New York State GIS repositories. All datasets were projected into the New York State Plane Coordinate System (NAD 1983) and reviewed for completeness and accuracy. Spatial analysis included overlaying existing topography, farmland classification, and environmental constraints to identify battery storage opportunities and limitations within The Town of Halfmoon. Buffer and proximity analyses were used to evaluate ¼ and ½ mile accessibility to existing transmission lines within the Town. All features were symbolized using a consistent classification scheme to highlight spatial patterns, and the final map was quality-checked to ensure accuracy, readability, and consistency with project objectives.

7.0 CONCLUSION

Battery Energy Storage Systems (BESS) are becoming an increasingly common component of the modern electric grid as utilities and energy providers seek to improve system reliability, integrate renewable energy resources, and enhance overall energy resilience. As interest in these facilities continues to increase, municipalities are increasingly tasked with establishing local land use regulations that balance energy infrastructure needs with the protection of public health, safety, environmental resources, and community character.

The research and planning analysis presented in this report demonstrate that municipalities benefit from establishing a comprehensive regulatory framework before development proposals are submitted. Local regulations that clearly identify appropriate siting considerations, establish performance-based development standards, incorporate recognized safety and emergency response requirements, and address long-term operational and decommissioning obligations provide a more predictable and consistent review process for applicants, decision-makers, and the public. The analysis also recognizes that, because battery storage technology and applicable industry standards continue to evolve, local regulations should retain sufficient flexibility to accommodate future technological advancements and updates to nationally recognized codes and standards.

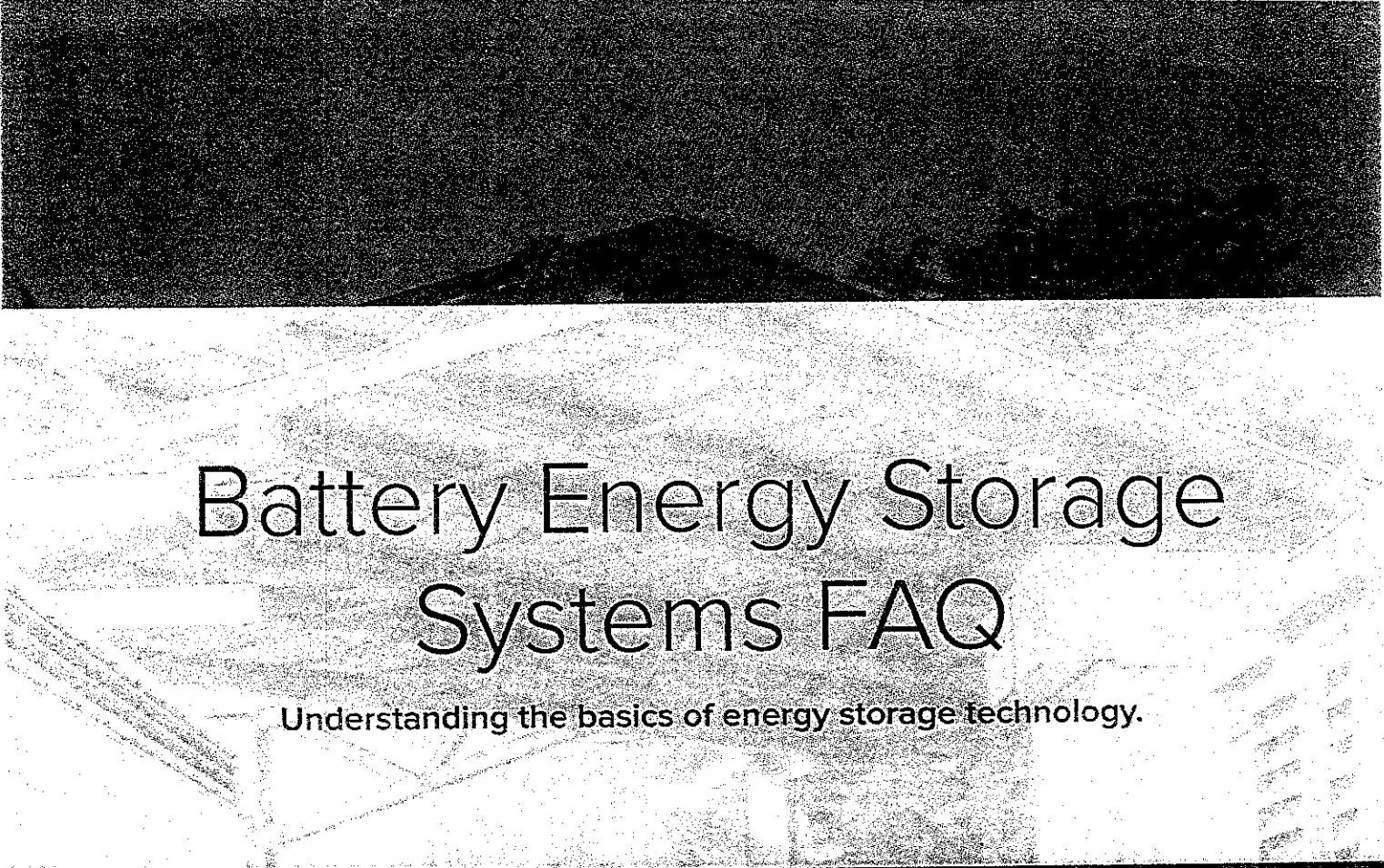
Further, the report identifies both the opportunities and challenges or planning considerations associated with BESS development. Potential benefits may include support for electric grid reliability, renewable energy integration, emergency preparedness, infrastructure resilience, redevelopment of underutilized sites, and local economic investment. At the same time, the planning analysis highlights important considerations related to public safety, environmental protection, land use compatibility, community acceptance, and long-term facility management that warrant careful evaluation during the local review process.

The information contained in this report is intended to provide a planning and policy framework that can assist the Town in evaluating potential regulatory approaches for Battery Energy Storage Systems. By incorporating sound land use planning principles, suitability mapping, objective siting criteria, performance standards, and appropriate safety requirements, the Town can establish a regulatory framework that provides clarity and consistency for future applications while ensuring that individual proposals are evaluated on their own merits and in accordance with applicable local, state, and federal requirements.

DRAFT

**Appendix A **

Battery Energy Storage Systems FAQ - NYSERDA



Battery Energy Storage Systems FAQ

Understanding the basics of energy storage technology.



NYSERDA
New York State Energy Research
and Development Authority

Battery Energy Storage System Guidebook for Local Governments
NYSERDA, 17 Columbia Circle Albany, NY 12203

Section Contents

1. General Questions:	5	4. Siting / Permitting	12
1. What is a Battery Energy Storage System (BESS)?	5	1. What is the process for permitting BESS in New York State?	12
2. What are the different types of BESS?	5	2. What is SEQR and when is it needed?	12
3. Why do we need BESS?	6	3. Can a municipality create fire safety requirements that are more restrictive than the NYS Fire Code?	12
4. What are the components of a BESS?	6	4. What lot size is typical and appropriate for commercial BESS projects?	13
5. How do BESS support the electric grid?	6	5. What are important aspects when BESS site is chosen by a developer?	13
6. How do BESS contribute to New York's climate and energy goals?	7	6. How can an AHJ ensure that a BESS projects align with local comprehensive plans or zoning ordinances?	13
7. What is NYSEERDA's role in the deployment of BESS across the State?	7	7. What is the recommended minimum setback from neighboring properties?	13
8. How do BESS work with renewable energy sources like solar and wind?	7	8. Who is allowed access to a BESS facility?	13
9. What does "in front of the meter" or "behind the meter" mean?	7	9. How does NYSEERDA support permitting efforts of BESS?	13
10. Are BESS needed only for storing renewable energy?	7	10. What is the Uniform Code, and how does it apply to BESS?	14
11. Do 'behind the meter' systems still serve the grid?	7	11. What is a decommissioning plan? Is it required?	14
2. Types of Batteries	8	5. Local and Environmental Considerations	14
1. What types of batteries are used in energy storage systems?	8	1. What types of local benefits can a community expect from hosting a utility scale BESS project? How are they taxed?	14
2. Are there alternatives to lithium-ion batteries for energy storage?	8	2. Are Battery Energy Storage Systems loud?	14
3. What are the differences between lithium-ion batteries and other chemistries?	8	3. In the event of a fire, what are the possible environmental impacts?	15
4. What is the expected lifespan of different types of batteries used in BESS?	9	6. Fact vs. Fiction	15
5. What advancements are being made in next-generation battery technologies?	9	1. MYTH: BESS easily catch fire	15
3. Safety & Technical Aspects	9	2. MYTH: What happened at Moss Landing can happen here.	15
1. What is a thermal runaway in BESS?	9	3. MYTH: Battery storage fires release toxic fumes that are extremely hazardous to nearby residents and will negatively impact air, soil, and water.	15
2. What safety standards do BESS projects follow in New York?	10	4. MYTH: A battery storage fire would require evacuation of everyone in the immediate vicinity.	15
3. What is a UL 9540A test?	10	5. MYTH: Battery energy storage systems should not be located near residents or schools.	16
4. Do all energy storage systems need to be UL 9540 listed to meet code requirements?	11	6. MYTH: Firefighters are not trained or prepared to deal with a battery fire.	16
5. Do BESS often catch fire?	11	7. MYTH: We shouldn't build battery storage because it requires critical mineral mining.	16
6. Are firefighters trained to respond to BESS incidents?	11	8. MYTH: These systems are only needed or appropriate in dense population centers.	16
7. What happens if a fire occurs at a BESS facility?	11		
8. Who takes responsibility for the BESS facility in case of a fire?	11		
9. What is the 600 kWh threshold and why is it important?	12		
10. What is system augmentation?	12		

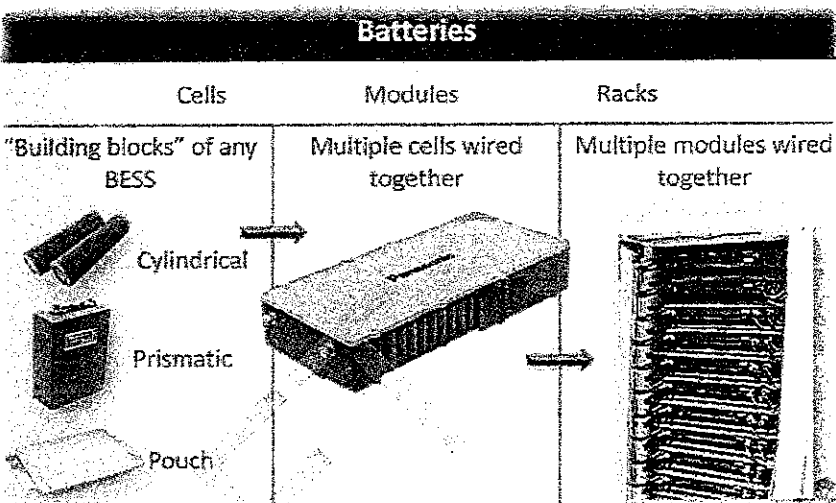
1. General Questions

1. What is a Battery Energy Storage System (BESS)?

A BESS is a group of battery cells organized into modules and then into racks that store electricity for future use via connection to the electric grid, a local electric load, or both. The energy stored can come from renewable sources (like solar or wind) or non-renewable sources (like natural gas or coal).

BESS can operate in two ways:

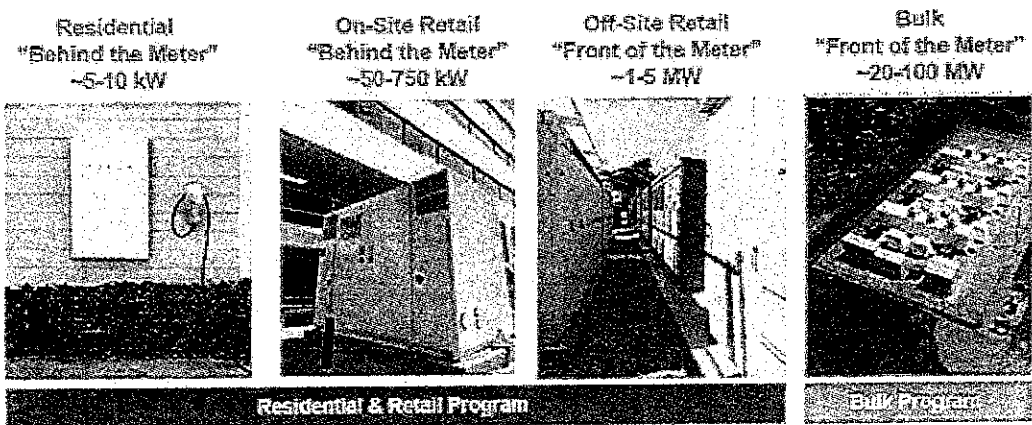
- Paired with a renewable energy source such as wind or solar – storing clean energy when it is produced and releasing it when needed. For example, a solar-plus-storage system may charge during sunny midday hours and discharge in the evening when demand spikes. This helps reduce curtailment, which occurs when there is an oversupply of clean energy that would otherwise be wasted.
- Standalone – charging directly from the grid during low-demand periods (for example, at night when electricity usage is much lower) and discharging during high-demand periods (for example, when many people turn on their AC units after returning home from work).



The Role of Storage and DER for California, Solar + Storage for Resiliency." Angelina Galiteva, Founder Renewables 100 Policy Institute, November 2017.

2. What are the different types of BESS?

- **Residential storage:** Primarily used for home resiliency to deliver back-up power, these systems can also shift energy consumption to off-peak hours and integrate home solar for a low-cost clean energy supply. These types of systems usually are up to 20kWh per unit.
- **Commercial storage:** Businesses can install storage systems onsite or separate from building loads, like a community solar project. These systems can be paired with solar, provide back-up power, and earn compensation from utilities for delivering grid benefits. These systems sizes vary and usually are up to 5 MW.
- **Bulk storage (utility scale):** These grid-connected storage projects enable increased integration of renewable energy sources while ensuring a resilient and reliable power supply when and where it's needed most. They provide multiple grid services which will be explained in detail in this document.



3. Why do we need BESS?

According to [National Electrical Manufacturers Association study published April 2025](#) national electricity demand will steadily increase 2% annually, and will be more than 50% higher than 2025 by 2050 . Multiplying data centers, EV popularity and ongoing electrification of all buildings and manufacturing processes are the main drivers of this phenomenon. Additionally, New York State has a goal of achieving a zero-emissions grid by 2040. As electricity demand grows and the grid decarbonizes, ensuring power is available when and where people need it will become more challenging. Renewable sources like wind and solar are affordable technologies, but they don't always generate energy when demand for electricity is the highest. BESS can address this issue by capturing excess electricity when it's available and delivering it back to the grid when it's needed the most.

Beyond balancing variability, BESS systems also make the grid more resilient and efficient. They reduce reliance on expensive and polluting Peaker plants, lower the risk of blackouts and brownouts during times of stress on the grid and allow the grid to adapt more quickly to changing conditions. BESS makes the grid more flexible and capable of handling both growing electricity demand and a cleaner resource mix. Peaker plants are costly, highly polluting (releasing nitrogen oxide, sulfur dioxide and particulate matter), and disproportionately located in disadvantaged communities.

4. What are the components of a BESS?

BESS are carefully designed and thoroughly tested to ensure all its components work together and in harmony. These components include but are not limited to:

- **Battery cells** – which are grouped into modules and racks.
- **Battery Management System (BMS)** – which monitors every single cell and their performance. One of the most important components of the BESS, BMS can locate and control faults as well prevent any issues with the whole system.
- **Power Conversion System (PCS)** – converts electricity from Direct Current (DC) to Alternate Current (AC) which makes stored energy usable.
- **Energy Management System (EMS)** – allows to decide when to charge or discharge.
- **Cooling Systems** – HVAC systems are there to cool BESS as needed.
- **Communication Interfaces** – BESS integrate communication systems that allow grid operators to remotely control these systems and monitor them 24/7.

5. How do BESS support the electric grid?

BESS support the grid by allowing grid operators balancing supply and demand in a reliable and safe way. These ancillary grid services include:

- **Distribution and Transmission Deferral:** Defer costly upgrades to utility infrastructure borne by ratepayers and contribute to emissions reduction.
- **Energy Arbitrage:** Charge when cost/demand is low, discharge when high.
- **Frequency Regulation:** Energy storage systems can respond instantaneously to fluctuations in grid frequency, stabilizing the system and maintaining the balance between generation and consumption. Fossil fuel technologies cannot act as both grid supply and demand, and they take minutes to begin generating electricity.
- **Black Start:** Help large generators come online following system failure.
- **Energy Reserves:** Dispatch energy as needed to ensure that grid supply equals electric demand. Energy storage is among the only technologies that can serve as both grid supply and demand, enhancing its ability to balance the grid.
- **Spinning Reserve Replacement:** Storage systems can act as a “spinning reserve,” providing quick-start capabilities to support the grid when there’s an unexpected loss of generation or a surge in demand.

6. How do BESS contribute to New York's climate and energy goals?

New York's Climate Leadership and Community Protection Act (Climate Act) introduced a goal of 1,500 MW of energy storage by 2025 and 3,000 MW by 2030. In June 2024, New York's Public Service Commission (PSC) expanded the goal to 6,000 MW by 2030. In 2022, NYSEERDA and the PSC found that deploying 6,000 MW of energy storage capacity by 2030 would generate an estimated \$2 billion dollars in ratepayer savings. Energy storage will also increase the resilience and efficiency of New York's grid, which aims to be 100% carbon-free electricity by 2040.

7. What is NYSEERDA's role in the deployment of BESS across the State?

NYSEERDA administers financial incentive programs that make storage projects more affordable. These incentives, authorized by the PSC, support residential, commercial, and bulk storage projects across the state. Details of how the funding works are available in the program manuals on NYSEERDA's [website](#). NYSEERDA's [Clean Energy Siting](#) team provides model laws, guidebooks, various resources and provides free technical assistance to municipalities as they navigate the BESS permitting process. NYSEERDA also leads Governor Hochul's inter agency fire safety working group, making substantive contributions to ensuring safe development of BESS in New York.

8. How do BESS work with renewable energy sources like solar and wind?

BESS complements variable renewable energy resources like wind and solar:

- **Solar plus storage:** Excess midday solar output can be stored and dispatched during evening peak demand.
- **Wind plus storage:** Pairing wind with BESS mitigates wind's inherent variability, allowing energy to be stored when wind is strong and discharged when it's not.
- **Hybrid plants:** Pairing more than one source of renewable energy with BESS can create dispatchable capacity that can be scheduled and dispatched like conventional generation.

9. What does "in front of the meter" or "behind the meter" mean?

- **"In Front of The Meter" (FTM)** – Utility scale systems connected directly to the utility grid. These systems charge when electricity is cheap (usually overnight) or through a collocated renewable generation, and they can discharge when demand is high. These systems help utilities avoid expensive, rate-based infrastructure upgrades, benefiting all ratepayers by keeping rates in check. This type of project is usually greater than 2 MW in capacity.
- **"Behind the Meter" (BTM)** – Smaller commercial systems or residential systems that serve the owner's (the end-user's) needs. They can reduce the owner's electricity bill, provide backup power in case of an outage, and indirectly support the grid by lowering overall demand during peak hours.

10. Are BESS needed only for storing renewable energy?

No, BESS can store any type of electricity. Standalone energy storage systems charge directly from the grid during periods of surplus generation. The type of energy that is stored depends on the local generation mix at the time of charging. For example, in places with high solar penetration, midday charging might be primarily from renewable sources. Regardless of power generation source, energy storage systems contribute to a clean, affordable, reliable electric grid for New Yorkers.

11. Do 'behind the meter' systems still serve the grid?

Yes, BTM systems are crucial for grid stability. These systems can use their stored energy during peak hours and therefore alleviate strain on the grid. Having multiple owners of BTM systems using their BESS during peak hours, via an aggregator or similar market stakeholder, can provide needed grid relief.

2. Types of Batteries

1. What types of batteries are used in energy storage systems?

Battery energy storage can comprise a variety of different electrochemical makeups: lithium-ion, flow, lead acid, sodium-ion, etc. that are designed to meet specific power and duration requirements for a project. Due to varying chemical characteristics, different types of batteries can have varying advantages and disadvantages.

2. Are there alternatives to lithium-ion batteries for energy storage?

Yes, there are other types of batteries that can be used for BESS. However, lithium-ion batteries are the dominant technology due to their advanced commercial market maturity and the following additional reasons:

- **Power output:** Li-Ion batteries can withstand high power demands and provide energy support when needed at a very short time.
- **Storage capacity:** Li-Ion batteries are energy dense; therefore they can store more power in smaller space than some other available chemistries.
- **Cycle Life:** Li-Ion offers many charge/discharges cycles which play role in providing ancillary services and energy arbitrage for grid stability and lower rates.
- **Cost:** Due to market maturity and penetration, the cost for lithium ion is lower than many other battery chemistries.
- **Fire Risk:** Fire Code enhancements as well as overall technological advancement and safety features of systems made these systems much safer.
- **Commercial maturity:** this is one of the most important aspects of the technology when thinking about BESS. Lithium-Ion batteries have been used for decades. There are present in consumer products of daily use (personal phones, tablets, laptops, toothbrushes, power tools, etc.) and we carry them around every day. BESS utilize the same underlying lithium-ion electrochemical principles and cell chemistry, but are engineered and scaled up to provide grid-level energy storage. Unlike consumer devices, BESS incorporate multiple layers of safety, monitoring, and control systems, and compliance with nationally recognized safety standards. The technology has been deployed globally at utility-scale, community-scale, and behind-the-meter installations. This long operating history, combined with extensive testing, certification, and regulatory oversight, demonstrates that lithium-ion BESS is a commercially mature technology rather than an experimental or emerging one.

3. What are the differences between lithium-ion batteries and other chemistries?

There are many chemistries that are available on the market but with different technology maturity which dictates also their popularity:

	Lead Acid	Sodium-Sulfur	Flow Batteries	Lithium-Ion
Round-trip Efficiency	70–85%	70–80%	60–80%	85–95%
Typical Duration	2–6 hours	2–8 hours	4–12 hours	0.25–4 hours
Time to Build	6–12 months	6–18 months	6–12 months	6–12 months
Operating Cost	High	Moderate	Moderate	Low
Space Required	Large	Moderate	Moderate	Small
Cycle Life	500–2,000	3,000–5,000	5,000–8,000+	2,000–6,000+
Technology Maturity	Mature	Commercial	Early–Moderate	Commercial

4. What is the expected lifespan of different types of batteries used in BESS?

Lifespan of a BESS depends on type of battery, usage, climate and maintenance. The range can be 15 to 25 years. Various system components need to be replaced during system's operation.

5. What advancements are being made in next-generation battery technologies?

The constant increase in energy demand is spurring the advancement of multiple technologies which could be used for the BESS as well as for EV (Electric Vehicles). Some next-generation batteries include:

- **Solid-state batteries:** In these systems, liquid electrolytes are replaced with solid ones, enabling even higher energy density than lithium-ion batteries. They also offer faster charging, improved safety, and a longer operational lifespan. However, this technology is still under development and is not yet available for commercial use.
- **Sodium Ion:** Sodium is abundant and accessible; works well for large scale energy storage; performs well in cold weather. Has lower energy density than lithium-ion and technology has not reached the level of commercial maturity reached by lithium ion.
- **Zinc-Air:** Zinc is abundant material making this type of cost effective lower energy density and shorter lifespan. Right now, most of them are not rechargeable, but the technology is evolving. This technology is still immature to be implemented and used widely for BESS.

While all of these and more technologies are being developed, it is important to remember that these are still emerging technologies that have various characteristics that may not be feasible for immediate deployment due to their commercial immaturity.

3. Safety & Technical Aspects

1. What is a thermal runaway in BESS?

Thermal runaway is an exponentially self-accelerating temperature increase within a battery cell that can propagate and lead to off-gassing, fire, and/or explosion. It could be caused by different factors like:

- **Mechanical abuse:** physical damage of a battery
- **Electrical abuse:** short circuit, overcharging or some other faults
- **Thermal abuse:** exposure to extreme temperatures that could cause damage to the battery
- **Manufacturing defects**

Thermal runaway in BESS is rare because modern systems are designed with multiple layers of protection, including advanced battery management systems, thermal controls, and built-in safety features that detect and isolate faults before they escalate. In addition, stringent codes, standards and testing requirements further reduce the likelihood of uncontrolled heat events.

2. What safety standards do BESS projects follow in New York?

New York State is a national leader in BESS safety. The 2025 NYS Fire Code has some of the most rigorous safety standards in the nation which are based on NFPA 855 and the International Fire Code (IFC), in addition to recommendations from Governor Hochul's Inter Agency Fire Safety Working Group.

BESS safety regulations are based on multiple Codes and Standards*:

- Underwriters Laboratories (UL) 1741 – Inverters for utility interactive systems
- UL 1973 – Standard for batteries
- UL 1974 – Second use batteries.
- UL 9540 – “Standard for Energy Storage Systems and Equipment” certifies that all components of the system work safely in harmony together
- UL 9540A – Test method to evaluate system safety and inform installations
- The National Fire Protection Association (NFPA) 12 – Standard on CO2 Extinguishing Systems
- NFPA 13 – Standard for the Installation of Sprinkler Systems
- NFPA 15 – Standard for Water Spray Fixed Systems for Fire Protection
- NFPA 68 – Standard on Explosion Protection by Deflagration Venting
- NFPA 69 – Standard on Explosion Prevention Systems
- NFPA 70 – National Electric Code
- NFPA 72 – National Fire Alarm and Signaling Code
- NFPA 750 – Standard on Water Mist Fire Protection Systems
- NFPA 855 – Standard for the Installation of Stationary Energy Storage Systems
- NFPA 1142 – Standard on Water Supplies for Suburban and Rural Firefighting
- NFPA 2001 – Standard on Clean Agent Fire Extinguishing Systems
- NFPA 2010 – Standard for Fixed Aerosol Fire-Extinguishing Systems

**this is not an exhaustive list of all of applicable standards.*

3. What is a UL 9540A test?

UL 9540A is a performance test method (not a certification program) to evaluate fire characteristics of a BESS that undergoes thermal runaway. It is not a pass/fail test, but a report describing BESS behavior during a thermal runaway event. The test is done separately at different levels of the system from the cells to the modules, the units and finally the whole BESS installations are tested to understand how and if propagate occurs within these different levels. This test is required as part of the UL 9540 equipment listing required by code for all projects. Other chemistries have different thresholds that trigger this testing and they are listed in the NYS Fire Code Section: 1207.

Level	Testing Hierarchy
Cell 	• Can cell exhibit thermal runaway • Thermal runaway characteristics • Flammability/composition of vent gas
Module 	• Thermal runaway containment/characteristics • Flammability/composition of vent gas • Heat and gas release rates
Unit 	• Evaluation of fire/thermal runaway spread • Heat and gas release rates • Deflagration and re-ignition behavior
Installation 	• Effectiveness of fire protection systems • Heat and gas release rates • Deflagration and re-ignition behavior

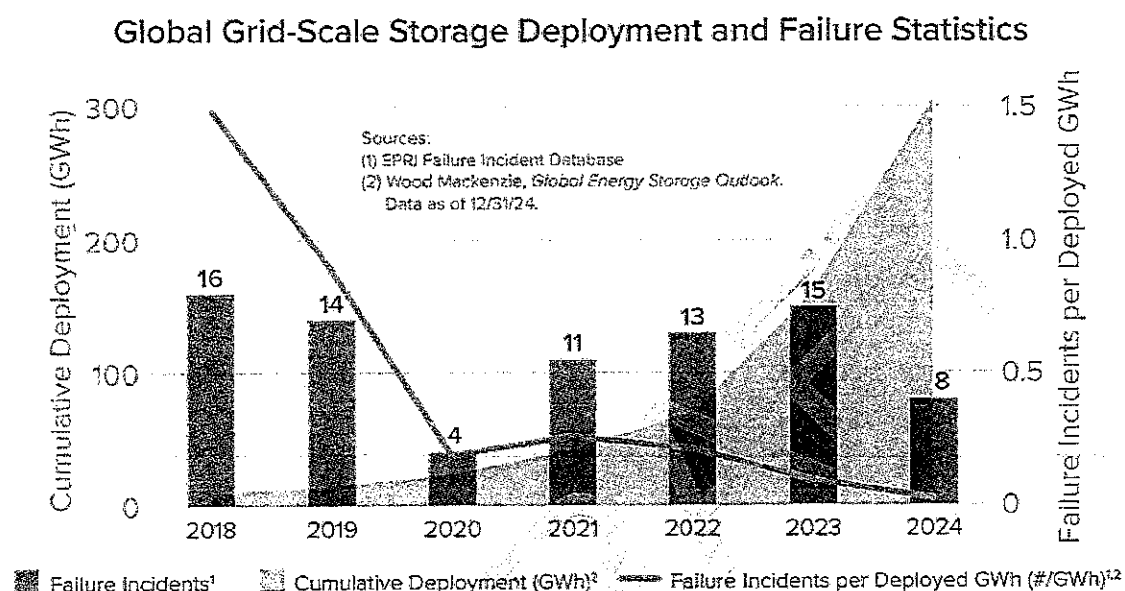
4. Do all energy storage systems need to be UL 9540 listed to meet code requirements?

It is required for types of BESS (including lithium-ion). UL 9540 is a system standard that certifies that all components of the energy storage system work safely in harmony together. UL 9540A large scale fire testing was required for UL 9540 equipment listings issued beginning in 2020.

5. Do BESS often catch fire?

BESS fires are extremely rare , and the number of incidents each year has decreased rapidly because of technological improvements and evolving safety standards f there is a failure in a battery or unit, the Battery Management System (BMS) and Central Station Monitoring is designed to inform the responsible parties of the failure and guide the response plan depending on the data provided by the EMS and the Emergency Response Plan (ERP).

Below there is a graph showing decline in the BESS incidents:



6. Are firefighters trained to respond to BESS incidents?

Yes, according to the 2025 New York State Fire Code, first responders need to be familiar with the BESS site, the ERP, and able to respond effectively if needed. Annual site trainings for local Fire Departments are required in addition to reviewing pre-incident plan. NYSEDA recommends that developers seeking approvals at a local level should contact Fire Department early with a thought-out plan for development and local emergency services engagement. In addition to site-specific training required by code, the New York State Office of Fire Prevention and Control (OFPC) offers a [free lithium-ion awareness course](#) to all first responders through the statewide learning management system.

7. What happens if a fire occurs at a BESS facility?

In the unlikely event of a fire, Hazard Support Personnel must be available to communicate with the local Fire Department. Hazard Support Personnel must be enroute to the event within 15 minutes and arrive at the site within 4 hours. Before the systems are energized, BESS developers are required to offer site familiarization, a site-specific ERP and site-specific emergency response training to local fire department. This training should occur annually for the useful life of the project. The hazard support personnel must remain on site after the incident is under control to oversee safe removal of the equipment from the property.

8. Who takes responsibility for the BESS facility in case of a fire?

The owner of the facility, their contracted Hazard Support Personnel and Remote Operations Center, and local emergency response personnel.

9. What is the 600 kWh threshold and why is it important?

This capacity is the Maximum Allowable Quantities (MAQ) threshold established by the International Fire Code and NFPA 855. Systems that are 600 kWh or greater must comply with additional safety measures or face more stringent code requirements. For lithium-ion BESS, this includes a Hazard Mitigation Analysis (HMA) and large-scale fire testing (UL 9540A).

An HMA is a report that identifies potential failure modes of a BESS under various circumstances and describes the mitigation and safety measures in place, as well as how those measures are expected to perform during such failures. The UL 9540A test will offer data that can inform safe siting decisions relating to a particular piece of equipment.

10. What is system augmentation?

BESS degrade with time and gradually lose their energy capacity (2–4% per year). Developers count on their revenue streams which are closely connected to the energy that BESS can discharge. At times, developers might decide to add new units to the system and remove the old ones. Each augmentation should be treated as new installation with the same activities: obtaining permits and filing appropriate amendments to original designs, shutdown of the BESS and re-commissioning.

4. Siting / Permitting

1. What is the process for permitting BESS in New York State?

In New York State the permitting process varies based on system size and whether system is paired with generation.

- BESS paired with Renewable Generator < 25 MW: Permitted at local level (State Environmental Quality Review Act (SEQRA), municipal/county requirements)
- Paired with Renewable Generator > 25 MW: Permitted at State level – Article 10, Office of Renewable Energy Siting and Electric Transmission (ORES)
- Standalone System, < 80 MW: Permitted at local level (SEQRA, municipal/county requirements)
- Standalone Systems > 80 MW: Subject to licensing by the Public Service Commission (PSL §68) and SEQRA (other State and local municipal reviews/approvals may apply)

In New York State, local Authorities Having Jurisdiction (AHJs) are responsible for enforcing Codes and Standards. NYSEERDA provides resources to local AHJs like [Battery Energy Storage Guidebook](#) that includes Model Law and Model Permit. These are templates that can be used (and modified) by AHJs or other relevant local stakeholders to create their own law. Developers seeking approvals should contact AHJ they are seeking to obtain permits from in order to start the process. Contacting local Fire Department is also recommended to start the process.

2. What is SEQR and when is it needed?

State Environmental Quality Review (SEQR) requires all State and local government agencies to consider the environmental impacts and social and economic factors of specified actions. It is triggered whenever a “discretionary action” is proposed by any State or local government agency. The relevant agency must first determine if an action is a Type I, Type II or Unlisted Action. Type I and Unlisted Actions require further review under SEQR; Type II Actions require no further action under SEQR. See the NYS Department of Environmental Conservation’s SEQRA website for additional information.

3. Can a municipality create fire safety requirements that are more restrictive than the NYS Fire Code?

Yes, but the appropriate process for this action is not through zoning requirements, land use regulations, or local law. Any changes to the NYS Fire Code that would be specific to a local municipality must be made by petitioning the NYS Code Council through the Executive Law § 379 More Restrictive Local Standards process. It is imperative that Code Enforcement Officers and municipal attorneys are consulted in the EL 379 process. For example, requirements related to emergency personnel response times and recurring inspections are addressed in the NYS Fire Code, and they are not appropriate for a zoning requirements or inclusion in local law. Instead, Home Rule Authority would be leveraged through the More Restrictive Local Standards process with Department of State in these instances.

4. What lot size is typical and appropriate for commercial BESS projects?

Lot sizes vary depending on the total capacity of a BESS project and container sizes. Many suitable project locations can be smaller than an acre while the total project footprint of some BESS installations may occupy several acres.

For example, 5MW commercial BESS systems can typically fit in a quarter acre lot, including 10-foot clearance to exposures required by Fire Code.

5. What are important aspects when BESS site is chosen by a developer?

Choosing a suitable site for a BESS involves many technical considerations. One of the most important aspects of BESS siting is its proximity to existing grid infrastructure. The developers work with the utility company to perform a study to determine if grid infrastructure at a specific location will be able to host additional energy resources. The goal of the study is to determine whether the proposed system can safely connect to the grid without jeopardizing reliability. These studies can take several months to complete. If the study shows that existing grid infrastructure is insufficient to host additional capacity, significant upgrades costs are borne by the project developer. Developers also review all site characteristics and understand the permitting landscape (zoning, applicable codes and standards, environmental permits, etc.) before selecting a site.

6. How can an AHJ ensure that a BESS projects align with local comprehensive plans or zoning ordinances?

Local authorities must adopt local laws that will govern BESS development in their communities that will align with local comprehensive plans. Comprehensive plans are the legal basis for all zoning requirements. Zoning requirements that are not consistent with a community's comprehensive plan may be vulnerable to challenge in court. NYSERDA provides technical assistance and support to local municipalities in creation of local laws for clean energy including BESS.

7. What is the recommended minimum setback from neighboring properties?

UL 9540A test results can impact separation distances between units as well as and clearance to exposures. These test results can help in determining appropriate setback for a project. NYSERDA model law recommends that the setback requirements for BESS defer to the underlying setback requirement in the zoning district

8. Who is allowed access to a BESS facility?

Only authorized personnel are allowed to enter the BESS facility. Section 1207.4.9 Security of Installations in the NY Fire Code requires that all BESS units need to be secured against unauthorized entry. Access to non-trained or non-qualified individuals must be restricted. In the event of an incident, there is not likely to be a threat to life, as it is exceedingly rare for personnel to be within the fenced perimeter of the project. Further, once batteries begin to burn, they cannot be salvaged. Therefore, there is almost never a reason to expect threat to life or property that can be addressed by emergency response personnel within the immediate vicinity of the project, so first responders should almost never have a reason to enter the project site during a fire or incident.

9. How does NYSERDA support permitting efforts of BESS?

NYSERDA supports BESS development in multiple ways:

- NYSERDA offers resources to empower local governments with knowledge, training, and best practices to manage responsible clean energy development in their communities.
- NYSERDA's Clean Energy Siting Team supports municipalities in person by offering trainings and one-on-one guidance. NYSERDA facilitates workshops and tailored education sessions for different audiences.
- NYSERDA offers "Contractor Pool" which consists of Subject Matter Experts (SME) who can help local governments with many different issues like local law drafting, zoning, permitting, siting, etc.
- NYSERDA provides different types of incentives for BESS projects.
- NYSERDA retail and bulk incentive programs require Peer Review of BESS projects – third party (SME) review of BESS design and inspection once project is built to confirm that it matches the original project plans.
- NYSERDA leads the [NYS Inter-Agency Fire Safety Working Group](#) to ensure the safety and security of energy storage systems across the State.

10. What is the Uniform Code, and how does it apply to BESS?

Uniform Code (Uniform Fire Prevention and Building Code) is state law that establishes minimum safety standards for construction, fire protection and other safety considerations in the built environment. The code is enforced by local governments and the Department of State to protect community members, property owners, and first responders. It ensures that developers address fire hazards, structural integrity and emergency access in their designs. Section 1207 of the New York State Fire Code specifically pertains to Battery Energy Storage Systems and outlines the requirements for their safe installation and operation.

11. What is a decommissioning plan? Is it required?

The decommissioning plan required by the fire code is a comprehensive description of how the BESS will be taken out of operation, removed from the site, and how the site will be returned to its previous condition. There are multiple stages in the decommissioning plan: de-energization, disconnection from the utility grid, removal and disposal of the equipment, and site restoration. The decommissioning plan should address decommissioning at the end of a project's useful life and decommissioning in the event of a thermal or other incident involving the battery and identify who is responsible for it.

5. Local and Environmental Considerations

1. What types of local benefits can a community expect from hosting a utility scale BESS project? How are they taxed?

As part of New York's Real Property Tax Law (RPTL) § 487, BESS projects may be eligible to receive a 15-year real property tax exemption of the added value of the system. BESS projects are still required to pay property tax on the value of the land, as well as the special district taxes. Local AHJs who have not opted out of RPTL 487 are able to negotiate a payment in lieu of taxes (PILOT) agreement to compensate them for the tax exemption. Or a more common approach is having the County Industrial Development Agency (IDA) negotiate a PILOT agreement on behalf of all involved taxing jurisdictions which can provide more flexibility and can be longer than the 15 years RPTL 487 PILOT.

Host communities may also work directly with the project developer to negotiate Host Community Agreements (HCA). HCAs are usually developed in alongside a PILOT agreement but offer local benefits tailored directly to the community hosting the project. Such benefits may include direct payments to the community, contributions to local schools or environmental initiatives, local economic or workforce development, etc.

2. Are Battery Energy Storage Systems loud?

Only a limited number of BESS components generate sound, and when present, it is comparable to common equipment already found in everyday environments. Inverters and transformers create sound ranging usually from 50-60 dBA, cooling fans, like those used in everyday HVAC systems, could range from 60 to 90 dBA when measured very close to the equipment (within 3 feet from the source). Under normal operating conditions, sound levels decrease significantly with distance and usually are not heard from outside of the fence line of the facility.

Developers may submit equipment and component manufacturers noise ratings to demonstrate compliance with local laws.

NYSERDA guidance recommends 1-hour average noise generated from the battery energy storage systems, components, and associated ancillary equipment shall not exceed a noise level of 60 dBA as measured at the outside wall of any non-participating residence or occupied community building.

3. In the event of a fire, what are the possible environmental impacts?

Based on the data gathered to date and findings presented by both the American Clean Power Association ([Assessment of Potential Impacts of Fires at BESS Facilities](#)) and the U.S. Environmental Protection Agency (EPA), there have been no reports of harmful levels of environmental contaminants detected following outside the immediate vicinity, or project fence perimeter, of BESS fire incidents in the United States. Air, soil, and water sampling conducted at multiple sites - including those investigated by the New York State by the Fire Safety Working Group (FSWG) found no evidence of pollutants requiring remediation or posing risks to public health. EPA's emergency monitoring following incidents such as the Moss Landing facility fire similarly reported no harmful concentrations of contaminants or particulates in surrounding communities. These reviews indicate that while emissions such as carbon monoxide, hydrogen fluoride, and trace metals can occur, they tend to dissipate quickly and to date have consistently remained in concentrations below the threshold of potential harm to human health.

It is important to recognize, however, that all fires carry inherent environmental risks. The severity and composition of emissions depend on the materials involved, fire duration, and suppression methods used. BESS fires present a different risk profile, but current monitoring and containment practices have proven effective in preventing off-site contamination. The evidence to date demonstrates that, under proper management and emergency response protocols, BESS fires do not result in lasting environmental harm.

Environmental analysis from real world energy storage fire incidents consistently shows that fire and harmful levels of smoke or other contaminants do not migrate outside the immediate vicinity, or fence line, of the project.

6. Fact vs. Fiction

1. MYTH: BESS easily catch fire

FACT: While high-profile in the news, battery fire incidents are rare! All energy infrastructure comes with inherent risk. The ratio of incidents reported to BESS capacity deployed has declined significantly due to improved system design and new, broadly applicable safety standards designed to reduce risk.

2. MYTH: What happened at Moss Landing can happen here.

FACT: The Moss Landing battery facility's structure was globally unique. New York's battery facilities are sited only in buildings or enclosures that were specifically designed to safely house them. New York has strict equipment testing and listing requirements designed to ensure that fires do not spread.

3. MYTH: Battery storage fires release toxic fumes that are extremely hazardous to nearby residents and will negatively impact air, soil, and water.

FACT: Studies show battery storage fires results in emissions similar to a house or building fire. Environmental reviews of soil, water, and air consistently show no harmful contamination from battery fires. Fossil fuel plants, which emit fumes by design whenever in operation, are of greater concern to human health and safety.

4. MYTH: A battery storage fire would require evacuation of everyone in the immediate vicinity.

FACT: Safety experts DO NOT RECOMMEND evacuations in response to a battery storage fire. Instead, the same precautions are taken as for a structure fire, with residents advised to avoid smoke inhalation or shelter in place, depending on the severity of the event.

5. MYTH: Battery energy storage systems should not be located near residents or schools.

FACT: Battery storage projects that comply with testing and safety regulations are safe to site near residences and schools when following all applicable rules and regulations. Community storage can provide important services to the neighborhood grid and utility bill discounts to community members.

6. MYTH: Firefighters are not trained or prepared to deal with a battery fire.

FACT: All projects are required to have emergency response plans and annual training must be offered to local fire department. Hazard Support Personnel must be en route to an incident within 15 minutes and arrive on site within 4 hours (2 hours in NYC). Battery fires don't require special equipment, apart from standard haz-mat emergency response tools.

7. MYTH: We shouldn't build battery storage because it requires critical mineral mining.

FACT: Promoting a sustainable and humane supply chain is critical to a just energy transition. Policy efforts underway include improved traceability standards and investment in domestic manufacturing. Critical minerals are also used for phones, TVs, AI data centers, EVs, and other technologies; avoiding BESS doesn't solve the problem.

8. MYTH: These systems are only needed or appropriate in dense population centers

FACT: Demand for energy is steadily growing and that will require new sources of energy everywhere. They are needed for resilience, grid stability, elimination of Peaker plants, integration of renewable energy.

Questions?

If you have any questions about the Battery Energy Storage Systems FAQ, please email questions to cleanenergyhelp@nyserda.ny.gov or request free technical assistance at nyserda.ny.gov/Energy-Storage-Guidebook. The NYSERDA team looks forward to partnering with communities across the State.

DRAFT

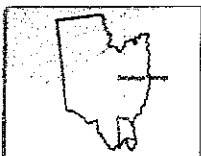
**Appendix B **

DRAFT Battery Energy Storage Systems Utility
Scale Suitability Map



Town of Halfmoon

Battery Storage Capacity Map August 2026



LEGEND

□ Town of Halfmoon

▭ Parcels

▭ Waterbody

▭ National Wetlands
Inventory

▭ DEC Owned Land

▭ Farmland of Statewide
Importance/Prime
Farmland

SHIELD

▭ Interstates

▭ Major Roads

▭ Local Roads

Transmission Lines

Voltage Class (KV)

▭ UNDER 100

▭ 100-161

▭ Slopes ≤10% and Not Prime or Significant Farmland

▭ Distance from
Transmission Lines
within ≤10% Slope

▭ 1/4 Mile

▭ 1/2 Mile



0 0.5 1
Miles

Sources:
Town of Halfmoon,
Saratoga County
USGS, Esri, NYS ITS



Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

DRAFT

**Appendix C **

DRAFT Battery Energy Storage Systems BESS Information Sheet

TOWN OF HALFMOON

BATTERY ENERGY STORAGE SYSTEM (BESS)

INFORMATIONAL SHEET



DEFINITION - BATTERY ENERGY STORAGE SYSTEM (BESS)

A BESS is a group of battery cells organized into modules and then into racks that store electricity for future use via connection to the electric grid, a local electric load, or both. The energy stored can come from renewable sources (like solar or wind) or non-renewable sources (like natural gas or coal).

OPPORTUNITIES

LOWER ENERGY COSTS

Improving grid efficiency, reducing energy costs, and helping to stabilize electricity prices.

PROVIDES BACKUP POWER

Serves as a dependable source of emergency power during unexpected events.

IMPROVES GRID RELIABILITY

Provides during periods of peak demand, grid instability, or outages, enhancing system reliability.

EMERGENCY PREPAREDNESS

Improves community resilience by providing reliable backup power for critical facilities during extended power outages.

ENVIRONMENTAL BENEFITS

Reduces reliance on fossil fuel generation, improves overall energy efficiency, and advances NY's clean energy and climate objectives.

UTILITY INFRASTRUCTURE

Reduces stress on aging electrical infrastructure, promotes renewable energy and enhances the overall resilience and efficiency of the electric grid.

REDEVELOPMENT

Creates productive reuse opportunities for brownfields, and other underutilized sites.

ECONOMIC DEVELOPMENT

Generates local tax revenue and supports future commercial and industrial growth while strengthening the State's grid.

CHALLENGES

PUBLIC SAFETY

Municipalities must address associated risk through response plans, and adequate training.

LIMITED LOCAL EXPERIENCE

Technology rapidly evolves, requiring municipalities to rely on technical expertise.

COMMUNITY ACCEPTANCE

Public concerns require transparent public engagement and clear regulatory standards.

FINANCIAL &

ADMINISTRATIVE BURDEN

Municipalities often incur additional costs associated with BESS through legal review, emergency planning and long-term compliance monitoring.

RAPID CHANGE

Battery chemistry, safety systems, and national standards continue to evolve. Local regulations should allow for municipalities to add future updates.

ENVIRONMENTAL

CONSIDERATIONS

Careful siting is necessary to avoid or minimize impacts on the natural environment.

LAND USE COMPATIBILITY

Balancing the need for energy infrastructure with community character and environmental protections.

PLANNING CONSIDERATIONS

The most successful municipal BESS programs rely on performance-based zoning rather than outright prohibition.

BEST PRACTICES



Site Selection (Utility Scale) - Development on disturbed lands near existing infrastructure



Community Compatibility - Ensure compatibility with surrounding development



Environmental Protection - Avoid and mitigate environmental impacts and unavoidable impacts through the SEQRA Process & Host Community Agreements (HCA)



Public Safety - Require compliance with applicable fire & building codes

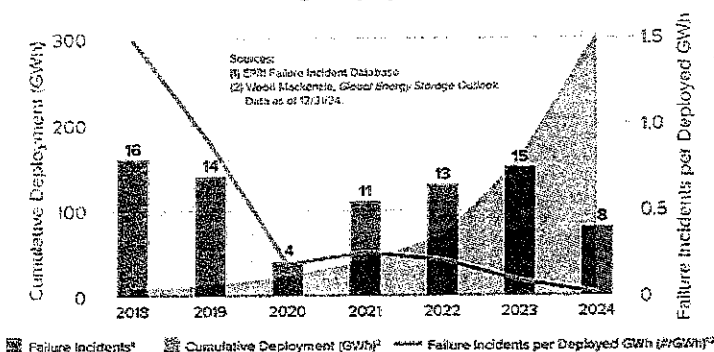


Operational Best Practices - Establish clear operation maintenance, & emergency response procedures



Decommissioning Plan - Require a legally enforceable decommissioning plan & financial security

Global Grid-Scale Storage Deployment and Failure Statistics



Graphic showing storage Deployment and Failure statistics.

Source: Battery Energy Storage Systems FAQ – NYSDA page 11

TYPES OF BATTERY STORAGE

RESIDENTIAL STORAGE

PRIMARYLY USED FOR HOME RESILIENCY TO DELIVER BACK-UP POWER

COMMERCIAL STORAGE

BUSINESSES CAN INSTALL STORAGE SYSTEMS ONSITE OR SEPARATE FROM BUILDING LOADS.

BULK STORAGE (UTILITY SCALE)

GRID-CONNECTED PROJECTS INCREASE INTEGRATION OF RENEWABLE ENERGY, ENSURING A RESILIENT AND RELIABLE POWER

TOWN OF HALFMOON

BATTERY ENERGY STORAGE SYSTEM (BESS)

INFORMATIONAL SHEET



DEFINITION - BATTERY ENERGY STORAGE SYSTEM (BESS)

A BESS is a group of battery cells organized into modules and then into racks that store electricity for future use via connection to the electric grid, a local electric load, or both. The energy stored can come from renewable sources (like solar or wind) or non-renewable sources (like natural gas or coal).

OPPORTUNITIES



LOWER ENERGY COSTS

Improving grid efficiency, reducing energy costs, and helping to stabilize electricity prices.



PROVIDES BACKUP POWER

Serves as a dependable source of emergency power during unexpected events.



IMPROVES GRID RELIABILITY

Provides during periods of peak demand, grid instability, or outages, enhancing system reliability.



EMERGENCY PREPAREDNESS

Improves community resilience by providing reliable backup power for critical facilities during extended power outages.



ENVIRONMENTAL BENEFITS

Reduces reliance on fossil fuel generation, improves overall energy efficiency, and advances NY State's clean energy and climate objectives.



UTILITY INFRASTRUCTURE

Reduces stress on aging electrical infrastructure, promotes renewable energy and enhances the overall resilience and efficiency of the electric grid.



REDEVELOPMENT

Creates productive reuse opportunities for brownfields and other underutilized sites.



ECONOMIC DEVELOPMENT

Generates local tax revenue and supports future commercial and industrial growth while strengthening the NY State's grid.

CHALLENGES



PUBLIC SAFETY

Municipalities must address associated risk through response plans, and adequate training.



LIMITED LOCAL EXPERIENCE

Technology rapidly evolves, requiring municipalities to rely on technical expertise.



COMMUNITY ACCEPTANCE

Public concerns require transparent public engagement and clear regulatory standards.



FINANCIAL & ADMINISTRATIVE

BURDEN

Municipalities often incur additional costs associated with BESS through legal review, emergency planning and long-term compliance monitoring.



RAPID CHANGE

Battery chemistry, safety systems, and national standards continue to evolve. Local regulations should allow for municipalities to add future updates.



ENVIRONMENTAL CONSIDERATIONS

Careful siting is necessary to avoid or minimize impacts on the natural environment.



LAND USE COMPATIBILITY

Balancing the need for energy infrastructure with community character and environmental protections.



PLANNING CONSIDERATIONS

The most successful municipal BESS programs rely on performance-based zoning rather than outright prohibition.

BEST PRACTICES



Site Selection (Utility Scale)

Development on disturbed lands near existing infrastructure



Community Compatibility

Ensure compatibility with surrounding development



Environmental Protection

Avoid and mitigate environmental impacts through the SEQRA Process & Host Community Agreements (HCA)



Public Safety

Require compliance with applicable fire & building codes



Operational Best Practices

Establish clear operation maintenance & emergency response procedures



Decommissioning Plan

Require a legally enforceable decommissioning plan & financial security

NEW YORK STATE BUILDING CODE AMENDMENTS FOR BESS FIRE SAFETY

Independent Engineering Peer Review

All BESS projects are required to be independently reviewed before permits may be issued.

Site-Specific Emergency Response Plans

A site-specific plan must be developed collaboratively with the owner, qualified professionals, and local governments.

Continuous Remote Monitoring & Video Surveillance

Continuous 24-hour monitoring on Battery Management Systems.

Enhanced Emergency Coordination

Strengthen emergency preparedness by requiring coordination with fire departments and emergency management agencies.

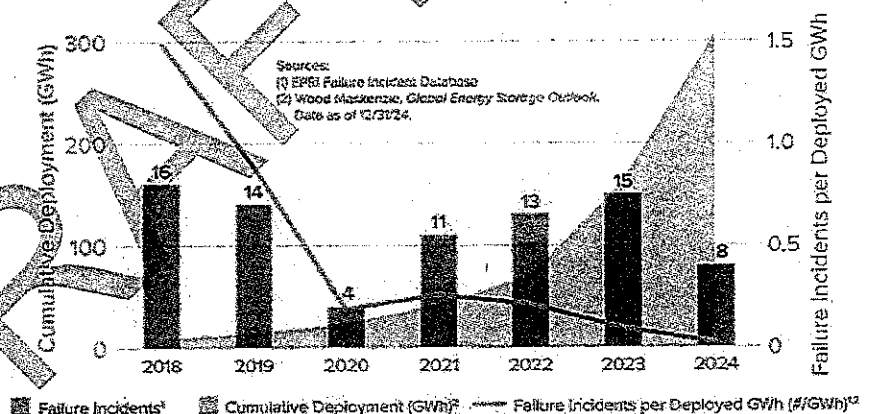
Extending Safety Signage Requirements

Requires signs at the perimeter identifying site hazards & emergency contact information.

Removing the Fire Code Exemption for BESS Projects

Now BESS facilities owned/operated by electrical utilities must comply with Fire Code standards.

Global Grid-Scale Storage Deployment and Failure Statistics



Graphic showing storage Deployment and Failure statistics.
 Source: Battery Energy Storage Systems FAQ – NYSEDA page 11

TYPES OF BATTERY STORAGE

RESIDENTIAL STORAGE

PRIMARILY USED FOR HOME RESILIENCY TO DELIVER BACK-UP POWER.

COMMERCIAL STORAGE

BUSINESSES CAN INSTALL STORAGE SYSTEMS ONSITE OR SEPARATE FROM BUILDING LOADS.

BULK STORAGE (UTILITY SCALE)

GRID-CONNECTED PROJECTS INCREASE INTEGRATION OF RENEWABLE ENERGY, ENSURING A RESILIENT AND RELIABLE POWER.

PUBLIC HEARING: TO DISCUSS EXTENDING THE MORATORIUM ON BATTERY ENERGY STORAGE SYSTEM FACILITIES

Supervisor Tollisen: I will open the Public Hearing at 7:06 pm would anyone like the Public Notice read? Hearing from noon, I will waive the reading of the Public notice. Are there questions of the Board?

Attorney Murphy: Again, the purpose of the public hearing is to extend the moratorium for an additional period of time.

Supervisor Tollisen: We did ask MJ to come tonight to give us an update on the BESS because we have hired them for their professional services to give guidance to the Board, so we felt it was the appropriate time even though we are extending the moratorium and we provided an update on where we are and what we have done to date. Thank you to MJ, and I will note that the Board did get information on this. Does any member of the Board have questions? Hearing no, does anyone from the public have questions?

Joseph Graves from Carson Power: Just wondering if this report will be made available to the public?

Attorney Murphy: Yes, once it is filed with the Town, it becomes a foailable document.

Joseph Graves: Great, thank you so much!

Supervisor Tollisen: Anyone else? Anyone online? Hearing none, I will close the Public Hearing at 7:09 pm, what is the pleasure of the Board?

RESOLUTION NO.268-2026

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

Resolution Introduced by Building, Planning and Development Coordinator Harris

RESOLVED, that the Town Board adopts extending the Moratorium on Battery Energy Storage System Facilities for an additional 90 days, now known as Local Law No.6-2026.

PUBLIC HEARING: TO DISCUSS ADOPTING THE PROPOSED FRANCHISE AGREEMENT FOR CABLE TELEVISION SERVICE WITH VERIZON NEW YORK, INC.

Supervisor Tollisen: The next item on our agenda is a Public Hearing to discuss adopting the proposed Franchise Agreement for cable television service with Verizon New York, Inc. Would anyone like the Public Notice read? Hearing from no one, I will waive the reading of the Public Hearing Notice, and open the Public hearing at 7:10 pm

Paul Train, Outside Council for Verizon New York, Inc.: a notice of the hearing was put forth thanks to the cooperation of the Town Clerk and Lyn Murphy and an application has been filed with the Town of Halfmoon available for public inspection. Verizon is proposing to provide cable television in addition to broadband and telephone service in the Town. The agreement before you is a five-year agreement. The franchise requires Verizon to pay 5% of its gross annual revenue for cable television to the Town, which is the maximum under federal law that the Town is allowed to collect. I'll be glad to answer any questions.

Supervisor Tollisen: Any questions of the Board? Hearing no, any questions from the public? Hearing no, I will close the Public Hearing at 7:12 pm. What is the pleasure of the Board?

RESOLUTION NO.269-2026

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

Resolution Introduced by Supervisor Tollisen

RESOLVED, that the Town Board adopts the proposed Franchise Agreement for cable television service with Verizon New York, Inc. Subject to the review and approval of the Town Attorney.

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 518-371-7410 ext. 2200 or visit our website www.townofhalfmoon-ny.gov.

FARMER'S MARKET: Every Wednesday from 3:00 pm to 6:00 pm outside at the Abele Park across from Town Hall. Come visit our local farms, crafters, and vendors that will be on hand every week.

TOWN OF HALFMOON HISTORICAL BUILDING: The Historical Building is open by appointment. Please contact Lynda Bryan, Historian at 518-371-7410 Ext. 2331 or lbryan@townofhalfmoon.org. Volunteers are needed for upcoming events: 250th Anniversary of the Revolutionary War, more information to come.

SUNSET CINEMA: Halfmoon Celebrations Association, Inc. in conjunction with the Town of Halfmoon, presents Sunset Cinema Friday, August 21 at the Halfmoon Town Park, 162 Route 236, Halfmoon, NY 12065 at the stage. This event is always free, and there will be free popcorn and water for all while supplies last. Bring your lawn chairs and blankets and enjoy the animated family movie about the charming light-hearted adventure of beloved blue characters to the real world on a rescue mission where they must outwit evil wizards. Visit www.halfmooncelebrations.org for more information.

CAPTAIN COMMUNITY HUMAN SERVICES: CAPTAIN CHS celebrates its' Care Links Volunteers and Participants at the most exciting social event of the year! Care Links presents "An Old Hollywood" Awards Show, Thursday, September 17, 2026 at 4:00 pm at St. Mary's Crescent Church, 86 Churchill Road, Waterford, NY 12188. Dinner, Dancing, Raffles and more! Music provided by Maddalone Entertainment. Tickets are \$55.00 per person. For more information, contact Terra at terra@captaincares.org or call 518-399-3262

HARVEST FESTIVAL: Halfmoon Celebrations, in conjunction with the Town of Halfmoon hosts Harvest Fest on Saturday, September 26, 2026 from 12:00 pm to 5:00 pm at the Halfmoon Town Park, 162 Route 236, Halfmoon NY. Vendors, Carnival Games: Face Painting, Bounce Houses, Rock Climbing Wall, Balloon Artists, Hayrides, and so much more! For more information, please visit www.halfmooncelebrations.org. See you there!

TOWN MEETINGS:

*If a Monday meeting falls on a holiday, the meeting will be held the next day (Tuesday).

- Town Board: 1st and 3rd Wednesday of the month at 7:00 PM
Pre-meeting at 6:15 PM
- Zoning Board of Appeals: 1st Monday* of the month at 7:00 PM
Pre-meeting at 6:45 PM
- Planning Board: 2nd and 4th Monday* of the month at 7:00 PM
Pre-meeting at 6:15 PM
- Trails & Open Space Committee: 3rd Monday* of the 3rd month at 7:00 PM, unless otherwise announced.

REPORTS OF BOARD MEMBERS AND TOWN ATTORNEY

Kevin J. Tollisen (Town Supervisor)

Eric Catricala: (Deputy Town Supervisor): (1) Chair of Personnel Committee, (2) Co-Liaison to Planning Board, (3) Co-Chair of Business and Economic Development Committee, (4) Chair for Parks and Athletics Organizations, (5) Liaison to Trails & Open Space Committee.

Councilman Catricala: I have nothing this evening, thank you.

Paul Hotaling (Town Board Member): (1) Chair for Recreation & Character Counts, (2) Ethics Committee, (3) Co-Liaison to Comprehensive Plan Update Committee, (4) Chair of Infrastructure & Safety (Water, Highway, Building & Maintenance), (5) Liaison to the Information Technology Department.

Councilman Hotaling: I was coming home from work about 7 am this morning, and saw our roadside mowing crew out working, and people need to slow down and give them a break. We have people working outside on the roadways to maintain and keep Halfmoon looking good, so please slow down. Thank you.

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

Councilman Wasielewski: I have no report this evening, 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.

Councilman Connors: EXCUSED

Kelly L. Catricala: (Town Clerk): No report, thank you.

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

Lyn Murphy, Esq., (Town Attorney):

Attorney Murphy: I have nothing, thank you.

Cathy Drobny, Esq. (Deputy Town Attorney): I have nothing, thank you.

Attorney Murphy: Sorry. The one thing I will mention is that the CPIC-Comprehensive Plan Implementation Committee will be at 6 pm Wednesday, August 26th, 2026 here at the Town Hall in the A. James Bold Room.

PUBLIC COMMENT (For discussion of agenda items) No one came forward, no one online.

Supervisor Tollisen: Department Reports and Department Manager Reports; our Department Managers meet with me and the entire team monthly to provide reports of what is going on in their departments each month, and those reports are available always for review in the Town Clerk's Office.

DEPARTMENT REPORTS

1. Town Justice Fodera Total # Cases 102
Total Fees Submitted to the Supervisor - \$12,082.75

2. Town Justice Suchocki Total # Cases 150
Total Fees Submitted to the Supervisor - \$21,295.00

DEPARTMENT MANAGER MONTHLY REPORTS (Can be viewed at the Town Clerk's Office) Assessor's, Building, Planning & Development; Highway; Recreation & Senior Center

CORRESPONDENCE

1. Received from Town of Waterford Town Clerk, Mary Shannon Carrigan, Notice of Public Hearing regarding Amending the Code of the Town of Waterford by deleting Section A166-3(B), entitled "Future Resubdivision, " from their Town Code. The Public Hearing will take place September 1, 2026 at 7:00 pm at Waterford Town Hall, 65 Broad Street, Waterford NY 12188.

Received & Filed

2. Received from the Mohawk Towpath Scenic Byway Coalition Inc their Annual Report for 2025.

Received & Filed

3. Received from the Saratoga County Animal Shelter Director Kelly DeVall, Notice of Temporary Intake Pause Due to Facility Capacity Limits. For additional information, please contact the Saratoga County Animal Shelter at 518-885-4113.

Received & Filed

OLD BUSINESS

NEW BUSINESS

RESOLUTION NO.255-2026

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

Resolution Introduced by Town Clerk Catricala

RESOLVED, that the Town Board approves the Minutes of the Town Board Meeting of August 05, 2026 as presented.

RESOLUTION NO.256-2026

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

Resolution Introduced by Superintendent of Water and Building Maintenance Supervisor Tironi

RESOLVED, that the Town Board authorizes the Supervisor to enter into an agreement with MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ Engineering) to provide supplemental professional services associated with the Ushers Road Water Main Extension Project consistent with the proposal submitted by MJ Engineering dated August 6, 2026, in the not to exceed amount of \$114,000.00 and to authorize the Supervisor to sign the agreement and any documentation necessary to complete the work, subject to the review and approval of the Town Attorney.

RESOLUTION NO.257-2026

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

Resolution Introduced by Superintendent of Water & Building Maintenance Supervisor Tironi

RESOLVED, that the Town Board hereby schedules a Public Hearing for the September 2, 2026, Town Board meeting, in the A. James Bold Room, at 7:00 p.m. or as soon thereafter as their agenda allows, to discuss adoption of changes to the current water regulations.

RESOLUTION NO.258-2026

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

Resolution Introduced by Supervisor of Buildings and Grounds Maiello

RESOLVED, that the Supervisor is hereby authorized to sign Change Order #1 to adjust the total amount for the Brookwood Road Water Main Replacement Project to increase the cost by \$103,500.00 to account for the installation of an additional 750 feet of 8" HDPE water main and appurtenances along Grange Road utilizing the funds from the Church Hill Road Project as prepared and recommended by the engineers for this Project subject to the review and approval of the Town Attorney.

WHEREAS, the Town Board awarded the general construction contract for the Brookwood Road Water Main Replacement to Bellamy Construction Company; and

WHEREAS, MJ Engineering and Land Surveying, PC, the Engineer for the Town of Halfmoon for the Brookwood Road Water Main Replacement Project prepared Change Order #1 to adjust the total amount for the Project to increase the cost by \$103,500.00 to account for the installation of an additional 750 feet of 8" HDPE water main and appurtenances along Grange Road utilizing the funds from the Church Hill Road Project; and

WHEREAS, MJ Engineering and Land Surveying, PC, as the Engineers on the Project recommends approval of Change Order #1;

NOW THEREFORE, BE IT

RESOLVED, that the Supervisor is hereby authorized to sign Change Order #1 to adjust the total amount for the Brookwood Road Water Main Replacement Project to increase the cost by \$103,500.00 to account for the installation of an additional 750 feet of 8" HDPE water main and appurtenances along Grange Road utilizing the funds from the Church Hill Road Project as prepared and recommended by the engineers for this Project subject to the review and approval of the Town Attorney.

RESOLUTION NO.259-2026

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

Resolution Introduced by Buildings & Grounds Maiello

RESOLVED, that the Town Board hereby Town Board hereby acknowledges and accepts \$103,380.00 from the New York State Department of State through the Environmental Protection Local Waterfront Revitalization Program and authorizes the Supervisor to sign any necessary documentation to proceed with the project including but limited to the contract associated with the grant, subject to the review and approval of the Town Attorney.

RESOLUTION NO.260-2026

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

Resolution Introduced by Personal Computer Tech Mikol

RESOLVED, that the Town Board hereby authorizes the Supervisor to enter into an Agreement with SHI for the purchase of NYS Microsoft Office 365 licenses in the not to exceed amount of \$2,480.36 consistent with quote #27818266, subject to the review and approval of the Town Attorney.

RESOLUTION NO.261-2026

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

Resolution Introduced by Town Clerk Catricala

RESOLVED, that the Town Board hereby authorizes the disposal of records in the possession of the Town Clerk's Office in accordance with Records Retention & Disposition Schedule LGS-01, Section 185.11, 8NYCRR (Appendix H) adopted by the Town Board on January 18, 2023 with Resolution No. 64-2023. These records have met their minimum retention period and an inventory of these records will be kept, subject to the review and approval of the Town Attorney.

RESOLUTION NO.262-2026

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

Resolution Introduced by Comptroller Sullivan

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

RESOLUTION NO.263-2026

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

Resolution Introduced by Superintendent of Highways Bryans

RESOLVED, that the Town Board hereby the Superintendent of Highways to enter into an Agreement with Precision Trenchless, LLC. for CIPP lining and CCTV work for the Covington Drive Culvert Project in the not to exceed amount of \$6,312.50 utilizing the and Onondaga County Contract #0010984, and to authorize the Highway Superintendent to execute any documentation necessary to effectuate the work detailed in the Agreement, subject to the review and approval of the Town Attorney.

RESOLUTION NO.264-2026

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

Resolution Introduced by Supervisor Tollisen

RESOLVED, that the Town Board authorizes the Supervisor to accept \$8,000.00 pursuant to the 2026 Saratoga County Economic Development Grant, said funds to be utilized towards the community events to commemorate America's 250th Birthday, and authorizes the Town Supervisor to sign any necessary documentation to effectuate said celebration and the receipt of said funds, subject to the review and approval of the Town Attorney.

RESOLUTION NO.265-2026

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

Resolution Introduced by Supervisor Tollisen

RESOLVED, that the Town Board authorizes the Supervisor to accept \$6,600.00 pursuant to the 2026 Saratoga County Trails Grant Program, said funds to be utilized towards the resurfacing of stone dust trails in the Town's recreation park with asphalt with a match of \$1,650.00, and authorizes the Town Supervisor to sign any necessary documentation to effectuate the project and the receipt of said funds, subject to the review and approval of the Town Attorney.

RESOLUTION NO.266-2026

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

Resolution Introduced by Comptroller Sullivan

RESOLVED, that the Town Board approves the Comptroller's Report for July 2026.

RESOLUTION NO.267-2026

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

Resolution Introduced by Supervisor of Buildings & Grounds Maiello

RESOLVED, that the Town Board originally authorized paving of a portion of the Town Park Trails in the not exceed amount of \$100,152.00 and the price has increased \$20,000.00 for a new total cost of \$120,152.00 to be paid for with the recreation fees located in the special revenue fund, and to authorize the Supervisor to sign any and all documentation needed to proceed with this project, subject to the review and approval of the Town Attorney.

Councilman Wasielewski: On the Motion Mr. Supervisor. This project has been an outstanding addition to the Town. That trail is now being used by so many more people now that it is paved. Parents are pushing baby strollers, and there is an increase in the number of walkers and runners. It is just really fantastic, I fully support this, it is a great thing for the Town.

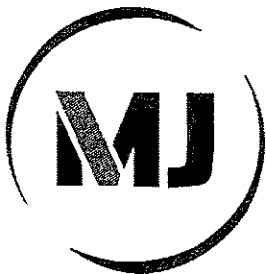
PUBLIC COMMENT (For discussion of non-agenda items)

ADJOURN

There being no further business to discuss or resolve on a motion by Councilman Wasielewski seconded by Councilman Catricala, the meeting was adjourned at 7:17 pm.

Respectfully Submitted,

Kelly L. Catricala Town Clerk



August 6, 2026

Kevin Tollisen, Town Supervisor
Town of Halfmoon
2 Halfmoon Town Hall Plaza
Halfmoon, NY 12065

Re: Ushers Road Water Main Extension
MJ Project No. 964.146
Supplemental Proposal for Engineering Services

Dear Supervisor Tollisen:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) is pleased to provide the Town of Halfmoon (Town) this proposal for supplemental professional services associated with the Ushers Road Water Main Extension Project (Project). MJ's project understanding and associated Scope of Services are included below.

PROJECT UNDERSTANDING

Based upon previous discussions and site visits with the Town, MJ understands the following:

- The Town is proposing to install approximately 11,000 linear feet of 12-inch HDPE water main, hydrants, valves, and water services on Ushers Road from the western end of Tabor Road to Cary Road.
- The proposed water main routing will cross railroad tracks in two locations owned and operated by Canadian Pacific Kansas City Railway (CPKC). Representatives from Genesee & Wyoming Railroad Service, Inc (GWRS), the current operator of Pan Am Southern Railway LLC, have verified that the railway is owned by CPKC and work within the railway is permitted through CPKC, not GWRS.
- The two railroad crossings are at Tabor Road (Milepost 0471.84) and Ushers Road (Milepost 0470.41).
- The railroad authorities stipulate the allowable angle of utility crossings (i.e. new water main) underneath the racks and the required permits for installation.

Tabor Road Railroad Crossing (Milepost 0471.84):

- The proposed water main must be installed within the Town of Halfmoon municipal boundary. The Town of Clifton Park border is adjacent to the Tabor Road railroad crossing.
- To achieve a crossing within the allowable angle range and stay within the Town of Halfmoon, the alignment must be on the north side of Tabor Road. The proposed water main alignment is proposed beyond the northern highway right-of-way and into adjacent private properties.
- To accommodate the proposed water main alignment, private easements (permanent utility and temporary construction easements) are required for the following properties:



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



Fishkill, NY
Levittown, NY
Picatinny, NJ
Melbourne, FL



- 260.-1-37 Gregoire, Kenneth A
- 260.9-1-4 Stiles, Michael E
- 260.9-1-5 Amoroso, Guy

Ushers Road Railroad Crossing (Milepost 0470.41):

- There are wetlands on both sides of Ushers Road. To meet the angle of crossing and minimize dewatering work in the wetlands, the water main alignment is proposed beyond the southern highway boundary into adjacent private properties.
- To accommodate the proposed water main alignment, private easements (permanent utility and temporary construction easements) are required for the following properties:
 - 260.-2-76.1 Floud, James W

CPKC Permitting and Geotechnical Protocol Requirements:

- MJ held a conference call on June 26, 2026, with the CPKC's Permit administrator Jones Lang Lasalle, Inc. (JLL) to discuss the requirements for obtaining a Utility Occupancy License for each railway crossing. JLL confirmed that a utility rail crossing, 42-inches in diameter and greater, requires an **"Intermediate" level permit review process**, subject to CPKC Geotechnical Protocol. This protocol is required to ensure the utility crossing does not cause rail settlement.
- CPKC Geotechnical Protocol for Crossing Construction on under Railway Tracks (CPKC Geotechnical Protocol) requires additional geotechnical design requirements and the applicant (Town) must designate a Geotechnical Engineer of Record (GER) to provide services during the design and construction phases of the project as follows:
 - o Design Phase:
 - The GER must submit a Geotechnical Report for the project with a summary of subsurface exploration findings and a railway settlement monitoring plan.
 - The GER must be contracted by the applicant (Town) to ensure the utility crossing complies with CPKC Geotechnical Protocol.
 - Terracon Consultants-NY, Inc. is proposed as the GER.
 - o Construction Phase:
 - On-site observation by the GER is required to document the field conditions and review settlement monitoring field measurements.
 - GER services during the construction phase will be incorporated into the bid documents to be paid under the general construction contract.
- CPKC Geotechnical Protocol also requires a third-party independent geotechnical review during the design (review of Geotechnical Report) and construction phase (review geotechnical related submissions and settlement monitoring data). The third-party review



consultant must be contracted by the applicant (Town) to provide services from project start-up to project closeout. GEI Consultants, Inc. is proposed as the third-party reviewer.

Based upon the above understanding, MJ offers the following Scope of Services for your consideration.

SCOPE OF SERVICES

Task 01: Easement Mapping Preparation

MJ will provide survey and mapping services required to prepare four (4) temporary and four (4) permanent easement acquisition maps in support of proposed water main construction, over the following privately owned parcels of land:

- Lands N/F Gregoire - TMP 260.0-1-37 (1 TE & 1 PE Map)
- Lands N/f Floud - TMP 260.0-2-76.1 (1 TE & 1 PE Map)
- Lands N/F Stiles - TMP 260.9-1-4 (1 TE & 1 PE Map)
- Lands N/F Amoroso - TMP 260.9-1-5 (1 TE & 1 PE Map)

The associated scope of services is as follows:

1. Perform record research at appropriate agencies to obtain current deeds of record and maps for the subject parcels, highways, and adjoining properties.
2. Perform field reconnaissance and survey to locate existing evidence of occupation and monumentation along boundary lines.
3. Perform office computations and analysis to reconcile record boundary information with the physical evidence located, resulting in a boundary line determination.
4. Prepare maps and descriptions suitable for use in developing the easements and filing with the Town of Halfmoon and Saratoga County.

Task 02: Supplemental Topographic Survey & Mapping

MJ will provide supplemental topographic survey and mapping services for the water main design at the two (2) railroad crossing locations within the project boundary. The total area of supplemental survey is approximately 1.2 acres as shown in Figures 1 and 2. Data will be merged into existing base mapping.

Task 03: Supplemental Geotechnical Investigation

MJ, through our subconsultant, Terracon, will complete supplemental subsurface exploration and geotechnical investigation services at each proposed rail crossing jack and bore pit, to address CPKC Geotechnical Protocol requirements. Geotechnical investigation locations are shown on Figures 3 (milepost 0470.41) and Figure 4 (milepost 0471.84). The scope of services includes:

1. Obtain a total of four (4) soil test borings, each to a depth of thirty (30) feet, to assess the soil properties, groundwater conditions, and presence of rock. Soil borings will be advanced



using standard rotary drill rig using continuous flight augers, wash boring techniques, or a combination of each as appropriate for the conditions encountered.

2. Split spoon samples and Standard Penetration Testing will be performed continuously through the upper 12 feet of each boring and at standard intervals thereafter. Sampling will be conducted in accordance with ASTM D 1586 "Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils".
3. If bedrock or refusal-to-drilling conditions are encountered, rock coring may be performed using a NQ/NX rock core barrel, at the discretion of the GER. Where rock coring is performed, up to 10 feet of rock coring will be targeted.
4. Field boring logs will be completed as part of standard drilling operations, including sampling depths, penetration lengths, water level measurements and other relevant sampling information as applicable.
5. Recovery of soil samples from the boring locations will be obtained and taken to a soil laboratory for testing and visually classified the GER. Laboratory testing will be conducted to verify the engineering properties of soil (and rock) strata. Laboratory testing will include water content, grain size distribution, Atterberg limits, and unconfined compressive strength (rock samples).
6. Preparation of a field report, specific to the railroad crossings, will be prepared to summarize: Subsurface exploration procedures and conditions, soil stratification based on visual soil (and rock) classification, groundwater levels observed during and after the completion of drilling and results of laboratory testing.

Task 04: Geotechnical Engineer of Record Services

MJ, through our subconsultant, Terracon, will provide the Geotechnical Engineer of Record (GER) services per the CPKC Geotechnical Protocol for Crossing Construction under Railway Tracks. The information obtained in Task 03 will be used to prepare a project specific Geotechnical Engineering Report for the 12-inch watermain crossings at CPKC rail mileposts 0470.41 and 0471.84. The Geotechnical Engineering Report will include the following, for each location:

1. Geotechnical recommendations to assist in planning for the boring/receiving pit excavations and carrier pipe installations.
2. Temporary excavation support considerations.
3. Settlement monitoring plan and list of required observations during construction.
4. Applicable geotechnical drawings including plan, profile, and section views for the pipe sections.

The draft Geotechnical Engineering Report will be issued for review by a CPKC-approved third-party independent consultant (See Task 05). Based on review comments, the final Geotechnical Engineering Report will be issued. Up to two (2) virtual meetings will be held with the third-party review consultant and the selected contractor to review findings and discuss recommendations.



Task 05: Geotechnical Third-Party Review Services

MJ, through our subconsultant, GEI Consultants, Inc. (GEI), will provide the required third-party independent engineering peer review of GER-prepared documents (Task 04), per the CPKC Geotechnical Protocol for the two railway crossings.

A. Design Phase Services

This work will include:

1. An independent review of the Geotechnical Report along with the design plan and sections at each crossing.
2. An independent review of the surface and subsurface settlement calculations for each crossing.
3. An independent review of the track movement monitoring plan.
4. A cursory review of technical specifications pertaining to the railway crossings.
5. A cursory review of the proposed launching and receiving shafts, and if deemed necessary, a detailed review of the pertinent temporary support design calculations for the potential impact of the shaft construction on CPKC rail.
6. Limited independent calculations (such as estimated ground and track settlement magnitude), if necessary, to verify the geotechnical evaluation on result and recommendations by the project GER.
7. Preparation of a written report summarizing our findings and pertinent recommendations.
8. Participation in two (2) conference calls to clarify any issues or questions that may arise during our review work and to discuss findings.

B. Construction Phase Services

This work will include:

1. Review of Contractor's geotechnical submittals pertaining to the crossings.
2. Review of Contractor's pertinent shop drawings.
3. Review of Contractor's means and construction methods (i.e., work plan).
4. Review of Contractor's proposal for remedial or stabilizing works in case of failure or occurrence of excessive ground or track movements (i.e., recovery plan).
5. Review of geotechnical instrumentation and settlement monitoring readings.



Task 06: Supplemental Permit and Application Fees

MJ will submit the required fees to CPKC to obtain a Utility License Agreement for the two railway crossings, via the JIL application portal.

1. Based on the June 26, 2026, conference call, a \$3,000 review fee will be required to cover each CPKC Utility Crossing. A permit review fee of \$3,000 was included in the original proposal. Therefore, an additional \$3,000 permit fee is required.
2. Following review, a fee of \$9,375 per crossing will be required to issue the CPKC Utility Occupancy License (\$18,750 total).
3. Right of Entry License Fees (\$1,500) per crossing.

ASSUMPTIONS

The following assumptions were made in the development of this proposal:

1. Existing electric, gas, and telephone conduits and structures will be shown on the mapping based on record information.
2. NYS Prevailing Wage Rates apply for survey and geotechnical investigation services.
3. Payment of any fees, including applications, permits, and other reviewing authority and municipal fees will be paid for by the Town.
4. No warranty, or guarantee, is expressed, or implied concerning the granting of permits or approvals required for this project, or timelines for review and action, by regulatory agencies.
5. Traffic control measures (signage or flaggers) required for the soil borings will be provided by Town. It is anticipated this will be required at boring location B1, shown on Figure 3.
6. Property access to collect soil borings will be coordinated by Town. It is anticipated this will be required at boring B2 (Figure 3), B3 (Figure 4), and B4 (Figure 4). It is anticipated that access will be required prior to obtaining easement agreements with these property owners.
7. During geotechnical field work, water will be used as a drilling fluid for rock coring, and the spent water will be discharged on site. It is assumed water suitable for drilling operations is available from the Town water system within 5 miles of the site.
8. The Utility Entry Agreement will apply to jack and bore installation of the watermain, within the CPKC right-of-way, and does not apply to any repair work required on the surface, within the CPKC right-of-way. No surface work within the CPKC right of way is anticipated at this time.
9. The JIL application portal notes that installation within 150 feet of a railroad bridge, culvert or switch may require variance approval. The crossing at milepost 0470.41 is less 25-feet from a 12-inch storm sewer that crosses the railway. Need for an additional waiver and fee will be determined during the railroad permit review process by the reviewing agency.



TASKS NOT INCLUDED IN THIS PROPOSAL

The following efforts are excluded from this scope of services:

1. Assessment of underground (buried) utilities
2. Construction-related survey services
3. Setting of boundary monumentation
4. Third-party geotechnical review fees for site observation and meeting attendance, beyond what is described above.
5. Review and permit fees, beyond what is described above.
6. GER services during the construction phase.
7. Daily construction observation (\$1,200/day) and railway flagging (\$1,500/day) fees during the installation of the water main in the CPKC right of way. CPKC inspection and flagging requirements during the construction phase will be incorporated into the bid documents.

SCHEDULE

Upon notice to proceed, MJ will perform the defined scope of work in coordination with the current project schedule.

FEE

MJ proposes to complete the above-listed services for the following fees.

Description	Billing Type	Fee
Task 01 – Easement Mapping Preparation (total of 4)	Lump Sum	\$8,600
Task 02 – Supplemental Topographic Survey & Mapping	Lump Sum	\$6,500
Task 03 – Supplemental Geotechnical Investigation	Not-to-Exceed (NTE)	\$26,150
Task 04 – Geotechnical Engineer of Record - Design	NTE	\$26,000
Task 05A – Geotechnical 3 rd Party Review - Design	NTE	\$10,000
Task 05B – Geotechnical 3 rd Party Review - Construction	NTE	\$12,000
Task 06 – Supplemental Permit and Application Fees	NTE	\$24,750
Total Fee		\$114,000

MJ will invoice the Town monthly based on percentage of work completed. The fee assumes there are no significant changes resulting from decisions, conditions and/or events beyond MJ's control.



SUMMARY

Thank you for the opportunity to provide a proposal for this project. If the above scope of work is acceptable, please execute and return the Authorization to Proceed below in accordance with the Agreement between MJ and the Town. We look forward to the opportunity to continue to work with the Town on this project. Please do not hesitate to contact Carrie Dooley at 518-371-0799 or via email at carriedooley@mjteam.com if you have questions or require additional information.

Sincerely,


Michael D. Panichelli, P.E.
President

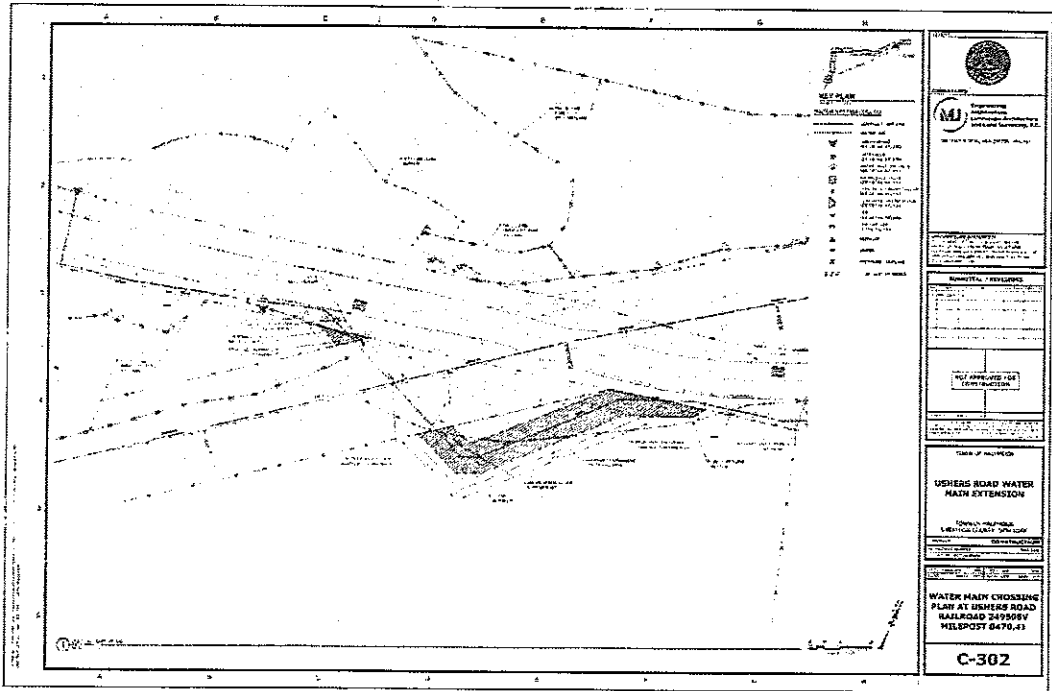
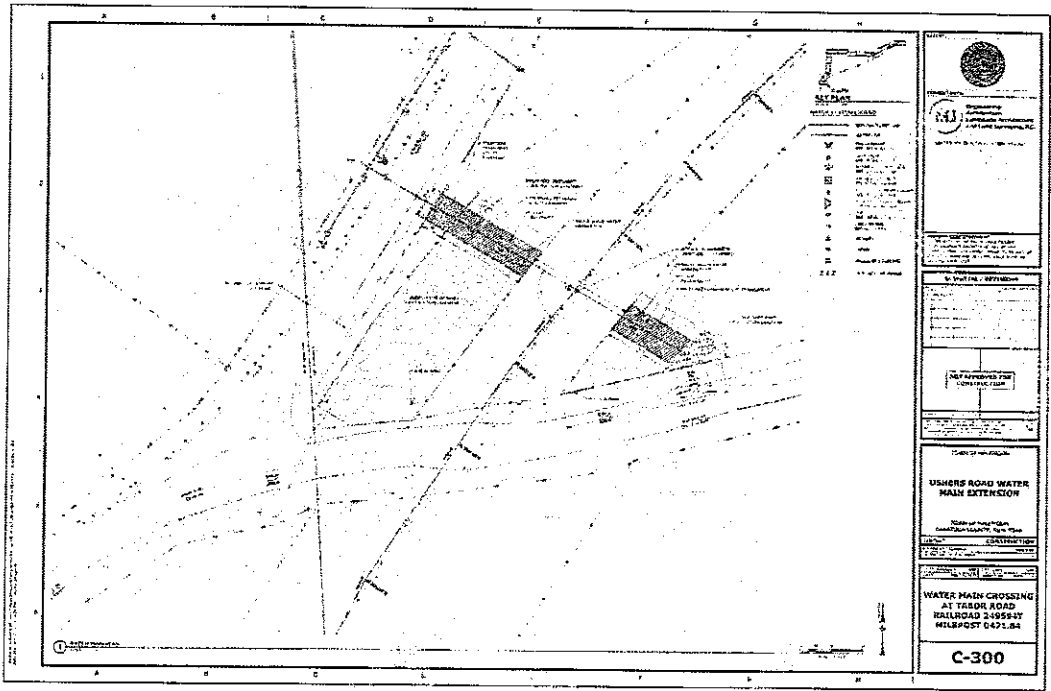
Cc:
Ca. Dooley
File

- Attachments:
- Figure 1 & 2 - Proposed Easement Supplemental Survey Locations
(Drawings C-300 and C-302)
 - Figure 3 - Anticipated Soil Boring Location CPKC Rail (Milepost 0470.41)
 - Figure 4 - Anticipated Soil Boring Location CPKC Rail (Milepost 0471.48)

AUTHORIZATION TO PROCEED

In accordance with the Agreement dated October 1, 2025, between MJ and the Town, I hereby authorize MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. to proceed with the scope of services as described above.

Printed Name	Title
Signature	Date



FIGURES 1 & 2
SUPPLEMENTAL SURVEY AND PROPOSED EASEMENT LOCATIONS
(DRAWINGS C-300 AND C-302)

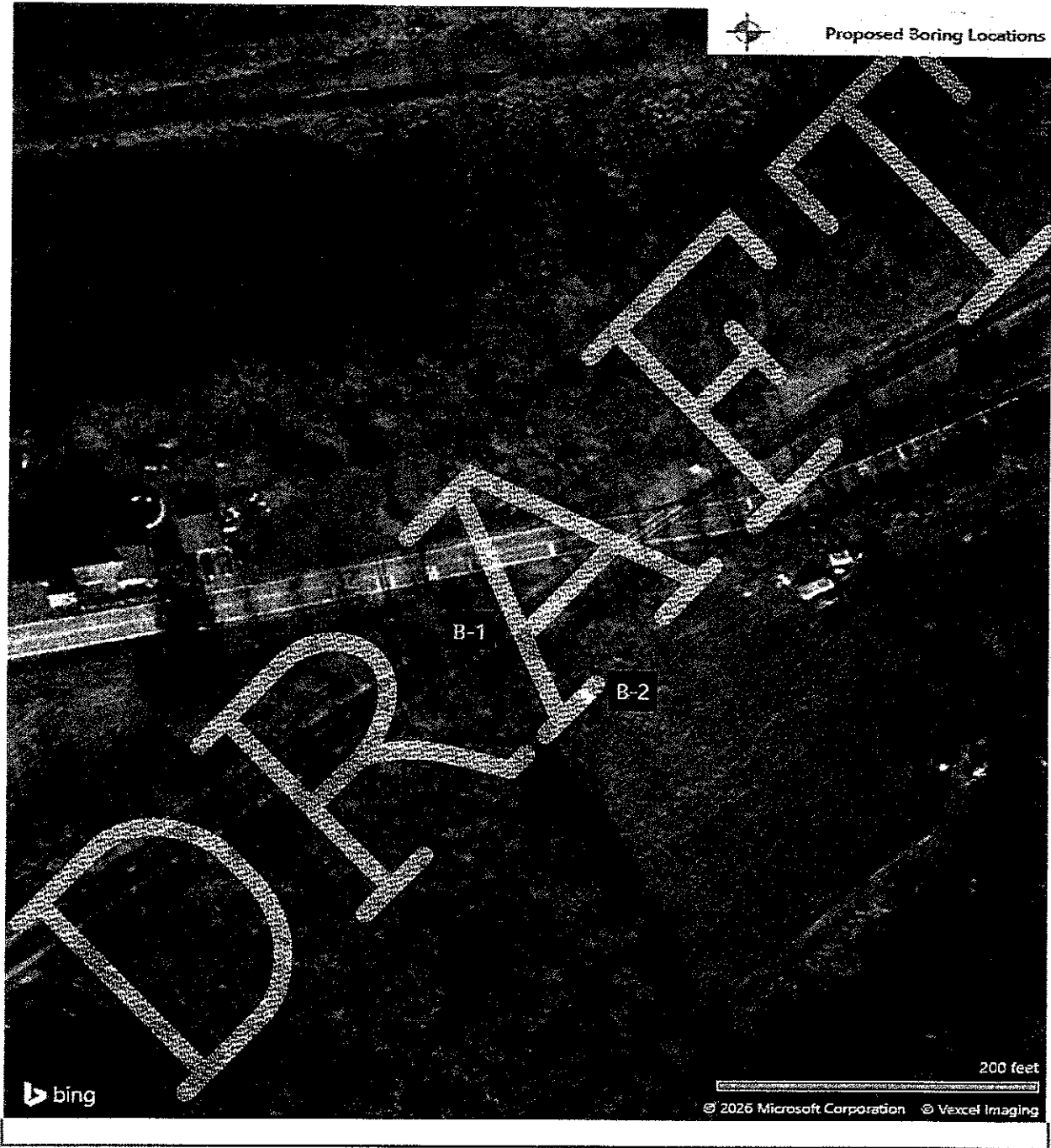


FIGURE 3
ANTICIPATED SOIL BORING LOCATION CPKC RAIL (MILEPOST 0470.41)



FIGURE 4
ANTICIPATED SOIL BORING LOCATION CPKC RAIL (MILEPOST 0471.48)

TOWN OF HALFMOON
CHAPTER 160
WATER RULES, REGULATIONS AND CONSTRUCTION STANDARDS

AMENDMENT SUMMARY

I. INTRODUCTION

- No changes.

II. APPLICATION FOR WATER SERVICE

- No changes.

III. SERVICES

- “Part A: Household (One and Two Family Residential)” Revised pipe material between corporation stop and curb valve to be CTS HDPE as opposed to Type K seamless copper tubing.

IV. LIMITING CONDITIONS AND RESTRICTIONS

- No changes.

V. CONSTRUCTION STANDARDS

- “Part K: Water Services” Revised Part 2 to include CTS HDPE as the Town standard.
- “Part L: Copper Water Service Pipe & Fittings” Revised section to include CTS HDPE as the Town standard. Copper service piping only to be used at the Town’s discretion.
- “Part M: HDPE Water Service Pipe” Revised section to include CTS HDPE as the Town standard.

VI. ADMINISTRATION

- No changes.

VII. WATER RATES, FEES & SCHEDULE

- No changes.

APPENDIX A – STANDARD WATER DETAILS

- Revised water service detail based on the construction standards updates (Section V)

CHANGE ORDER NO.: 1

Owner: Town of Halfmoon
Engineer: MJ Engineering, Architecture, Landscape
Architecture, and Land Surveying, P.C.
Contractor: Bellamy Construction Company
Project: Brookwood Road WM Replacement
Contract Name: 1 – General Construction
Date Issued: August 12, 2026
Owner's Project No.: Bid Spec 3-2026
Engineer's Project No.: 964.139
Contractor's Project No.:
Effective Date of Change Order: August 12, 2026

The Contract is modified as follows upon execution of this Change Order:

Description: This Change Order increases the Contract Price to account for the installation of an additional 750 linear feet of 8" HDPE water main and appurtenances along Grange Road, as requested by the Town. The increase in Contract Price associated with this Change Order (\$103,500), is intended to cover the estimated cost of the pipe installation only. The final cost of the pipe installation will be dependent upon the actual quantity of pipe installed, at a unit price of \$138 per linear foot. The Change Order also reallocates contingency allowance funds to cover all other items necessary for the pipe installation (mobilization, traffic control, fittings, hydrants, valves, water services, etc.). These items will be billed at the agreed upon unit prices provided by the Contractor. As with the additional pipe installation, payment to the Contractor will be based on the actual quantities installed.

Attachments: The attached spreadsheet presents a breakdown of the additional costs associated with Grange Road water main installation and how they will be incorporated into the current contingency allowance and Change Order No. 1 amounts.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 1,175,300.00	Original Contract Times: Substantial Completion: November 30, 2026 Ready for final payment: December 31, 2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. ____ \$ N/A	[Increase] [Decrease] from previously approved Change Orders No.1 to No. ____: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: \$ 1,175,300.00	Contract Times prior to this Change Order: Substantial Completion: November 30, 2026 Ready for final payment: December 31, 2026
[Increase] [Decrease] this Change Order: \$ 103,500.00	[Increase] [Decrease] this Change Order: Substantial Completion: November 30, 2026 Ready for final payment: December 31, 2026
Contract Price incorporating this Change Order: \$ 1,278,800.00	Contract Times with all approved Change Orders: Substantial Completion: November 30, 2026 Ready for final payment: December 31, 2026

Recommended by Engineer

Authorized by Owner

By: Bruce Brant
Title: Design Engineer
Date: August 12, 2026

Accepted by Contractor

Approved by Funding Agency (if applicable)

By:
Title:
Date:

N/A
N/A
N/A

DRAFT



Application Date: 6/17/2006

Via (Engineer): All Engineering, Architecture, Landscape
Architecture and Land Surveying F 1
21 Corporate Drive, Clifton Park, NY 12065

[illegible]

Contractor's Project No.: 24-0209

1. ORIGINAL CONTRACT PRICE	\$	\$1,175,000.00
2. Net change by Change Orders	\$	\$108,500.00
3. Current Contract Price (Line 1 + 2)	\$	\$1,275,000.00
4. TOTAL COMPLETED AND STORED TO DATE	\$	\$0.00
(Column E total on Progress Retainage)		
5. RETAINAGE:		
a. 5%	\$0.00	\$0.00
b. 5%	\$0.00	\$0.00
c. Total Retainage (Line 5a + Line 5b)		\$0.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 + Line 5c)	\$	\$0.00
7. LESS PREVIOUS PAYMENTS (Less prior Application)	\$	\$0.00
8. AMOUNT DUE THIS APPLICATION	\$	\$0.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$	\$1,275,000.00
(Column G total on Progress Retainage)		

Payment of:	\$	\$0.00
(Line 8 or other - attach explanation of the other amount)		
is received by:		
	(Signature)	(Date)
Payment of:	\$	\$0.00
(Line 9 or other - attach explanation of the other amount)		
is approved by:		
	(Signature)	(Date)
is received by:		
	Funding or financing entity (if applicable)	(Date)

EJCDC® C-620 Contractor's Application for Payment © 2013 National Society of Professional Engineers for EJCDC. All rights reserved. Page 1 of 1



Pricing Proposal
Quotation #: 27818266
Created On: 8/3/2026
Valid Until: 8/31/2026

NY-Town of Halfmoon

Douglas Mikol
Phone: (518) 371-7410 ext. 2284
Email: admin@townofhalfmoon.org

Microsoft Inside Account Manager

Felice Leader
290 Davidson Avenue
Somerset, NJ 08873
Phone: 888-744-4084
Email: MSNorthEastGov@SHI.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 EMS G3 GCC ALng Sub Per User - 4 months (Year 2 of 3) Microsoft - Part#: AAD-32907 Contract Name: OGS IT Umbrella Contract Contract #: PM69723 Subcontract #: 24-02 Coverage Term: 9/1/2026 - 12/31/2026 Note: EA# 7514694	25	\$33.84	\$846.00
2 Entra ID P1 Gov Sub Per User - 4 Months (Year 2 of 3) Microsoft - Part#: MQM-00001 Contract Name: OGS IT Umbrella Contract Contract #: PM69723 Subcontract #: 24-02 Coverage Term: 9/1/2026 - 12/31/2026 Note: EA# 7514694	91	\$17.96	\$1,634.36
Total			\$2,480.36

Additional Comments

Please send vouchers to 290 Davidson Ave, Somerset NJ 08873

Year 2: 8/01/2026 – 12/31/2026:
Year 3: 1/01/2027 – 12/31/2027:
Total:

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

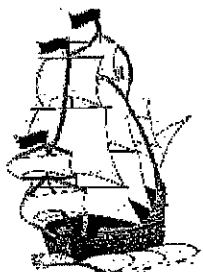
Payment Schedule for EA# 7514694:
Year 2 – 8/01/2026 – 12/31/2026: \$5,260.15
Year 3 – 1/01/2027 – 12/31/2027: \$12,624.36
Total: \$17,884.51

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

DRAFT

Supervisor
Kevin Tollisen

Town Board
Paul Hotaling
John Wasielewski
Jeremy W. Connors
Eric Catricala



TOWN of HALFMOON

2 HALFMOON TOWN PLAZA
HALFMOON, NY 12065
COUNTY OF SARATOGA

(518) 371-7410 Ext. 2200 • Fax (518) 371-0936

DATE: August 19, 2026

TO: Town Board
Town of Halfmoon

FROM: Laurie Sullivan
Comptroller

SUBJECT: 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.

Information Only: The above was derived from the following breakdown of charges to be paid on August 27, 2026, Abstract for engineering and related fees.

DEBIT:	Revenues	25-980	\$31,525.00
	Subsidiary: Home & Community Services		
		25-4-2189.00	\$31,525.00
CREDIT:	Appropriations	25-960	\$31,525.00
	Subsidiary: Engineering Contractors Inspections		
		25-5-1440.40	\$31,525.00

<u>NAME</u>	<u>AMOUNT</u>
Creekview Estates	\$ 616.00
Mott Orchard	\$ 853.00
Trick Shots Billard Hall and Wicked Eatery	\$ 656.00
QuickChek Fuel	\$ 200.00
Hanks Hallow	\$ 17,716.00
One Four Six Marketplace	\$ 11,484.00
Total	\$ 31,525.00

A resolution is necessary to increase appropriations within the Special Revenue fund from Recreation Fees in the not to exceed amount of \$20,000.00, per resolution 267-2026, dated 08/19/2026, to increase the budget for the paving of a portion of the Town Park Trails.

DEBIT:	Unappropriated Fund Balance	25-911	\$20,000.00
CREDIT:	Appropriations	25-960	\$20,000.00
	Subsidiary: Special Recreation Facilities-Town Park Trail		
	25-5-7180.22	\$20,000.00	

DRAFT

THE
P R E C I S I O N
Precision Industrial Maintenance, Inc. • Martin Environmental Services, Inc.
Precision Trenchless, LLC
G R O U P

On Behalf of Precision Trenchless LLC, I am pleased to present you with pricing for CIPP lining & CCTV work for the Covington Drive culvert project..

Work scope included in pricing

- CCTV with thumb drive videos and reports
- High pressure jetting and cleaning of all pipe prior to UV CIPP installation
- Installation of 12-inch UV CIPP approximately 32LF
- Bypass of all water throughout installation process up to 4" capacity.

Exclusions

- Any repairs to the host pipe needed to install the CIPP
- Water source to be provided by others
- Final billing will be done with post CCTV footages
- Traffic control beyond standard cones / signs
- Disposal of spoils / debris
- Permits
- Testing
- Additional Insurance beyond current coverage
- Access to both ends of the pipe must be given
- Anything not specifically mentioned in the proposal

Pricing per Onondaga Contract #0010984

12 inch UV CIPP x 32 LF CCTV, Cleaning, Bypass & Traffic	\$6,312.50
---	-------------------

Please sign/date and send back if approved to begin work

Signature _____ **Date** _____
Please contact me with any questions
Sincerely,
Lawrence Curtis
Precision Trenchless LLC
Lcurtis@pim-inc.com



OFFICE OF THE COUNTY ATTORNEY

GEORGE P. CONWAY, ESQ., COUNTY ATTORNEY

518.884.4770

SARATOGACOUNTYNY.GOV

40 MC MASTER ST, BALLSTON SPA, NY 12020

First Assistant Attorney
Ann Flower E. Stitt, Esq.
Assistant Attorneys
Michael E. DiPresso, Esq.
Petra A. Holden, Esq.
Colleen M. McMahon, Esq.

SERVICE BY EMAIL NOT ACCEPTED

MEMORANDUM

DATE: August 7, 2026

TO: Jason Kemper
Director, Department of Planning and Economic Development

FROM: George P. Conway
County Attorney *[Signature]*

SUBJECT: Town of Halfmoon – 2026 Economic Development Grant

- ☒ (X) For Vendor Signature & Return
- ☒ (X) Per Resolutions No. 193 – 2026
- ☐ () For Your Approval
- ☐ () Per Our Conversation
- ☐ () For Your Information
- ☐ () For Your Files
- ☐ () For Your Review
- ☒ (X) For Appropriate Action
- ☐ () Comments/Recommendations
- ☐ () Other: _____

MESSAGE/REMARKS: Attached, please find one (1) agreement with the above-named vendor.
If this agreement meets your approval, please secure the signature of the contractor/vendor
and return one (1) signed document to this office for further processing.

2026 ECONOMIC DEVELOPMENT GRANT PROGRAM AGREEMENT
BETWEEN
SARATOGA COUNTY AND TOWN OF HALFMOON

THIS AGREEMENT, BY AND BETWEEN,

COUNTY OF SARATOGA, a municipal corporation duly organized under the laws of the State of New York, with offices at 40 McMaster Street, Ballston Spa, New York 12020 (COUNTY),

-and-

TOWN OF HALFMOON, a municipal corporation duly organized under the laws of the State of New York, with principal offices at 2 Halfmoon Town Plaza, Halfmoon, New York 12065 (TOWN);

WITNESSETH:

WHEREAS, the Saratoga County Economic Development Grant Program was established to provide a fund grant program to assist local municipalities in funding economic development projects; and

WHEREAS, pursuant to Resolution 193 – 2026, the Saratoga County Board of Supervisors authorized the disbursement of funds to the TOWN in the amount not to exceed \$8,000; and

WHEREAS, all grant reimbursement requests shall be submitted to the COUNTY for final reimbursement no later than December 1, 2027, and any awarded funds not requested by such date shall be forfeited;

NOW, THEREFORE, IT IS AGREED:

1. PROJECT: The TOWN shall deliver a community-wide event that commemorates America's 250th birthday (the "Project").
2. GRANT AWARD & MATCH: The COUNTY agrees to provide a grant to the TOWN in an amount not to exceed \$8,000.
3. REIMBURSEMENT: The COUNTY shall issue a check from the Economic Development Grant Program funds payable to the TOWN in the amount of up to \$8,000 within 30 days of the receipt from the TOWN of a properly executed COUNTY voucher. The reimbursement request must be supported by documentation acceptable to the Saratoga County Auditor documenting total Project expenditures equaling or exceeding \$8,000, verifying the completion of the Project.

4. DEADLINE: All grant reimbursement requests shall be submitted to the COUNTY for final reimbursement no later than December 1, 2027. Any awarded funds not requested by such date shall be forfeited and this Agreement shall be void with no further obligation or liability remaining on the part of the COUNTY.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date of the last signature affixed below.

APPROVED AS TO
FORM AND CONTENT:

COUNTY OF SARATOGA

By: _____

Philip C. Barrett, Chair
Saratoga County Board of Supervisors
Pursuant to Resolution: 193 – 2026

Date: _____

TOWN OF HALFMOON

By: _____

Kevin J. Tollisen
Town Supervisor

Date: _____



BOARD OF SUPERVISORS

07/21/2026

RESOLUTION 193 – 2026

Introduced by Economic Development: Supervisors Brennan, Antoski, Burger, Butler, Grasso, Lalukota, and Wemple

AWARDING 2026 ECONOMIC DEVELOPMENT GRANTS

WHEREAS, the 2026 County Budget includes an Economic Development Grant Program to give matching grants to local municipalities to fund economic development projects; and

WHEREAS, the 2026 Economic Development Grant Program contains a pool of unallocated Economic Development Grant Reserve Funds to fund economic development projects in municipalities within Saratoga County; and

WHEREAS, our Economic Development Committee received fourteen (14) applications, totaling \$111,500, from Saratoga County municipalities requesting funds for economic development projects; and

WHEREAS, Resolution 87 – 2026 authorizes the County Administrator to transfer funds from certain reserve accounts for approved projects; and

WHEREAS, our Economic Development Committee and Law and Finance Committee have approved funding for all fourteen (14) submitted applications, utilizing unallocated Economic Development Grant Program funds, at a total cost of \$111,500; and

WHEREAS, to ensure the timely completion of municipal projects and the efficient administration of public funds, our Economic Development Committee has endorsed a firm deadline of December 1, 2027 for receipt of municipal reimbursement requests; now, therefore, be it

RESOLVED, that this Board of Supervisors hereby authorizes the disbursement of \$111,500 under the 2026 Economic Development Grant Program to the following municipalities for the specific amounts and purposes stated below, upon the condition that each municipality provide matching funds or services in-kind that equal or exceed the following disbursements:

1. **Town of Ballston:**

Parks Assistance

Amount Requested: \$8,000

Funds will be used to improve access to the corner park in Burnt Hills.

2. **Town of Charlton:**

Air Conditioning at Charlton Community Center

Amount Requested: \$8,000

Adding air conditioning to the \$1.5M rehabilitation project at the Community Center will allow for more usage of the building by various community groups during the summer months, all which support economic development within the community.

3. **Town of Corinth:**
Public Bathrooms at Train Station Amount Requested: \$8,000
The train depot area is Town owned. The tourist train that operates from there annually carries 35,000 riders a year. They are currently serviced by multiple portajons. The Town would like to assist the operator by installing a septic service to a public bathroom facility they will fabricate.
4. **Town of Day:**
Sidewalk Replacement Amount Requested: \$8,000
Funds will be used to fix or replace broken sidewalks.
5. **Town of Edinburg:**
Saratoga Snowmobile Association Trail Development Amount Requested: \$7,500
Funds will be used for the purchase and installation of needed culverts and crane mats on the snowmobile trails. Signage, fencing and trail construction and maintenance will also be performed. Improved terrain, wider trails and extensive signage make for a more attractive, safer and more enjoyable experience for riders.
6. **Town of Hadley:**
225th and 250th Celebration Amount Requested: \$8,000
Funds will be used to purchase a wall sign (\$3,000) that will welcome visitors to the Town and for the celebration (\$5,000) of both the Town's 225th birthday and the Country's 250th.
7. **Town of Halfmoon:**
America's 250th Celebration Amount Requested: \$8,000
The America's 250th Celebration project aligns strongly with the economic development objectives of the community by supporting local businesses, increasing tourism activity, and strengthening community identity through the America's 250th Celebration. This project will deliver a successful community-wide event that commemorates the community's heritage while generating economic and social benefits for residents, visitors, and local businesses.
8. **Town of Malta:**
Pamphlet: Connecting Residents to Economic Opportunity Amount Requested: \$8,000
The project will fund the design, printing, and mailing of one full-color edition of a pamphlet to Town households. The annual pamphlet supports the Town's economic development goals by promoting local businesses, community events, tourism assets, infrastructure investments, and development initiatives. Distributed directly to all households, the pamphlet increases awareness of opportunities within the Town, strengthens community engagement, supports local business visibility, and helps position Malta as an attractive place to live, work, visit, and invest.
9. **City of Mechanicville:**
Bucket Truck Amount Requested: \$8,000
Funds will be used to purchase a used bucket truck to help hang banners during community events, to replace lighting in the business district, and for maintenance of traffic lights in the business district.
10. **Town of Moreau:**
Nolan Road Riverside Trail Gateway Project Amount Requested: \$8,000
County funds will be matched with local funds to develop access to the Nolan Road Riverside Trail and Boat launch facility. An improved gateway for the Nolan Road Riverside Trail serves as a vital anchor for the Town's economic health by transforming underutilized waterfront space into

a high-capacity regional destination. Drawing from the Town's Comprehensive Plan as a framework, this project executes strategy to establish Moreau as a premier recreational hub.

11. Town of Providence:

Providence Bulk Waste Clean-up

Amount Requested: \$8,000

Town of Providence proposes to offer a household & bulk clean up service for the town residents to improve the quality of place while reducing cost to residents.

12. Town of Saratoga:

Audio Visual Equipment Replacement

Amount Requested: \$8,000

Funds will be used to replace broken audio equipment with a new A/V system, upgrading the meeting space to facilitate presentations to the Town Board and Planning Board for upcoming projects.

13. City of Saratoga Springs:

Public Art Mural

Amount Requested: \$8,000

Grant funds will be used to support the design, fabrication and installations of a large scale public art mural on the Putnam Street Parking Garage. Any remaining funds will be used for public art improvements along Spring Run Trail.

14. Town of Wilton:

Automatic Door Openers for Accessibility

Amount Requested: \$8,000

Adding automatic door openers expands resident visits through enhanced inclusivity, mitigating costly compliance risks and lowering municipal energy costs. These upgrades empower residents that might otherwise face barriers and improving the overall municipal environment, as 25% of all adults have some form of disability.

; and be it further

RESOLVED, that the Chair of the Board of Supervisors is hereby authorized to execute all agreements and documents necessary to ensure the disbursement of said funds; and be it further

RESOLVED, that all grant reimbursement requests shall be submitted to the County for final reimbursement no later than December 1, 2027, and that any awarded funds not requested by such date shall be forfeited; and be it further

RESOLVED, that the form and content of all related agreements and documents shall be subject to the approval of the County Attorney; and be it further

RESOLVED, that this Resolution shall take effect immediately.

BUDGET IMPACT STATEMENT: No budget impact. Funds are included in the department budget.

July 21, 2026 Regular Meeting

Motion to Adopt: Supervisor Butler

Second: Supervisor Lalukota

AYES (217,810): John Antoski (11831), Philip C. Barrett (19014.5), Ram mohan Lalukota (19014.5), C. Eric Butler (6500), Harry Brennan (819), Robert Anderson (1333), James D. Arnold (3525), Michael Gyarmathy (8004), Arthur M. Wright (1976), Kevin Tollisen (25662), Cynthia Young (17130), Scott

Ostrander (18800), Jesse Fish (16202), Willard H. Peck (5242), Susan Wemple (2075), Ian Murray (5808), Sarah J. Burger (14245.5), Minita Sanghvi (14245.5), Edward D. Kinowski (9022), Toni Sturm (17361)
NOES (0):
ABSENT (17,699): Joseph Grasso (4328), Thomas Richardson (5163), David Ball (8208)

DRAFT



**OFFICE OF THE
COUNTY ATTORNEY**

GEORGE P. CONWAY, ESQ., COUNTY ATTORNEY

518.884.4770

SARATOGACOUNTY.NY.GOV

40 MC MASTER ST, BALLSTON SPA, NY 12020

First Assistant Attorney
Ann Flower E. Stitt, Esq.
Assistant Attorneys
Michael E. DiPresso, Esq.
Petra A. Holden, Esq.
Colleen M. McMahon, Esq.

SERVICE BY EMAIL NOT ACCEPTED

MEMORANDUM

DATE: August 6, 2026
TO: Jason Kemper
Director, Department of Planning and Economic Development
FROM: George P. Conway *gpc*
County Attorney
SUBJECT: Town of Halfmoon - 2026 Trails Grant

- ☒ For Vendor Signature & Return
- ☒ Per Resolutions No. 199 - 2026
- ☐ For Your Approval
- ☐ Per Our Conversation
- ☐ For Your Information
- ☐ For Your Files
- ☐ For Your Review
- ☒ For Appropriate Action
- ☐ Comments/Recommendations
- ☐ Other: _____

MESSAGE/REMARKS: Attached, please find one (1) agreement with the above-named vendor. If this agreement meets your approval, please secure the signature of the contractor/vendor and return one (1) signed document to this office for further processing.

2026 TRAILS GRANT PROGRAM AGREEMENT
BETWEEN
SARATOGA COUNTY AND TOWN OF HALFMOON

THIS AGREEMENT, BY AND BETWEEN,

COUNTY OF SARATOGA, a municipal corporation duly organized under the laws of the State of New York, with offices at 40 McMaster Street, Ballston Spa, New York 12020 (COUNTY),

-and-

TOWN OF HALFMOON, a municipal corporation duly organized under the laws of the State of New York, with principal offices at 2 Halfmoon Town Plaza, Halfmoon, New York 12065 (TOWN);

WITNESSETH:

WHEREAS, the Saratoga County Trails Grant Program was established to provide a matching fund grant program to assist municipalities in the feasibility, planning, engineering, and construction of local trails; and

WHEREAS, pursuant to Resolution 199 – 2026, the Saratoga County Board of Supervisors awarded a Trails Grant Program grant to the TOWN in the amount of up to \$6,600 upon the condition that the TOWN contribute a matching commitment from non-COUNTY sources; and

WHEREAS, all grant reimbursement requests shall be submitted to the COUNTY for final reimbursement no later than December 1, 2027, and any awarded funds not requested by such date shall be forfeited;

NOW, THEREFORE, IT IS AGREED:

1. PROJECT: The TOWN shall resurface approximately 12,000 linear feet of stone dust trails in the TOWN's recreation park with asphalt (the "Project").
2. GRANT AWARD & MATCH: The COUNTY agrees to provide a grant to the TOWN in an amount not to exceed \$6,600 subject to the terms of Resolution 199 – 2026. The TOWN shall contribute a minimum 25% match of the awarded amount, i.e., \$1,650, from non-COUNTY sources, consisting of cash, in-kind services, or a combination of both. Total project expenditures must equal or exceed \$8,250 to qualify for the maximum reimbursement.
3. REIMBURSEMENT: The COUNTY shall issue a check from the Trails Grant Program funds payable to the TOWN in the amount of up to \$6,600 within 30 days of the receipt from the

TOWN of a properly executed COUNTY voucher. The voucher must be supported by documentation acceptable to the Saratoga County Auditor documenting total Project expenditures equaling or exceeding \$8,250 verifying the completion of the Project and the fulfillment of the non-COUNTY matching requirement.

4. DEADLINE: All grant reimbursement requests shall be submitted to the COUNTY for final reimbursement no later than December 1, 2027. Any awarded funds not requested by such date shall be forfeited and this Agreement shall be void with no further obligation or liability remaining on the part of the COUNTY.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date of the last signature affixed below.

APPROVED AS TO
FORM AND CONTENT:

COUNTY OF SARATOGA

By: _____
Philip C. Barrett, Chair
Saratoga County Board of Supervisors
Pursuant to Resolution: 199 – 2026

Date: _____

TOWN OF HALFMOON

By: _____
Kevin J. Tollisen
Town Supervisor

Date: _____



BOARD OF SUPERVISORS

07/21/2026

RESOLUTION 199 – 2026

Introduced by Trails and Open Space: Supervisors Grasso, Ball, Gyarmathy, Kinowski, Lalukota, Ostrander, and Sanghvi

AWARDING 2026 TRAILS GRANTS

WHEREAS, the 2026 County Budget included a Trails Grant Program to give matching grants to local municipalities to fund trail development and construction projects; and

WHEREAS, the 2026 Trails Grant Program provides a pool of up to \$80,000 to fund trail feasibility studies; engineering work, and construction in local municipalities; and

WHEREAS, our Trails and Open Space Committee received thirteen (13) applications for funding, totaling \$120,500, which the Committee recommended to be partially funded; and

WHEREAS, Resolution 87 – 2026 authorizes the County Administrator to transfer funds from certain reserve accounts for previously approved projects; and

WHEREAS, our Trails and Open Space Committee and Law and Finance Committee approved partial funding for all thirteen (13) applications submitted, at a cost of \$79,530, utilizing allotted 2026 Trails Grant Program funds; and

WHEREAS, to ensure the timely completion of municipal projects and the efficient administration of public funds, our Trails and Open Space Committee has endorsed a firm deadline of December 1, 2027 for receipt of municipal reimbursement requests; now, therefore, be it

RESOLVED, that this Board of Supervisors hereby authorizes the payment under the 2026 Trails Grant Program, totaling \$79,530, to the following municipalities for the purposes stated, upon the condition that each municipality provide matching funds or services in-kind that equal or exceed the following amounts:

1. **Town of Ballston:** The amount of up to \$6,600 to be applied toward a proposed approximately 700-ft access trail through vacant lands of Ballston Lake SD to connect Ballston Lake Fire Dept. Memorial Park ("BLFDMP") to Lakehill Drive.
2. **Town of Charlton:** The amount of up to \$6,600 to be applied toward a proposed approximately one (1) mile of trails on a 114-acre property that will utilize former horse trails while constructing new trails for the "soon to be" town wildlife preserve.
3. **Town of Clifton Park:** The amount of up to \$6,600 to be applied toward a proposed feasibility study to close an approximately 800-l.f. strategic gap in the town's trail network including wetland crossing.

4. **Town of Edinburg:** The amount of up to \$6,600 to be applied toward a proposal to rehabilitate existing playground equipment and to add additional equipment and resupply material around the playground.
5. **Town of Greenfield:** The amount of up to \$4,950 to be applied toward a proposal to continue to resurface 0.50 miles of the Brookhaven Ski trail with stone dust and add to the 1.5 miles of already resurfaced trails to make them accessible for all seasons.
6. **Town of Halfmoon:** The amount of up to \$6,600 to be applied toward a proposal to resurface approximately 12,000-l.f. of stone dust trails in the Town's recreation park with asphalt.
7. **Town of Malta:** The amount of up to \$6,600 to be applied toward a proposal to utilize engineered wood fiber to restore an approximately 0.75 miles of trail in need of repair inside the town park.
8. **Town of Milton:** The amount of up to \$6,600 to be applied toward a proposal to establish a dog park within the boundaries of the Town's 130-acre Woods Hollow Nature Preserve by providing a fenced off area with benches, waste bag dispensers, and informational signage.
9. **Town of Moreau:** The amount of up to \$6,600 to be applied toward a proposal to upgrade an existing graveled parking area at the end of Nolan Road to create trailhead parking for universal access and suitable parking for boat trailers, cars, and bikes.
10. **Town of Northumberland:** The amount of up to \$3,300 to be applied toward a proposal to restore the existing Missy K Overlook, a structure that resembles an old canal boat, by purchasing paint, cleaning and site prep materials, and tools. Funds will also be utilized for educational elements to support the canal boat narrative.
11. **Town of Saratoga:** The amount of up to \$5,280 to be applied toward improving the multi-use trail system within the Town and Villages with resurfacing, tree and stump removal, and a culvert replacement.
12. **Town of Stillwater (Saratoga PLAN):** The amount of up to \$6,600 to be applied toward a proposal to construct the parking area and site amenities that include vegetation clearing, grading, and sediment and erosion control with surfacing of gravel and asphalt.
13. **Town of Wilton:** The amount of up to \$6,600 to be applied toward the first phase for a proposed approximately 2.5-mile trail connecting Gavin Park and the Graphite Range Community Forest Trail Network. Grant funds will provide bicycle signage and bicycle racks at Gavin Park. The funds will also support a feasibility study and conceptual layout for a future multi-use path.

; and be it further

RESOLVED, that the Chair of the Board of Supervisors is hereby authorized to execute all agreements and documents necessary to ensure the transfer of said funds; and be it further

RESOLVED, that all grant reimbursement requests shall be submitted to the County for final reimbursement no later than December 1, 2027, and that any awarded funds not requested by such date shall be forfeited; and be it further

RESOLVED, that the form and content of such agreements and documents shall be subject to the approval of the County Attorney; and be it further

RESOLVED, that this Resolution shall take effect immediately.

BUDGET IMPACT STATEMENT: No budget impact. Funds are included in the department budget.

July 21, 2026 Regular Meeting
Motion to Adopt: Supervisor Butler
Second: Supervisor Lalukota

AYES (217,810): John Antoski (11831), Philip C. Barrett (19014.5), Ram mohan Lalukota (19014.5), C. Eric Butler (6500), Harry Brennan (819), Robert Anderson (1333), James D. Arnold (3525), Michael Gyarmathy (8004), Arthur M. Wright (1976), Kevin Tollisen (25662), Cynthia Young (17130), Scott Ostrander (18800), Jesse Fish (16202), Willard H. Peck (5242), Susan Wemple (2075), Ian Murray (5808), Sarah J. Burger (14245.5), Minita Sanghvi (14245.5), Edward D. Kinowski (9022), Toni Sturm (17361)

NOES (0):

ABSENT (17,699): Joseph Grasso (4328), Thomas Richardson (5163), David Ball (8208)