

The March 19, 2025 meeting was called to order at 7:00 pm by Town Supervisor Tollisen in the A. James Bold Meeting Room with the following members present:

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

**PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE**

**COMMUNITY EVENTS:**

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

FARMER'S MARKET: Every Wednesday from 2:00 pm to 5:00 pm inside the Town Hall. Come visit our local farms, crafters, and vendors that will be on hand every week.

HALFMOON COMPREHENSIVE PLAN UPDATE PAGE: is live at [www.planhalfmoon.com](http://www.planhalfmoon.com). Visit the website to find out more about the Halfmoon Comprehensive Plan Update.

TOWN OF HALFMOON HISTORICAL BUILDING: Historian Lynda Bryan, has announced that the Halfmoon Historical Building will be open Wednesday, April 9 & Saturday, April 26th; Wednesday, May 21st & Saturday, May 24th; Saturday, June 7th & Wednesday, June 11th 2025 10 am -1:00pm and invites all to visit to view the current displays. The Historical Building is also open by appointment. Please contact Lynda Bryan, Historian at 518-371-7410 Ext. 2331 or [lbryan@townofhalfmoon.gov](mailto:lbryan@townofhalfmoon.gov) Volunteers Needed for upcoming events: *200th Anniversary of the Erie Canal and 250th Anniversary of the Revolutionary War.*

YELLOW RIBBON DAY: Wednesday, April 9th, 2025 at 11:00 am at the Halfmoon Veteran's Memorial in the Halfmoon Town Park, 162, Route 236, Halfmoon, NY 12065. Dan M. Nolin, Senior Rider, Captain of the New York Patriot Guard Riders, will be our guest speaker and deliver the keynote address. This special event is proudly hosted by the Town of Halfmoon and Carol Pingelski Hotaling, affectionately known as the "Yellow Ribbon Lady", and promises to be a meaningful, and patriotic tribute to our troops. Donations for NY 2 Blue Star Mothers of America will be accepted and used to send Freedom Boxes to our deployed Troops. Needed items include microwave macaroni and cheese cups, snack packs of cookies, crackers, beef jerky, granola bars, Rice Krispie treats, trail mix and hygiene products.

HALFMOON CELEBRATIONS ASSOCIATION, INC.: Easter "Egg"stravaganza, Saturday April 12, 2025 12:00 pm to 4:00 pm at the Halfmoon Town Complex, 2 Halfmoon Town Plaza, Halfmoon, NY 12065. Free family fun activities: Pictures with the Easter Bunny, Crafts, Face Painting, and so much more! Refreshments will be available for purchase to benefit Halfmoon Celebrations and Character Counts.

HALFMOON CELEBRATIONS ASSOCIATION, INC.: Spring Fling Shopping Bazaar to be held Saturday, April 26, 2025 10:00 am to 3:00 pm at the Halfmoon Town Hall, 2 Halfmoon Town Plaza, Halfmoon, NY 12065. Local Vendors and



Crafters featuring jewelry, Skin Care, Candy, Homemade Products, and so much more! This is a free event, and light refreshments will be available for purchase to benefit Halfmoon Celebrations Association.

**TOWN OF HALFMOON RECREATION DEPARTMENT:** Hiring Camp Counselors for the Summer Camp Program running Monday through Friday June 30th through August 8th 2025. Applications accepted beginning February 3, 2025. Applications are available at the Town Hall or on our website at [www.townofhalfmoon-ny.gov](http://www.townofhalfmoon-ny.gov) For more information, please contact Jim Hayes, Director at 518-371-7410 Ext. 2272

**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)**

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

**Councilman Hotaling:** I have no report this evening, thank you, Mr. Supervisor.

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

**Councilman Wasielewski:** No report this evening, thank you Mr. Supervisor.

**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:** As we wrap up March, the Halfmoon Girls Softball is still seeking players, and if your daughter would like to join, I encourage you to go to the Halfmoon Softball website, and signup can be done there. Also, there is a burn ban that has been issued for the entire state of New York, so please adhere to that to avoid fires getting out of control. Big shout out to the Halfmoon-Waterford Fire District, as they begin to commemorate their 100<sup>th</sup> year of service to our great community. I had the privilege of being the Fire Chief there and serve the community as such, and it is such a great organization, many great volunteers who do fantastic work, and this will be a year of celebration for them. That is all I have, thank you.

**Councilman Hotaling:** Mr. Supervisor, I would like to thank the Board of Supervisors, and the Veteran's Committee from Saratoga County. Yesterday there was a service for a fallen member, Allen Ayotte, to remember him and all the duties of being a servant.



**Supervisor Tollisen:** I do think we should pass a resolution honoring the life and service of Allen Ayotte for the date March 18, 2025. The flag at the Saratoga County Board of Supervisors is being flown for 30 days over the county building to honor Allan.

#### **RESOLUTION NO.119-2025**

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

**Resolution Introduced by Resolution Introduced by Supervisor Tollisen**

**RESOLVED**, that the Town Board approves a resolution to honor the life and service of Allen Ayotte March 18, 2025.

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

**Kelly L. Catricala: (Town Clerk)**

**Town Clerk Catricala:** I have no report this evening, thank you.

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

**Lyn Murphy, Esq., (Town Attorney)**

**Attorney Murphy:** At his point, I would ask the Board's indulgence, previously for the safety of our residents, we purchased blue lights to go into our parks for emergencies. The cost originally did not include getting the equipment here, so there is a six thousand dollars freight and shipping for all the ones we ordered for our many parks. I would ask the Board to pass a resolution to approve paying this.

**Councilman Connors:** In the best interest of safety, I will make a motion.

#### **RESOLUTION NO.120-2025**

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

**Resolution Introduced by Resolution Introduced by Supervisor of Buildings & Grounds Maiello**

**RESOLVED**, that the Town Board authorizes the freight/shipping for K1 Blue Light Emergency Towers in the not to exceed amount of \$6,000.00 and to authorize the Town Supervisor to execute any documentation necessary to effectuate the freight/shipping, subject to the review and approval of the Town Attorney.

**Cathy Drobny, Esq. (Deputy Town Attorney)**

I have no report this evening, thank you.

**PUBLIC COMMENT (For Discussion of Agenda Items)** No one came forward.

#### **DEPARTMENT REPORTS**

**1.Town Justice Fodera**

**Total Cases 127 Total Fees Submitted to the Supervisor - \$18,714.00**

**DEPARTMENT MANAGER MONTHLY REPORTS (Can be viewed at the Town Clerk's Office) Buildings and Grounds, Building, Planning & Development, Receiver of Taxes**

**CORRESPONDENCE**

1. Received from the Town of Halfmoon Stormwater Management, notification that the Draft 2025 MS4 Annual Report /Interim Progress Certification is available for Public Review and Comment through March 28, 2025. Go to: Stormwater & Soil Disturbance/Halfmoon NY to review the Draft Annual Report. Any and all comments or questions should be directed to: Richard M. Harris; rharris@townofhalfmoon.org, or 518-371-7410 Town of Halfmoon Stormwater Public Contact.

**Received & Filed**

2. Received from Cody Bryans, his letter of resignation from the Water Department, with his last day being March 21, 2025.

**Received & Filed**

3. Received from the Town of Halfmoon Planning Board, their resolutions passed at the March 10, 2025 Planning Board Meeting.

**Received & Filed**

4. Received from the Town of Clifton Park, their notice of a passed resolution to establish a local law establishing a moratorium on battery energy storage systems facilities in Clifton Park. The Public Hearing is scheduled for April 7, 2025.

Comments in advance can be sent to Phil Barrett, Clifton Park Town Supervisor at [pbarrett@cliftonpark.org](mailto:pbarrett@cliftonpark.org) or to the remaining Town Board members through the Town Clerk at [sranze@cliftonpark.org](mailto:sranze@cliftonpark.org)

**Received & Filed**

**OLD BUSINESS**

**NEW BUSINESS**

**RESOLUTION NO.105-2025**

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

**Resolution Introduced by Resolution Introduced by Town Clerk Catricala**

**RESOLVED**, that the Town Board approves the Minutes of the Town Board Meeting of March 05, 2025.

**RESOLUTION NO.106-2025**

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

**Resolution Introduced by Town Justice Suchocki**

**RESOLVED**, that the Town Board authorizes the Town to enter into an Agreement with Jackson Howell to permit him to serve as an intern in the Town Court, subject to the review and approval of the Town Attorney.



#### **RESOLUTION NO.107-2025**

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

**Resolution Introduced by Town Supervisor Tollisen**

**RESOLVED**, the Town Board hereby authorizes the Supervisor to enter into a term sheet for proposed land lease and easement agreement with onCore Renewable Property Group, LLC. to explore the possibility of placing solar panels on the closed landfill located at 250 Lower Newtown Road and hereby authorizes the Supervisor to execute said term sheet and any other associated documentation necessary to effectuate the placement of the solar panels, subject to the review and approval of the Town Attorney.

#### **RESOLUTION NO.108-2025**

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

**Resolution Introduced by Superintendent of Water and Buildings Maintenance Supervisor Tironi**

**RESOLVED**, that the Town Board authorizes the Supervisor to sign Change Order #2 for the Church Hill Road Water Main Replacement Project, to adjust the substantial completion date from January 31, 2025, to June 3, 2025, and the final payment date from May 30, 2025, to July 7, 2025, 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 Church Hill Road Water Main Replacement to JAT Construction; and

WHEREAS, MJ Engineering and Land Surveying, PC, the Engineer for the Town of Halfmoon for the Church Hill Road Water Main Replacement prepared Change Order #2 to adjust the substantial completion date from January 31, 2025, to June 3, 2025 and the final payment date from May 30, 2025, to July 7, 2025; and

WHEREAS, MJ Engineering and Land Surveying, PC, as the Engineers on the Project recommends approval of Change Order #2;

**NOW THEREFORE, BE IT**

**RESOLVED**, that the Supervisor is hereby authorized to sign Change Order #2 to adjust the substantial completion date from January 31, 2025, to June 3, 2025, and the final payment date from May 30, 2025, to July 7, 2025 as prepared and recommended by the engineers for this Project subject to the review and approval of the Town Attorney.

#### **RESOLUTION NO.109-2025**

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

**Resolution Introduced by Supervisor of Buildings and Grounds Maiello**

**RESOLVED**, that the Town Board authorizes the Supervisor to enter into an Agreement to provide and install (1) new operated Clear Open Cantilever Slide Gate as further described in the quote dated January 31, 2025 in the not to exceed



amount of \$17,800 and hereby authorizes the Supervisor to execute said proposal and any other associated documentation necessary to complete the project, subject to the review and approval of the Town Attorney

**RESOLUTION NO.110-2025**

Connors

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

**Resolution Introduced by Personal Computer Tech Mikol**

**RESOLVED**, that the Town Board authorizes the Supervisor to enter into an Agreement with Dell Technologies for VLA Citrix Virtual Apps SVC Advanced CLDS Concurrent in the not to exceed amount of \$15,622.20 and in accordance with invoice 10778674548, and to authorize the Supervisor to execute any documentation necessary to effectuate the Agreement, subject to the review and approval of the Town Attorney.

**RESOLUTION NO.111-2025**

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

**Resolution Introduced by Superintendent of Water and Buildings Maintenance Supervisor Tironi**

**RESOLVED**, that the Town Board authorizes the Supervisor to sign Change Order #2 for the Button Road Water Storage Tank Project to reduce the contract price for the electrical construction contract for the Button Road storage tank from \$99,000.00 to \$79,000.00, 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 Electrical Construction contract for the Button Road Water Storage Tank to Koval Contracting, LLC, with an original contract price of \$99,000.00; and

WHEREAS, MJ Engineering and Land Surveying, P.C., the Engineer for the Town of Halfmoon for the Button Road Water Storage Tank prepared Change Order #2 to reflect a decrease in the contract price of \$20,000.00; and

WHEREAS, MJ Engineering and Land Surveying, P.C., as the Engineers on the project recommends approval of Change Order #2;

**NOW THEREFORE, BE IT**

**RESOLVED**, that the Supervisor is hereby authorized to sign Change Order #2 reflecting a decrease in the contract price of \$20,000.00 for a total contract price of \$79,000.00 as prepared and recommended by the engineers for this project, subject to the review and approval of the Town Attorney.

#### **RESOLUTION NO.112-2025**

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

**Resolution Introduced by Superintendent of Highways Bryans**

**RESOLVED**, that the Town Board hereby hires Jeffrey White as a Highway Department MEO at Grade 5 Base Pay \$27.13/hr. effective March 24, 2025, subject to successful completion of pre-employment testing.

**Supervisor Tollisen:** Jeff, congratulations, and welcome aboard!

#### **RESOLUTION NO.113-2025**

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

**Resolution Introduced by Superintendent of Highways Bryans**

**RESOLVED**, that the Town Board hereby hires Gary Lussier as a Highway Department MEO at Grade 5 Base Pay \$27.13/hr., subject to successful completion of pre-employment testing.

#### **RESOLUTION NO.114-2025**

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

**Resolution Introduced by Superintendent of Water & Building Maintenance Supervisor Tironi**

**RESOLVED**, that the Superintendent of Water & Building Maintenance Supervisor has determined that a 2020 Dodge Ram 2500 Vin #3C6UR5CJ1G17875, owned by the Town of Halfmoon, is equipment that should be sold or otherwise disposed of on Auctions International as it is no longer of use to the Town, subject to the review and approval of the Town Attorney.

**WHEREAS**, the Town Board of the Town of Halfmoon is cognizant of their obligation to be fiscally responsible when determining the appropriate disposition of equipment that is no longer of use to the Town; and

**WHEREAS**, the Town has consistently sought an effective way to insure that obsolete equipment is disposed of in a manner that garners the most return on the original investment made to obtain the equipment; and

**WHEREAS**, the Superintendent of Water & Building Maintenance Supervisor has determined that a 2020 Dodge Ram 2500 VIN #3C6UR5CJ1G17875 currently owned by the Town of Halfmoon should be sold or otherwise disposed of as it is no longer of use to the Town; and

**WHEREAS**, the Town has an Agreement with Auctions International to place material that is no longer of use to the Town out for bid; and

**WHEREAS**, the Superintendent of Water & Building Maintenance Supervisor has the training and experience to determine what items should be placed on the Auction website and what items should be otherwise disposed; and



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

1. That the Superintendent of Water & Building Maintenance Supervisor may dispose of a 2020 Dodge Ram 2500 VIN #3C6UR5CJ1G17875 by placing it on Auctions International.

2. That this Resolution shall take effect immediately.

DATED: March 19, 2025

KELLY CATRICALA TOWN CLERK  
TOWN OF HALFMOON

**RESOLUTION NO.115-2025**

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

**Resolution Introduced by Superintendent of Water & Building Maintenance Supervisor Tironi**

**RESOLVED**, that the Town of Halfmoon is hereby letting bids and will be accepting sealed bids for an enclosed service body for a 2016-dump truck together with installation until 1:00 pm on April 1, 2025, in accordance with the bid package available at the Town Clerk's Office in the Town of Halfmoon and on BidNet operated through SourceSuite, subject to the review and approval of the Town Attorney.

**WHEREAS**, the Town Board is in need of an enclosed service body for the 2016 dump truck together with installation; and

**WHEREAS**, the Town of Halfmoon is hereby letting the bids and will be accepting sealed bids until 1:00 pm on April 1, 2025, for the above enclosed service body in accordance with the bid package available at the Town Clerk's Office in the Town of Halfmoon and on BidNet operated through SourceSuite; and

**WHEREAS**, the bids will be publicly opened and read aloud on or about 1:00 pm on April 1, 2025;

**NOW BE IT THEREFORE RESOLVED**, that that the Town Board authorizes the Supervisor to solicit bids for an enclosed service body for the 2016 dump truck together with installation to be received by 1:00 pm on April 1, 2025, the sealed bids received shall be publicly opened and read aloud at 1:00 pm the same day.

**RESOLUTION NO.116-2025**

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

**Resolution Introduced by Resolution Introduced by Town Clerk Catricala**

**RESOLVED**, that the Town Board hereby authorizes the disposal of records in the possession of the Town Clerk 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.117-2025**

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

**Resolution Introduced by Superintendent of Water & Building Maintenance Supervisor Tironi**

**RESOLVED**, that the Town Board authorizes the Supervisor to sign Change Order #2 to reduce the contract price for the general construction contract for the Button Road storage tank from \$5,865,900.00 to \$5,826,567.40 for a reduction in total cost of \$39,332.60 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 Button Road Water Storage Tank to CB&I, LLC, with an original contract price of \$5,865,900.00; and

**WHEREAS**, MJ Engineering and Land Surveying, P.C., the Engineer for the Town of Halfmoon for the Button Road Water Storage Tank prepared Change Order #2 to reflect a decrease in the contract price of \$39,332.60; and

**WHEREAS**, MJ Engineering and Land Surveying, P.C., as the Engineers on the project recommends approval of Change Order #2;

**NOW THEREFORE, BE IT RESOLVED**, that the Supervisor is hereby authorized to sign Change Order #2 reflecting a decrease in the contract price of \$39,332.60 for a total contract price of \$5,826,567.40 as prepared and recommended by the engineers for this project, subject to the review and approval of the Town Attorney.

**RESOLUTION NO.118-2025**

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

**Resolution Introduced by Comptroller Sullivan**

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

**PUBLIC COMMENT** (for discussion of non-agenda items) Hearing non, motion to adjourn.

**ADJOURN**

There being no further business to discuss or resolve on a motion by Councilman Connors and seconded by Councilman Hotaling, the meeting was adjourned at 7:08 pm.

Respectfully Submitted,

Kelly L. Catricala Town Clerk

onCore Renewable Property Group LLC

TERM SHEET FOR PROPOSED LAND LEASE AND EASEMENT AGREEMENT

**Owner:** Town of Halfmoon

**Grantee:** Oncore Renewable Property Group LLC, a Delaware Limited Liability Company together with its transferees, successors and its assigns

**Land:** Approximately 25 acres located at 250 Lower Newtown Road in the Town of Halfmoon, Saratoga County, New York, Tax Map No. 279-3-19.111. A preliminary design is attached hereto as Exhibit A.

**Project:** Proposed Solar Energy Generation Facility to be developed by Grantee.

**Lease:** Grantee to exclusively lease the Land for the proposed Project from the Owner.

**Development Term:** Three (3) years from the date the Agreement is fully executed to allow Grantee time to evaluate the Land's suitability for the Project and to secure all governmental permits for development of the Project.

**Construction Term:** Up to one (1) year to allow Grantee time to complete the Construction of the Project. The Construction Term shall commence on the Option Term Expiration or any time prior thereto on which Grantee has provided such notice.

**Operating Term:** The Operating Term shall commence on the date that the Project commences commercial operation and shall continue for twenty-five (25) years.

**Development Term Fee:** The initial Development Term Fee shall be a fee of **Two Thousand Five Hundred dollars (\$2,500.00)** for the first six (6) months, which will be due upon execution of the Agreement, and the second Development Term Fee shall be a fee of **Two Thousand Five Hundred dollars (\$2,500.00)** for the second six (6) months, and the third Development Term Fee shall be a fee of **Seven Thousand Hundred dollars (\$7,000.00)** for the second year due on the 1<sup>st</sup> anniversary thereof, and the third Development Term Fee shall be a fee of **Ten Thousand dollars (\$10,000.00)** due on the 2<sup>nd</sup> anniversary thereof.

**Construction Term Fee:** Upon Grantee providing Owner notice of its intention to commence the Construction Term, Grantee shall pay Owner a one-time Construction Term Fee of **Twenty-Five Thousand dollars (\$25,000.00)** Flat Fee for the one (1) year term of the Construction Term. Construction Term Fee Payment shall be payable to Owner upon the commencement of the Construction Term.

**Commercial Operation Term Fee:** Upon Grantee informing Owner of its intention to commence the Commercial Operation Term, Grantee shall pay Owner a Commercial Operation Term Fee equal to the greater of **Twenty-Six Hundred dollars (\$2,600.00)** per Acre or **Fifty-Five Thousand dollars (\$55,000.00)** for the first year, and thereafter commencing the second year the Commercial Operation Term Fee shall increase at a rate of **Two Point Five percent (2.5%)** annually over the Commercial



Operation Term. Grantee's payments of the Commercial Operation Term Fee shall be made in **annual** payments commencing upon the anniversary date of the first year Commercial Operation Term Fee payment.

**Assignment:**

Grantee shall have the absolute right, without the prior consent of Owner, to obtain financing for any portion of the Project. Grantee shall also have the absolute right, without the prior written consent of Owner, to sell, convey, lease, assign or transfer (including granting of co-easements, separate easements, and sub-easements) any of its rights to a third party, but with notification to Owner.

**Subordination:**

In the event that the Owner has or will obtain a loan secured by the rights in the Land, such loan will be required to be subordinated to the Project lender's loan.

**Real Estate Taxes:**

Owner shall pay all taxes, assessments, or other governmental charges, in connection with its ownership of the Land and any improvements exclusive of the Project. Grantee shall be responsible for any incremental increase in such taxes, assessments, or other governmental charges directly associated with the development and operation of the Project. Base year for all calculations during time of Lease is year prior to the year that construction commences.

**Easements:**

Non-Obstruction - Grantee shall have the exclusive easement to capture, use and convert the unobstructed flux of solar energy available to the Land.

Non-Interference - Grantee shall have exclusive easement for all activities necessary to develop and operate the Project.

Access - Grantee shall have a non-exclusive easement for ingress to and egress from the Land and Project commencing with the Option Term.

**Removal:**

Grantee will remove the Project within 12 months of the end of the lease term at Grantee's sole cost. Grantee shall provide to Owner a bond in an amount sufficient to perform such removal unless the municipality in which the Land is located or other government agency shall require a bond or other financial security to secure such removal, in which case satisfaction by Grantee of such requirement shall be deemed to satisfy Grantee's obligation to provide a bond to secure the Project's removal and no additional bond shall be required to be provided to Owner.

**Confidentiality:**

The Parties shall keep the terms of this Term Sheet and the transaction contemplated herein secret and confidential, except that each Party may disclose this Term Sheet and the transaction contemplated herein to its affiliates, attorneys, consultants or other agents or professional advisors, or as required by law. In the event Owner receives a request for disclosure of this Term Sheet pursuant to the New York Freedom of Information Law (N.Y. Public Officers Law §87), prior to disclosure Owner shall afford Grantee the opportunity to claim a legal exemption from disclosure for all or part of the Term Sheet and Owner shall thereafter determine whether to exempt all or part of the Term Sheet from disclosure.

Upon mutual execution of this Term Sheet and New York State Standardized Interconnection Request Form Appendix "H" attached hereto as **Exhibit "B"** and continuing until the earlier of 120 days after such execution or the Parties' execution of a Land Lease and Easement Agreement (the "Diligence Period"), Owner agrees not to transfer any of its right, title or interest in the Property and the Parties agree to work diligently to negotiate and complete a Land Lease and Easement Agreement. In the event the parties do not execute said Agreement prior to the expiration of such Diligence Period, neither party shall have any further right or obligation to the other party in respect to the Property.

Other than the Diligence Period and Confidentiality provision above, which is binding upon the parties, this Term Sheet is not intended to be a binding agreement, but rather, points for discussion and negotiation between the parties. A fully binding agreement shall become effective only when and if a Land Lease and Easement Agreement is executed by both parties.

**OWNER:**  
**Town of Halfmoon, NY**

**GRANTEE:**  
**Oncore Renewable Property Group LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Member  
Date: \_\_\_\_\_



Exhibit A  
Preliminary Design



*\*This design plan is for informational purposes and the final design is subject to change*

**EXHIBIT B**

**New York State Standardized Interconnection Request Form Appendix "H"**

DRAFT



# CHANGE ORDER NO.: 2

Owner: Town of Halfmoon  
 Engineer: MJ  
 Contractor: JAT Construction  
 Project: Church Hill Road WM Replacement  
 Contract Name: 1 – General Construction  
 Date Issued: January 30, 2025

Bid Spec 2-  
 Owner's Project No.: 2024  
 Engineer's Project No.: 964.83  
 Contractor's Project No.:

Effective Date of Change Order: January 30, 2025

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

Description: This no-cost Change Order adjusts the Contract Times to account for the winter shutdown and re-opening of Church Hill Road on December 11, 2024. The Contractor intends to remobilize on April 1, 2025. The final completion date was adjusted to correspond to the requested substantial completion date.

Attachments: Construction Schedule prepared by JAT Construction Co., revised on January 23, 2025 to reflect the intended re-mobilization date.

Change in Contract Price	Change in Contract Times
Original Contract Price:	Original Contract Times:
\$ 1,591,270.00	Substantial Completion: November 30, 2024
	Ready for final payment: December 31, 2024
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 1:	[Increase] [Decrease] from previously approved Change Orders No.1 to No.1:
\$ N/A	Substantial Completion: January 31, 2025
	Ready for final payment: May 30, 2025
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 1,591,270.00	Substantial Completion: January 31, 2025
	Ready for final payment: May 30, 2025
[Increase] [Decrease] this Change Order:	[Increase] [Decrease] this Change Order:
\$ 0.00	Substantial Completion: June 3, 2025
	Ready for final payment: July 7, 2025
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 1,591,270.00	Substantial Completion: June 3, 2025
	Ready for final payment: July 7, 2025

Recommended by Engineer  
 By: Bruna Fitzgerald  
 Title: Design Engineer  
 Date: January 30, 2025

Accepted by Contractor  
 By: Robert Williams  
 Title: Project Manager  
 Date: 1/30/25

Authorized by Owner

Approved by Funding Agency (if applicable)

N/A

N/A

N/A

EJCDC® C-941, Change Order.

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Page 1 of 1

**Access Anvil Corp.****Mailing Address**

Po Box 98  
Schuylerville, NY 12871  
Office: (518) 383-0500  
Fax: (518) 992-5140

**Physical Address**

109 General Fellows Road  
Greenwich, NY 12834

Quote #: AAC2910

Date: 1/31/2025

Sales: NH

Sales Order #:

Work Order #:

Cust. Purch. Order #:

**Project:**

Name: Halfmoon Town Water Facility Slide Gate  
Address: 8 Brookwood Road  
Waterford, NY  
State: New York

County: Saratoga**Quote To:**

Attention: Buildings & Grounds  
Address: Town of Halfmoon  
Phone:  
Cell:  
Email: [grounds@townofhalfmoon.org](mailto:grounds@townofhalfmoon.org)

Sales No  
Use No  
Cap. Imp. No  
Exempt Yes  
Prevailing Wage Yes

**PROJECT DESCRIPTION**

Access Anvil Corp. proposes to furnish and install (1) new operated 8'H +1 x 25'W Clear Open Cantilever Slide Gate, operated by Hysecurity Slide Smart Vehicle Gate Operator. Installation to meet UL325 requirements and to include, (2) microwave Motion Optex Sensors, reversing safety edge for contact and non-contact safety. Photo eye Kit, SOS operated sensor to automatically open for emergency vehicles, and to include (20) 2CH transmitters (clickers) for opening and closing the gate. Access Anvil to mark and set location of Operator Pad, operator pad included. **\*Please note, conduit runs and wire pulls to gate operator location to be done by Town of Halfmoon\***

QTY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	8'H +1 x 25'W Operated Cantilever Slide Gate	\$ 17,800.00	\$ 17,800.00
		7% Applicable Tax	Exempt Cert Req'd
		Total	<b>\$ 17,800.00</b>

Quote is Valid for: 30 Days

Our Price is Predicated Upon Receipt of Entire Order

Lead Time: TBD

**EXCLUSIONS**

Taxes if not Directly Given, Site Survey, Permits, Design and Engineering of Any Kind Unless Noted Otherwise, Bonding Fees (Available Upon Request at an additional Charge), As-Built Drawings (Available Upon request at an additional charge), Rock Excavation, Core Drilling, Grout, Signs, Locks, Clearing, Grubbing, Grounding, Fence Removal, Union Labor, Electrical Systems, Layout, Traffic Control, Final Restoration, Cutting and Patching, Removal of Excavation Spoils, Private Utility Marking, Winter Conditions, Concrete and Asphalt Restoration, Concrete Curbs, Expansion Joints, Cat Walks, Any Material or Labor not specifically listed above.

**TERMS**





25% Mobilization deposit. Net 30 at receipt of invoice and subject to approval of Access Anvil Corp credit department. In addition to the amount above, there will be a finance charge at the rate of one and one-half percent ( 1 1/2%) per month on all balances over thirty (30) days old. Customer agrees to pay reasonable attorney fees in the event that any balance due after thirty (30) days is referred to an attorney for collection. Access Anvil Corp may withhold future shipments and/or work due to invoice payments being past due.

If, during the performance of this contract, the price of materials significantly increases, through no fault of Access Anvil Corp., the price shall be equitably adjusted by an amount reasonably necessary to cover any such price increases. As used herein, a significant price increase shall mean any increase in price exceeding 10% experienced by Access Anvil Corp. from the date of contract signing. Such price increases shall be documented through quotes, invoices or receipts. Where the delivery of material is delayed, through no fault of Access Anvil Corp., as a result of the shortage or unavailability of materials, Access Anvil Corp. shall not be liable for any additional costs or damages associated with such delay(s).

Reasonable additional, unexpected costs directly related to an existing, concealed condition that may be revealed during construction, shall be the sole responsibility of the Customer. Access Anvil Corp. shall not be held responsible for reasonable delays caused by such conditions.

**FORCE MAJEURE.** Neither Party will be liable for any failure or delay in performing obligation under this Agreement that is due to any of the following clauses, to the extent beyond its reasonable control: acts of God, accident, riots, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, natural catastrophes, governmental acts of omissions, changes in laws or regulations, national strikes, fire, explosion, generalized lack of availability of raw materials or energy.

Best Regards,  
Nick Hansen

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

PO: \_\_\_\_\_

**DELL**Technologies

DELL MARKETING L.P.  
One Dell Way  
Round Rock, TX 78682

FID Number: 74-2616805  
Inquiries: [www.dell.com/ordersupport/](http://www.dell.com/ordersupport/)  
Dell Online: <http://www.dell.com>

**Invoice**

**BILL TO:**

TOWN OF HALFMOON  
ACCOUNTS PAYABLE  
2 HALFMOON TOWN PLZ  
HALFMOON, NY 12065-6550

**SHIP TO:**

TOWN OF HALFMOON  
BONNIE HATTER  
2 HALFMOON TOWN PLAZA  
HALFMOON, NY 12065

PLEASE REVIEW DELL'S TERMS & CONDITIONS OF SALE AND POLICIES, WHICH GOVERN THIS TRANSACTION  
VIEW YOUR ORDER DETAILS ONLINE

Invoice No: 10778674548

Customer No: 6103219

Order No: 1011352916

Page 1 of 2

Purchase Order: PO 21-01060  
Payment Terms: 30 Days Inv.  
Due Date: 11/23/2024  
Invoice Date: 10/24/2024

Order Date: 10/24/2024  
Sales Rep: MALLORY SASSANO  
Contract Code: C000000457014  
Waybill Number: 0

Item Number	Description	Qty	Unit	Unit Price	Amount
AB886096	VLA ENTERPRISE OFFICE365 G3 SHRDSVR SUBLIC PER USER ALL LANG MfgPartNum : AAA-11894 MfgName : MICROSOFT CORPORATION Maintenance End Date : Recurring Bill : YR \$ of \$ ID # 718665 Above Items Originally Purchased On : PO# 21-01060, O# 331386438	42	EA	207.76	8,725.92

FOR SHIPMENTS TO CALIFORNIA, A STATE ENVIRONMENTAL FEE OF UP TO \$8 PER ITEM WILL BE ADDED TO INVOICES FOR ALL ORDERS CONTAINING A DISPLAY GREATER THAN 4 INCHES. PLEASE KEEP ORIGINAL BOX FOR ALL RETURNS. COMPREHENSIVE ONLINE CUSTOMER CARE INFORMATION AND ASSISTANCE IS A CLICK AWAY AT [WWW.DELL.COM/PUBLIC-ECARE](http://WWW.DELL.COM/PUBLIC-ECARE) TO ANSWER A VARIETY OF QUESTIONS REGARDING YOUR DELL ORDER.

USD	
Sub-Total:	\$ 15,622.20
Ship. &/or Handling:	\$ 0.00
ENVIRO FEE:	\$ 0.00
Taxable:	\$ 0.00
Non-Taxable:	\$ 0.00
Invoice Total:	\$ 15,622.20

**DELL**Technologies

DETACH AT LINE AND RETURN WITH PAYMENT

Invoice No: 10778674548  
Customer Name: TOWN OF HALFMOON  
Customer No: 6103219  
PO No: PO 21-01060  
Order Number: 1011352916

Make check payable / remit to :  
Dell Marketing L.P.  
C/O Dell USA L.P.  
PO Box 643661  
Pittsburgh, PA 15264-3561

Electronics Payments  
Dell Marketing L.P.  
PNC Bank  
ABA#: 043-000-096  
Acct#: 1017304611  
Swift code : PNCCUS33

Online ACH Payment  
Log in to your MyFinancials account <https://bnfn.dell.com/>

USD	
Sub-Total:	\$ 15,622.20
Ship. &/or Handling:	\$ 0.00
ENVIRO FEE:	\$ 0.00
Taxable:	\$ 0.00
Non-Taxable:	\$ 0.00
Invoice Total:	\$ 15,622.20
Balance Due:	\$ 15,622.20
Amount Enclosed:	

01077867454800000015622200000000061032193





DELL MARKETING L.P.  
One Dell Way  
Round Rock, TX 78682

FID Number: 74-2616805  
Inquiries: [www.dell.com/ordersupport/](http://www.dell.com/ordersupport/)  
Dell Online: <http://www.dell.com>

## Invoice

**BILL TO:**

TOWN OF HALFMOON  
ACCOUNTS PAYABLE  
2 HALFMOON TOWN PLZ  
HALFMOON, NY 12065-8550

**SHIP TO:**

TOWN OF HALFMOON  
BONNIE HATTER  
2 HALFMOON TOWN PLAZA  
HALFMOON, NY 12065

PLEASE REVIEW DELL'S TERMS & CONDITIONS OF SALE AND POLICIES, WHICH GOVERN THIS TRANSACTION  
VIEW YOUR ORDER DETAILS ONLINE

**Invoice No:** 10778674548**Customer No:** 8103219**Order No:** 1011352916

Page 2 of 2

Purchase Order: PO 21-01060  
Payment Terms: 30 Days Inv.  
Due Date: 11/23/2024  
Invoice Date: 10/24/2024

Order Date: 10/24/2024  
Sales Rep: MALLORY SASSANO  
Contract Code: 0000000467014  
Waybill Number: 0

Item Number	Description	Qty	Unit	Unit Price	Amount
AB885096	VLA ENTERPRISE DEFENDER 0365 P1 GCC SUB PER USER MfgPartNum : 3GU-00001 MfgName : MICROSOFT CORPORATION Maintenance End Date : Recurring Bill : YR 3 of 3 ID # 7165853 Above Items Originally Purchased On : PO# 21-01060, O# 331335438	80	EA	17.71	1,416.80
AB885097	VLA ENTERPRISE AUDIOCONF GCC SHRDSVR ALNG SUBSVL MVL PERUSR MfgPartNum : LK2-00001 MfgName : MICROSOFT CORPORATION Maintenance End Date : Recurring Bill : YR 3 of 3 ID # 7165853 Above Items Originally Purchased On : PO# 21-01060, O# 331335438	3	EA	41.55	124.65
AB885098	D365 FIELD SERVICE GCC SUB PER USER MfgPartNum : NVP-00002 MfgName : MICROSOFT CORPORATION Maintenance End Date : Recurring Bill : YR 3 of 3 ID # 7165853 Above Items Originally Purchased On : PO# 21-01060, O# 331335438	1	EA	986.85	986.85
AB885094	VLA ENTERPRISE OFFICE365 PLAN G1 SHRDSVR PERUSER MONTHLY SUBLIC ALL LANGS MfgPartNum : U4S-00002 MfgName : MICROSOFT CORPORATION Maintenance End Date : Recurring Bill : YR 3 of 3 ID # 7135853 Above Items Originally Purchased On : PO# 21-01060, O# 331335438	58	EA	75.31	4,367.98

Ship To Attention:NA

To make a payment or access your account details online, please visit MyFinancials at <https://mfmc.dell.com>

Dell has registered its Dell and Alienware brands with the New York Dept. of Environmental Conservation (NYDEC). To view Covered Electronic Equipment (CEE) for the Dell and Alienware brands, please visit Dell Technologies "Computers & Accessories" at <https://www.dell.com/en-us>.

# CHANGE ORDER NO.: 2

Owner: Town of Halfmoon  
 Engineer: MJ Engineering and Land Surveying, P.C.  
 Contractor: Koval Contracting, LLC  
 Project: Button Road Water Storage Tank  
 Contract Name: 1E – Electrical Construction  
 Date Issued: February 28, 2025  
 Owner's Project No.:  
 Engineer's Project No.: 964.25  
 Contractor's Project No.:  
 Effective Date of Change Order: February 28, 2025

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

Description: This deduct Change Order adjusts the Contract Price based on the Final Payment Summary dated 2/28/2025.

Attachments: Final Payment Summary dated 2/28/2025

Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 99,000.00		Substantial Completion: October 31, 2023	
		Ready for final payment: November 30, 2023	
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. ____:		[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 1:	
\$ N/A		Substantial Completion: June 28, 2024	
		Ready for final payment: July 26, 2024	
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 99,000.00		Substantial Completion: N/A	
		Ready for final payment: N/A	
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 20,000		Substantial Completion: N/A	
		Ready for final payment: N/A	
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 79,000.00		Substantial Completion: June 28, 2024	
		Ready for final payment: July 26, 2024	

Recommended by Engineer

Authorized by Owner

By: Brian Fitzgerald  
 Title: Design Engineer  
 Date: February 28, 2025

\_\_\_\_\_

Accepted by Contractor

Approved by Funding Agency (if applicable)

By: [Signature]  
 Title: Managing Member  
 Date: 3/4/2025

N/A  
 N/A  
 N/A

EJCDC® C-941, Change Order.

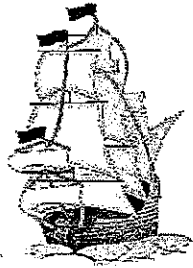
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Supervisor  
Kevin Tollisen

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: March 19, 2025

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.

DEBIT:	Revenues	25-980	\$5,690.00
	Subsidiary: Home & Community Services		
		25-4-2189.00	\$5,690.00
CREDIT:	Appropriations	25-960	\$5,690.00
	Subsidiary: Engineering Contractors Inspections		
		25-5-1440.40	\$5,690.00

Information Only: The above was derived from the following breakdown of charges to be paid on March 27, 2025, Abstract for engineering and related fees.

NAME	AMOUNT
Bell Subdivision	\$ 736.00
Cannabis Central	\$ 338.00
Cheema Petro Gas Station	\$ 398.00
Farm to Market Storage	\$ 567.00
Goldstein 1542 Mixed Use	\$ 291.00
Haney's Automotive	\$ 338.00
MJ Properties Tabor Road	\$ 2,177.00
National Grid 146 Gas Ext	\$ 338.00
329 Rt 146 Office	\$ 338.00
1572 Rt 9 Brank Bank	\$ 169.00
Total	\$ 5,690.00