

Town of Halfmoon Planning Board Minutes April 14, 2025

Those present at the April 14, 2025, Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
Tom Koval
Rich Berkowitz
Thomas Werner
Charlie Lucia
Laurie Barton - Absent

Planning Board Alternates:

Alison Pingelski - Absent
Joe Landy

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

Hanifa Khatibi

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison(s):

John Wasielewski
Eric Catricala

Town Engineers:

Joel Bianchi

The Chairman opened The Planning Board Meeting at 7:00 pm

Don Roberts: Good evening, I would like to call the Planning Board meeting to order. Have the Board members had a chance to review the minutes from the last meeting?

Rich Berkowitz: I make a motion to approve the minutes.

Tom Koval: Second.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

Valvoline Instant Oil Change, 1682 Rt 9 – Signs (25.047)

Glenn Holderbeck: Good evening, all. I'm Glenn Holderbeck I represent Galeener Associates Valvoline Instant Oil Change. I'm here this evening to gain approval of signs to help us fit our recently updated building and to maintain our standings with the franchise which is Valvoline itself. So that's the purpose of upgrading the signs. The signs that are presently on the building or on the premises are in excess of 25 years old, so that's why some of the signs I just want to replace with new. They've served their purpose.

Don Roberts: There's no new sign your just replacing existing signs?

Glenn Holderbeck: Replacing existing signs with new signs which are more modern, starting with the one that's on the face of the building that's comparing a tube tv with a flat screen as far as weight goes there's no balance its new its improved it's a flat sign it's all updated. It's built to today's standards and the pylon sign the same thing. It has an existing pylon sign, it's in excess of 25 years old and I don't want to change the foundation at all, it's in the same spot right next to where the current one was. I don't want to relocate

Richard Harris: It's the same height, correct? It's staying at 15 feet?

Glenn Holderbeck: It is staying at 15 feet not to exceed, not to go to 16 foot I know that's what the regulations are but I want to maintain the height and but as far as the location of the sign is it's not to be relocated it's going right next to the existing foundation so then I can excavate the current, the old foundation.

Richard Harris: And the entrance sign is being relocated from the State right of way onto the private property?

Glenn Holderbeck: I learned that it was in the right of way, the replacement sign will come within the boundary as I pointed out on the survey page. Bring it into the boundary. I know that store has an excessive set back to it so any signage that it can have will help, and to eliminate that entrance sign certainly for the motorists. They don't know where to pull in, so that just gives them a direction to pull into.

Don Roberts: We cannot approve any signs in the right of way so.

Glenn Holderbeck: I understand, I understand that's why it will be relocated to within our property lines.

Joe Landy: I make a motion to approve the sign change.

Rich Berkowitz: I second.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. Your all set.

Glenn Holderbeck: Thank you.

Don Roberts: You're welcome.

Valvoline Instant Oil Change – Signs

APPROVED. The Board approved the request to replace and upgrade all signage at the oil change facility.

Resolute Physical Therapy, 390 Rt 146 (Impact) – Change of Use/Tenant (25.030)

Adirondack Taekwondo, 390 Rt 146 (Impact) – Change of Use/Tenant (25.041)

Chris Litchfield: Good evening, Chris Litchfield with Impact Athletic Center. Here to request a change of use tenant applications for two businesses, looking to operate inside of our facility. As I said in the applications their hours are very off-peak of our peak hours, they're operating Monday through Friday, and the gym is relatively slow during the week. They're closed on the weekends when it's clearly our peak time. Parking won't be an issue, there's no additional signage. That's really it.

Don Roberts: Now you heard in the pre-meeting there are some issues here. The issues are one thing, they're already there.

Chris Litchfield: Yup

Don Roberts: Yea they should not be there without approval. You know that right?

Chris Litchfield: I did not know that up until very recently actually.

Don Roberts: Okay that's one item.

Chris Litchfield: Because in the beginning with the Planning Board, our original plan had a physical therapy, like this was all in our plans that we submitted so I was unaware that

Don Roberts: Right, there was a plan but no tenant at the time, there was space, there was space for it.

Lyn Murphy: Yea I just want to be very clear there was space, but the Planning Board said any new tenant has to come before the Board.

Chris Litchfield: Unintentional.

Don Roberts: And the next issue is we are not going to approve anything tonight, just so you know. The next issue is for, and this may not be you. The next issue is for a while now there has been an issue with the parking. We're supposed to get legitimate paperwork for the parking, right Rich?

Richard Harris: Yea the change of use tenants for both Graybar and the church I know you have like an informal agreement but something we've discussed is getting a similar applications as you did for these tenants from both of those entities along with and I know Tom heard or just maybe about a week or so ago a sidewalk plan I haven't digested it yet but it was submitted, so there were kind of 5 parts to what we talked about in the last since probably December. The 2 tenants in this building, the 2 change of use tenants for the parking lots across the street and then the sidewalk plan, and I think the Board caught the end of it was basically where's the 2 change of use tenant applications for the parking lots, because they're off site. I do know you did submit the sidewalk plan I've just got to take a look at it so.

Chris Litchfield: I would respectfully say they are completely separate issues. We have businesses that are trying to operate

Lyn Murphy: They are not completely separate issues, this Board is been trying to regulate the dangerousness of people crossing 146 and you guys have been completely non-responsive until

Chris Litchfield: I did, we've been meeting with Rich and Kevin Tollisen for a year and half now

Lyn Murphy: Yea 2 years, 2 years and still haven't done anything.

Don Roberts: In any event we are going to adjourn this, we are not going to take any action tonight okay, and we are going to give you until the first meeting in May to get all of this straightened out. Okay, so you can get a hold of Rich. We are not taking any action whatsoever. We have 2 meetings, we have the May 12th meeting. We want to see this again and hopefully we can take the proper action, because hopefully you or whoever will have everything rectified.

Chris Litchfield: What are you looking for at that meeting?

Richard Harris: 2 change of tenant applications from Graybar and the church

Don Roberts: For the parking.

Richard Harris: And I had spoke to them in the Fall, representatives of each of those. They both said they were very supportive of helping you guys out. We are waiting on those 2, the sidewalk, they've got a plan I've got to talk to the Highway Super about it, we will take a look at that too, I don't know that that will be ready at that time for this Board.

Tom Koval: Yea I don't think it's realistic for them to have the sidewalk ready but if they at least have an agreement in writing with Graybar and what is it New Hope Church.

Chris Litchfield: Grace Fellowship

Tom Koval: Grace Fellowship, if you have that in writing that's showing a good faith effort, and I will personally be more in line with approving some new tenants. I get it you have space but it's a constant. I travel that road a million times a day and I see the people on the weekends trying to get across and then I see the church trying to park, it's a lot and you guys just need to clean up loose ends out there.

Chris Litchfield: I completely agree and we're working on it. Hypothetical question, I go to Graybar, and they will not sign something they say we have a verbal agreement you're more than willing to park but we are not signing it, what do we do at that point?

Don Roberts: We will have to figure something out if that happens, hopefully it won't happen but let's take one step at a time.

Lyn Murphy: So, the Town is not going to recognize a verbal agreement for a site plan violation, so be aware of that.

Chris Litchfield: Okay, I mean we start cancelling 40 tournaments a year, their economic consequences to Halfmoon and it's absurd.

Tom Koval: I think Graybar would probably be more receptive to it. I've seen signs up sponsoring parking, it's good PR for them and the community and that's the way you've got to address it.

Don Roberts: Let's take it one step at a time and see where we get okay. We will worry about that when and if it happens alright. Also, again we are not taking any action against these tenants but in the future, I don't know how much space you have left there, any new tenants please come before us before the tenants move in.

Chris Litchfield: Understood, it was unintentional I assure you.

Don Roberts: Thank you, alright.

Tom Koval: Start looking at some other parking options. I mean you have a big lot.

Chris Litchfield: We are in contact with the Army Corp. we are trying to get some wet land mitigation. We are working on it believe me, we are aware of it. We do not like how it is, it's a good problem but it's absolutely a problem I agree with you.

Don Roberts: And we're all lucky that no one's gotten hurt so far.

Chris Litchfield: Agree

Don Roberts: Really, okay. Alright, so get that going and hopefully we will see you at the first meeting in May alright.

Chris Litchfield: Thank you.

Resolute Physical Therapy (Impact) – Change of Use/Tenant

TABLED. The Board tabled the request to utilize the 1,105 SF space inside the Impact Athletic Center, pending receipt of additional Change of Use/Tenant applications from the property owner related to offsite parking.

Adirondack Taekwondo (Impact) – Change of Use/Tenant

TABLED. The Board tabled the request to utilize the 1,009 SF space inside the Impact Athletic Center, pending receipt of additional Change of Use/Tenant applications from the property owner related to offsite parking.

Birdsall Excavation, 9 Morris Lane – Change of Use/Tenant (25.042)

Jeff Birdsall: How are you doing, I'm Jeff Birdsall the owner of Birdsall Excavation. We are just using the building to store materials and equipment and what not until we find a permanent home, it's short term.

Don Roberts: The big question is there is going to be no outside storage, right?

Jeff Birdsall: Correct

Don Roberts: Okay, are there any questions from the Board?

Rich Berkowitz: I make a motion to approve the change of use and tenant.

Tom Koval: Ill second.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

Jeff Birdsall: Thank you.

Don Roberts: That was easy, right?

Jeff Birdsall: Yes Sir.

Birdsall Excavation – Change of Use/Tenant

APPROVED. The Board has approved the applicant's request to utilize an existing 4,000 SF storage (Bldg. 7S) for storage related to their construction business, with a condition that there shall be no outside storage.

Turf Bunny, 9 Morris Lane – Change of Use/Tenant (25.048)

Turf Bunny – Change of Use/Tenant

TABELED. The applicant failed to appear.

KC Entities Inc., 77 Ushers Rd – Change of Use/Tenant (25.052)

Craig Stackewicz: Hello, how are you? My name is Craig Stackowitz. I own with my wife, KC Entities Roofing and Siding. We are upstairs C&S Siding. That's our roofing division is KC. There are 3 of us in that building. We since bought Dorough out, he moved out, so we just moved one office downstairs. Less people. That is pretty much it.

Don Roberts: Any questions by the Board?

Richard Harris: You are going to park the trucks in the back, right?

Craig Stackewicz: If that's what you want, that's what you'll get.

Richard Harris: You offered it up.

Craig Stackewicz: Yea, yea, yea, we always have, we always have we were just trying to figure out, clean some stuff up and what not so yea they were in the front just as a little easier but that's fine.

Tom Koval: I'll make a motion to approve the change of tenant.

Lyn Murphy: With the condition that the trucks are parked out back

Marcel Nadeau: I'll second it.

Tom Koval: With the condition that you park the trucks out back, right?

Craig Stackewicz: Oh, you'll know.

Don Roberts: Okay, I've got a motion and a second all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Craig Stackewicz: Thanks.

KC Entities Inc. – Change of Use/Tenant

APPROVED. The Board has approved the request to expand one of their existing businesses into approx. 2,700 SF of space recently vacated by another business, with a condition that all company vehicles shall be parked at the rear of the building.

Happy Island Hot Dogs and Catering, 1534/1540 Rt 9 – Change of Use/Tenant (25.038)

Lou Walsh: Good evening. I'm Lou Walsh. I'm the owner of Happy Island. I have a little hot dog cart, and well I want to set up on Route 9 at that location. I've been invited from the owner, and I wanted to get usage for that for lunch.

Tom Koval: That's where the popcorn truck is right ?

Lou Walsh: Yea the popcorn I think is to the left. He is where the umm...

Tom Koval: Isn't someone else in your space?

Rich Berkowitz: Is it the same parking lot?

Lou Walsh: No, it is not the same parking lot

Richard Harris: You guys' approved GT Toyz to have I think 30 spaces like middle of the lot along here

Tom Koval: Along that break line here?

Richard Harris: Yea

Tom Koval: So, there was nobody else up in front?

Richard Harris: No, you might be confusing it where 5 Star Motors is, because that had a mobile food thing last year.

Tom Koval: Okay, I know where Kettle Corn is for some reason I don't know.

Lou Walsh: I'm very close to Kettle Corn but it's

Tom Koval: It's far enough away.

Richard Harris: Kettle Corn goes right here.

Tom Koval: Okay so you're not open for dinner, it's just 11 to 3 lunch crowd?

Lou Walsh: Yea I'm just going to do lunches and I have a small cart.

Tom Koval: Does the Health Department have to get involved in all of this?

Lou Walsh: I'm already licensed by them, I have all the licenses and permits, just inspected on over the weekend for the White-Water Derby in Mechanicville by the Saratoga County Health Department, they

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just took over food trucks in Saratoga County so I'm all licensed, I have insurance I have sales tax, I'm just a DBA, just a small

Don Roberts: Keep it in the right of way, you know that?

Lou Walsh: Right, right.

Tom Werner: Will the cart be set back far enough from Route 9, so it won't attract people trying to stop on Route 9 trying to run and get a hot dog?

Lou Walsh: Yea there is cars parked there right now that the automotive place sells, so I am just to the left of those cars.

Rich Berkowitz: I don't begrudge you for doing this but you're going to be the third one on Route 9, there is one illegally on Route 9, so right now there are 4 food trucks on route 9 within 2 miles of each other.

Tom Koval: Where is the illegal?

Rich Berkowitz: Hewitts

Tom Koval: Oh, I didn't see that.

Lou Walsh: I've only seen the Kettle Korn people. I know that they've gone

Rich Berkowitz: We just approved one, we've got Kettle Korn , you , Hewitts has one where do we draw the line because we have local businesses that are here permanently.

Tom Koval: Rolling smoke rolled up the carpet so.

Don Roberts: I know what you're saying I agree with you Rich I do.

Rich Berkowitz: You have a right to do this, there is no ordinance against it

Tom Koval: I don't think it's over saturated at this point personally.

Rich Berkowitz: When does it get over saturated?

Tom Koval: Well, that's when we draw the line.

Lou Walsh: Well, the line will draw itself and we won't be selling any hot dogs, and I'll go.

Joe Landy: I'm sorry but no seating or anything like that?

Lou Walsh: Uh no

Don Roberts: There are no tables or nothing?

Lou Walsh: No

Don Roberts: How about the trash receptacles how is that going to work?

Lou Walsh: I carry in and carry out. I Just have a small garbage can that I take with me and a garbage bag, and it doesn't really generate anything, I give a little hot dog on a boat so its not a, it hasn't been an issue anywhere.

Joe Landy: Will it be sort of semi permanent are you going to come and go, festivals and that kind of stuff or?

Lou Walsh: Yea actually I do some stuff here I'm going to do the farmers market, I think. I was in the process of doing that. I've worked with Tala Sports Soccer here, I also right now I'm doing Mechanicville's High School baseball games and stuff like that just to kind of help out community which I donate to them. I did Catholic Highs Basketball game down at Mechanicville. So, I'm kind of going to be doing little things but it's a part time job, I retired. I was a store manager for Price Chopper for 43 years and when you work like that you get bored if you stop so I bought this little thing just to get out and do something so.

Tom Koval: I make a motion to approve the change

Joe Landy: Second

Don Roberts: Well, how about signage, what kind of signage are you going to have?

Lou Walsh: I have a swooper sign that I put up that just says hot dogs, or I was looking at the you know kettle corn has those small signs that he puts out when I'm there. Nothing will stay there might be a sign there that just says hot dog or something if that's okay. No Kettle Korn has 15 or 20 I'm not going to do that but, no problem.

Don Roberts: Okay we have a motion and a second all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Lou Walsh: Alright thank you.

Don Roberts: Good luck

Lou Walsh: Stop by for a hot dog, I make a mean sausage and pepper.

***Happy Island Hot Dogs and Catering – Change of Use/Tenant
APPROVED. The Board approved the request for a mobile food (hot dog) cart to be located at 1534/1540 Route 9, with a condition that it shall not be located in the New York State right-of-way.***

Shamrock Plaza Apartment, 1604 Rt 9 – Change of Use/Tenant (25.045)

Julie Drake: Hello, I'm Julie Drake I'm here representing Tim Berlin to propose a one bedroom apartment in the Plaza above Sub Pump.

Don Roberts: So, it's just an apartment?

Julie Drake: It's just a one-bedroom apartment yes.

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Tom Koval: A single space you're going to use for something else?

Julie Drake: Correct

Marcel Nadeau: I'll make a motion to approve

Tom Koval: I'll second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

Julie Drake: Thank you.

Shamrock Plaza Apartment – Change of Use/Tenant

APPROVED. The Board approved the request to convert the approx. 720 SF space above the Sump Pump Geeks building as a residential apartment.

Hanks Hollow Phasing Plan Revision, Seashore Way & Island Dr – Major Subdivision Amendment (25.026)

Paul Lubera: Good evening, my name is Paul Lubera. I'm Lansing Engineering. I'm here on behalf of the applicant we are here tonight to request some modifications of previously approved construction phasing for Hanks Hollow. Basically, the phasing breaks down to the new phasing breaks down to 48 lots in the first phase, 13 lots in the second phase and the remaining 48 lots in the third phase.

Don Roberts: Questions by the Board?

Tom Koval: So, it's just an adjustment to the number of lots per phasing?

Paul Lubera: Yes

Tom Koval: I'll make a motion to approve the adjustments to the phasing

Rich Berkowitz: I'll second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

Paul Lubera: Thank you

Don Roberts: You're Welcome.

Bruce Tanski: Thank you

Don Roberts: Your welcome Bruce

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

Hanks Hollow Phasing Plan Revision – Major Subdivision Amendment APPROVED. The Board approved the request to revise the phasing plan for the Hank's Hollow Subdivision to add 15 lots from Phase 2 into Phase 1.

Old Business:

Decicco Subdivision, 99 Button Rd – Minor Subdivision (24.189)

Don Roberts: Tom Koval recluses himself.

Pat Jarosz: Hi good evening. My name is Pat Jarosz with Van Guilders Associates. I'm here tonight on behalf of the owner of 99 Button Road and to answer any remaining questions the Board might have. At the last meeting there was some confusion regarding the house location. I went to the site the next day I walked the site I did bump into Mr. Koval at the site, when I seen the house at the top of the hill that's where we had placed the stakes, one stake had inadvertently got moved to the bottom that's where he thought it was so we were both correct we just seen different things so anyhow we had the survey crew go over and stake it out we included TOPOS on the map you can see it on the screen. The house was originally staked on there was just for illustrative purposes for the Zoning Board for the variance that we had requested. This new stake out is actually more in line with the size of the house that they are going to put in. The one corner to the northeast I guess would dip slightly into the swale, but it only goes down about 2 feet so very normal grading for a typical house so, that's where we are at, at this point.

Don Roberts: Joel, do you see any issues here?

Joel Bianchi: No, we saw the plans. I guess there was a dispute about the possibly staked out the swale the plan hasn't changed (inaudible)

Don Roberts: Okay, thank you Joel. We did receive a letter we will put that as part of the record right, okay.

Richard Harris: The Board members were provided paper copies of the letter I received Thursday or Friday in their packets

Don Roberts: Our Town engineer is satisfied comments by the Board?

Rich Berkowitz: Everything is legal, everything is fine?

Richard Harris: Yea they got their variance, you know a couple of months ago, it meets the subdivision regulations.

Rich Berkowitz: I make a negative deg on SEQR

Marcel Nadeau: I second

Don Roberts: Okay we have a motion and a second on negative declaration on SEQR all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Rich Berkowitz: I make a motion to approve the minor subdivision.

Marcel Nadeau: I second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

Pat Jarosz: Thank you.

Don Roberts: Your welcome

Lyn Murphy: Again, we've gone through this many times when there is a map drawn that says X if they come before the Board the Board has the ability to change that out.

Don Roberts: Okay, thank you Lyn.

Decicco Subdivision – Minor Subdivision

APPROVED. The Board approved the request to subdivide the existing parcel into two new lots for the Purpose of constructing a new home.

American Promotional Events/TNT Fireworks, 1549 Rt 9 (Walmart) – Change of Use/Tenant & Sign (25.019 & 25.020)

Laura Lyn Radlin: My name is Laura Lyn Radlin I'm the area sales manager.

Richard Harris: Okay, thank you.

Don Roberts: And your proposal is for June 20th through July 5th, right?

Laura Lyn Radlin: Correct, those are the selling dates, the actual days that we were allowed to sell in the State of New York, we will have the tent will be installed prior to that

Don Roberts: What date do you want to put the tent up? Just so we have a record of it

Laura Lyn Radlin: Okay we usually start putting it up around June 12th

Don Roberts: Okay

Laura Lyn Radlin: It's a big tent, 30 x 60.

Don Roberts: Okay

Laura Lyn Radlin: It will be taken down by July 8th.

Don Roberts: Okay good to know thank you. Anything else we should know? How about signage? How about your signage?

Laura Lyn Radlin: The signage is what is showing right here the same signage that we've always had, nothing has changed. We have our container, we'll have a port a potty there and a container and the tent. A great amount of product regardless of the tariffs right now we do have product.

Richard Harris: We've had no issues from a code enforcement level at this site.

Don Roberts: Now what about security there, how do you do security?

Laura Lyn Radlin: Well, the operator is in charge of that, but we have never run into a problem there. We work great partnerships with Walmart and we're usually underneath some type of cameras but honestly, I've been involved with that location for 5 years now and we haven't had a problem. One of the things they do, do though is they will park their vehicle in front of the container just to keep nobody from going inside the container even though it's locked they are locked. They are locked.

Don Roberts: Okay, anyone else?

Rich Berkowitz: I make a motion to approve the change of use/tenant and signs

Marcel Nadeau: I'll second.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, good luck.

Richard Harris: Thank you

Laura Lyn Radlin: Alright thanks guys, thank you so much

Don Roberts: Take care, bye now.

***American Promotional Events/TNT Fireworks – Change of Use/Tenant & Sign APPROVED.
The Board approved the request to hold a temporary tent sale of fireworks from June 20 - July 5.***

1542 Mixed Use Development, 1542 Rt 9 – Site Plan & Special Use (24.131)

Richard Harris: Can I just mention to the Board a quick summary of why this is back. The applicants since the last time they were on and some discussions that I've had with them with their representatives. They've now adjusted the subdivisions so they're all either all it was six lots they reduced it to four by combining the large vacant piece with the wetlands on it. The former what they were carving out was a lot for a road and the three 12,000 square foot storage buildings into one lot and now they all have frontage. Either through conventional frontage requirements on Route 9 or flag lot. We have to ask to come back with that I didn't have a chance at the pre-meet to give them much detail, but this is mainly back for the purpose of setting up a public hearing and for updating us for traffic engineer here also and hopefully set up a public hearing at least for May 12th.

Don Roberts: Because we only have one meeting in May so

Richard Harris: Yea we only have one meeting then.

Paul Lubera: Good evening, Paul Lubera with Lansing Engineering on behalf of the applicant. As Rich said we have been working through discussions with the Town and coming up with a subdivision plan that checks all of the boxes. We are down to four lots now. Lot 1 is 1.02 acres, Lot 2 is 0.64 acres, Lot 3 is 9.84 acres and includes the wetlands as Rich had mentioned, and Lot 4 is 2.9 acres. All will be accessible on the private road. They all have frontage and as Rich had mentioned we are here tonight to respectfully ask for a public hearing for the subdivision.

Don Roberts: Before we get to that point, questions by the Board?

Marcel Nadeau: What's the acreage on lot 4, it says 3.8 you stated?

Paul Lubera: Oh 3.06 my apologies

Richard Harris: That was probably from before it was a flag lot.

Don Roberts: So, I guess we need a motion for a public hearing.

Rich Berkowitz: I make a motion for a public hearing May 12th.

Joe Landy: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you May 12th.

Richard Harris: I do want to add to the Board that we did hear back from the fire chief, he had been working with the applicant with some questions so that's all been sorted out, and on the County referral I've just got to check that real quick, I do expect them at their meeting. The notes should be back yea they've had them for a couple of meetings they asked for clarification on the subdivision so I expect, I hope to get their decision next week for the May meeting, alright.

Don Roberts: Okay, thank you Rich.

***1542 Mixed Use Development, 1542 Rt 9 – Site Plan, Special Use & Major Subdivision
PUBLIC HEARING SET. The Board set a Public Hearing for May 12, 2025 for the proposed
mixed-use commercial development.***

MJ Properties Site Plan, 103 Tabor Road (west/adj. to 113 Tabor Rd.) – Site Plan (23.019)

Paul Lubera: Evening Paul Lubera Lansing Engineering again for the applicant. This project hasn't been in front of the Board for quite a while. Lansing Engineering is taking it over from the previous engineer. We work with MJ to work out all the technical details. The parcel is 24.61 acres located on Tabor Road, about 2300 feet east of the intersection of Tabor Road and Ushers Road. Currently this portion of this project is vacant adjacent to it is an existing warehouse that was previously been approved. We're proposing 4 60,000 square foot warehouse/commercial buildings with parking associated with that. Utilities are to be provided by the Town of Halfmoon Water, Saratoga County Sewer District and stormwater management onsite. We are here to answer any questions you may have and hope the Board moves the project forward as they see fit.

Don Roberts: Joel, you reviewed this, any problems with it?

Joel Bianchi: No, they are pretty close to being done with us. The Board initiated the SEQR I would say 2 months ago so the Board is inclined to schedule (inaudible)

Richard Harris: Yea you do, thank you.

Joel Bianchi: So (inaudible)

Don Roberts: Now again we could have an optional public informational meeting if the Board deems appropriate.

Richard Harris: Yea it's up to the Board it's optional, not required.

Don Roberts: My own opinion I don't think we need one but if the rest of the Board does

Charlie Lucia: I don't see the advantage to an extra hearing.

Richard Harris: And the applicant is moving forward with the straightening of the curve if you recall a month ago there was a tenant here before the Board, that tenant was going to need that road widening. I know there's been people out there, I don't know if it was your company or surveyors working for you or whatever.

Paul Lubera: Yes, the applicant is actively working on that to get that settled and get that working with the Town and the County DPW.

Richard Harris: Yea our highway super has met them out there, so I know they're moving forward with it, with that straightening out.

Charlie Lucia: That's the only question I had because I did visit out there today just to take a peek at it and it's pretty much what its always been.

Paul Lubera: Yes, it hasn't been done yet, but they are working on it.

Joe Landy: So, we are setting a public hearing is that the

Richard Harris: It's optional

Rich Berkowitz: I make a motion to approve the site plan

Richard Harris: Wait, wait Joel

Joel Bianchi: We unfortunately have not prepared the part 3 and the finals but we will definitely next Board meeting and the SEQR determination.

Joe Landy: So, we will adjourn it till the next meeting?

Don Roberts: We don't have to it's in Joel's hands now.

Richard Harris: The next meeting will be April 28th and then May 12th so you will want to plan to have this back on for April 28th.

Paul Lubera: Alright thank you, thank you ladies and gentlemen.

Don Roberts: Now going back, new business Turf Bunny, 9 Morris Lane change of use/tenant the rooms been cleared her so unless they are online I think we are done here.

MJ Properties Site Plan – Site Plan

TABLED. The Board tabled the proposed warehouse/flex space project pending further review by the Town Engineer.

Joe Landy: I make a motion to adjourn

Tom Koval: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried thank you good night.