

Town of Halfmoon Planning Board Minutes September 8 , 2025

Those present at the September 8, 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

Planning Board Alternates:

Alison Pingelski - absent
Joe Landy

Coordinator- Building, Planning and Development:

Richard Harris

Planner/Stormwater Management Technician

Ted Chesnes

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison(s):

John Wasielewski-absent
Eric Catricala-absent

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 August 25th meeting?

Rich Berkowitz: I make a motion to approve the minutes

Laurie Barton: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. First item on tonight's agenda is a Public Hearing

Public Hearing:

Hickok Woodin Road Subdivision, 77 Woodin Rd – Minor Subdivision (25.108)

Fred Metzger: Good evening, Fred Metzger here this evening with my client Mr. Hickok regarding his proposed two-lot subdivision. He's got a parcel of land located at 77 Woodin Road, looking to subdivide it to two parcels. One with the existing improvements which have a public water and private sewer and then then the new one, that plan shows a private sewer but after realizing that we had a low-pressure water main at the northeastern intersection, they'll be tying into both public water and public sewer for the new lot to be developed with a single family home. Both lots meet all the requirements for the zoning. Both of the existing and the proposed. That's about it. Not a whole lot.

Donald Roberts: Ok, we'll open the Public Hearing. Would anyone in the room wish to speak? Anyone wish to speak? Anyone on line wish to speak? Anyone online wish to speak? No.

Richard Harris: If anyone online wants to speak, please unmute and speak.

Donald Roberts: Ok. At this time we'll close the Public Hearing. Comments by the Board?

Tom Koval: I make a negative declaration on SEQR.

Marce Nadeau: I'll second it.

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

Tom Koval: I'll make a motion to approve the subdivision.

Tom Werner: I'll second it.

Tom Koval: Minor subdivision.

Richard Berkowitz: I'll second it.

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

Fred Metzger: Thank you very much.

Donald Roberts: You're welcome.

Hickok Woodin Road Subdivision – Minor Subdivision

PUBLIC HEARING HELD & APPROVED. The Board held a Public Hearing and approved a two lot residential subdivision.

Northway 8 Golf Center Lot Line Adjustment, Progress Dr – Minor Subdivision (25.113)

Donald Roberts: And also.

Northway 8 Golf Center Expansion, Progress Dr – Site Plan (25.063)

Donald Roberts: We'll do the minor subdivision first.

Jason Dell: Good evening, Jason Dell, Engineer with Lansing Engineering. I'm here on behalf of the Applicant Northway 8 Golf Center site plan modifications and lot line adjustment. We're here this evening for the Public Hearing to answer any questions that the Board may have and request approval of the project. So, this project site is located along Progress Drive and consists of two parcels for a total area of about 3.6 acres and the project area is currently occupied by the Northway 8 Golf Center. So, for the proposed site modifications, include the construction of the 3-story, excuse me, one-story, about 3,000 sq. ft. clubhouse, an enclosed driving range, about a 3,300 sq. ft. enclosed driving range area and a 1,000 sq. ft. covered driving area. So, to accommodate the proposed development and to contain the existing facility as well as the proposed facility within the same lot, we are proposing a lot-line adjustment. So, for the lot-line adjustment, Lot 1 will be adjusted to about 4.5 acres and the remainder of Lot 2 will be adjusted down to 37.3 acres. Access will continue from Progress Drive. Water will be provided by connection to the Town system. Stormwater will be managed in accordance with all requirements and we are proposing temporary storage tanks for sanitary sewer service. So, we're here tonight for the Public Hearing and to answer any questions the Board may have.

Donald Roberts: At this time we'll open the Public Hearing. Anyone in the room wish to speak? Anyone in the room wish to speak? Anyone online wish to speak? Anyone online wish to speak? (no comments)

Richard Harris: Don, I just want to note for the record, I did receive an email today that was circulated to the Board members. They have a copy in their packets and it was provided to the Applicant today.

Donald Roberts: So, we'll make that part of the record. Ok? We'll close the Public Hearing. Comments by the Board?

Richard Berkowitz: I make a motion to make a neg dec on SEQR.

Marcel Nadeau: I'll second it.

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

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

Marcel Nadeau: I'll second it.

Richard Harris: Can I just interrupt for just one second Rich. There were discussions with Joel, there's still some engineering

Richard Berkowitz: Okay Contingent on sign-off by MJ Engineering.

Marcel Nadeau: I'll second that.

Joel Bianchi: There was also a condition about sewer.

Richard Harris: Sewer, that they would use the holding tank for two years.

Richard Berkowitz: For two years, okay

Richard Harris: They have to connect the sewer or install septic.

Donald Roberts: So, two years for the holding tank?

Jason Dell: That's correct.

Donald Roberts: Okay

Richard Berkowitz: Okay

Donald Roberts: Ok, can I have a motion with contingencies and a second. All in favor Aye? (all were in favor). Opposed? (none were opposed). Motion carried. That's all set.

Jason Dell: Site Plan too?

Donald Roberts: Pardon.

Jason Dell: That was for a lot-line adjustment for the Site Plan too

Donald Roberts: No, do site plan now.

Richard Berkowitz: Site plan now?

Richard Berkowitz: Okay, I make a motion to approve the site plan condition on the same condition it said on the subdivision.

Marcel Nadeau: I'll second.

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

Jason Dell: Thank you.

Donald Roberts: Now, you're all set.

*Northway 8 Golf Center Lot Line Adjustment – Minor Subdivision
Northway 8 Golf Center Expansion, Progress Dr – Site Plan (25.063)
PUBLIC HEARING HELD & APPROVED. The Board held a Public Hearing and approved
a proposed lot line adjustment and approx. 7,407 SF expansion of the existing golf training
facility.*

New Business:

**Pugliese Lot Line Adjustment, 838 Hudson River Rd & SBL#274.-1-30.112 –
Minor Subdivision (25.119)**

Trever Telisky: Good evening Treve Telisky, Cooper Erving & Savage LLP for the applicants Michael Pugliese and Joelle Pugliese relative to this application. This application arises out of encroachment and a real property dispute with regard to the area highlighted in yellow. That yellow rectangle on the map, right there. It's a part of a resolution between the parties. We've come to an agreement that the lot line will be adjusted to encompass that area that's outlined in yellow in my client's parcel number rather than the adjoining and abutting parcel.

Donald Roberts: Okay So, we'll need a Public Hearing on this for September 22.

Richard Berkowitz: I make a motion to have a Public Hearing on September 22.

Tom Koval: Second.

Donald Roberts: All in favor Aye? (all were in favor). Opposed? (none were opposed). Motion carried. See you on the 22nd.

Trever Telisky: Thank you.

Donald Roberts: Ok, the next item's, the five items we'll do one by one but

*Pugliese Lot Line Adjustment – Minor Subdivision
PUBLIC HEARING SET. The Board received a presentation for a proposed lot line adjustment to
resolve an existing encroachment, and set a Public Hearing for September 22, 2025.*

J&K Performance, 40 Farm to Market Rd – Change of Use/Tenant (25.121)

Control Heating & Cooling, 40 Farm to Market Rd – Change of Use/Tenant (25.122)

Soft Wash Squad, 40 Farm to Market Rd – Change of Use/Tenant (25.123)

Cloud International Inc., 40 Farm to Market Rd – Change of Use/Tenant (25.124)

Penna Hobbies, 40 Farm to Market Rd – Change of Use/Tenant (25.125)

Tamara Sullivan: Tamara Sullivan with Bruce Tanski Construction, and, like you just said, we have five tenant changes at the storage facility at Farm to Market Road. All of the parties have been advised that the units are strictly for storage. There's no outdoor storage and no disposal waste on the property. The first tenant, J&K Performance. Their proposed for 2A and they're storing a personal car collection.

Donald Roberts: Okay, questions by the Board on that?

Richard Berkowitz: I make a motion to approve the Change of Use and Tenant.

Laurie Barton: I'll second.

Donald Roberts: All in favor Aye? (all were in favor). Opposed? (none were opposed). Motion carried. Go ahead.

Tamara Sullivan: Ok. Next up is Control Heating & Cooling. They'll be storing heating and cooling equipment and their proposed for 4A.

Donald Roberts: And as you said, for all of these, there's no outside storage?

Tamara Sullivan: Correct. No outside storage.

Donald Roberts: No garbage or anything.

Tamara Sullivan: Yeah.

Donald Roberts: Right. Okay questions by the Board?

Richard Berkowitz: I make a motion to approve the Change of Use and Tenant.

Marcel Nadeau: Second.

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

Tamara Sullivan: The next one is Soft Wash Squad. They're storing power washing equipment and supplies and they're proposed for 4C.

Richard Berkowitz: Are they going to clean anything in there?

Tamara Sullivan: They're not, no.

Donald Roberts: Okay, questions by the Board?

Richard Berkowitz: I make a motion to approve the Change of Use and Tenant.

Tom Werner: I'll second it.

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

Tamara Sullivan: Next is Cloud International and they're storing convenience store merchandise. They're proposed for 5C.

Donald Roberts: Questions by the Board?

Richard Berkowitz: I make a motion to approve the Change of Use and Tenant.

Charlie Lucia: I'll second it.

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

Tamara Sullivan: And, the last one is Penna Hobbies proposed for 7A and they're going to be storing another classic car collection.

Donald Roberts: Again, nothing outside?

Tamara Sullivan: Nothing outside:

Marcel Nadeau: I'll make a motion

Donald Roberts: There you go. Yeah. If we need classic cars, we should, yeah. Questions by the Board?

Marcel Nadeau: I'll approve the Change of Use and Tenant.

Richard Berkowitz: I'll second.

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

Tamara Sullivan: Thank you.

J&K Performance – Change of Use/Tenant

APPROVED. Board approved the Change of Use/Tenant request for the use of 1,500 SF in Building #2, Unit A at the Farm to Market Self-Storage Center, for the purpose of storing a personal classic car collection.

Control Heating & Cooling – Change of Use/Tenant

APPROVED. Board approved the Change of Use/Tenant request for the use of 1,500 SF in Building #4, Unit A at the Farm to Market Self-Storage Center, for the purpose of storing heating and cooling equipment and supplies.

Soft Wash Squad– Change of Use/Tenant

APPROVED. Board approved the Change of Use/Tenant request for the use of 1,500 SF in Building #4, Unit C at the Farm to Market Self-Storage Center, for the purpose of storing power washing equipment and supplies.

Cloud International Inc. – Change of Use/Tenant

APPROVED. Board approved the Change of Use/Tenant request for the use of 1,500 SF in Building #5, Unit C at the Farm to Market Self-Storage Center, for the purpose of storing convenience store merchandise.

Penna Hobbies– Change of Use/Tenant

APPROVED. Board approved the Change of Use/Tenant request for the use of 1,500 SF in Building #7, Unit A at the Farm to Market Self-Storage Center, for the purpose of storing a personal classic car collection.

Old Business:

Aurora Meadows, 34 Woodin Rd – Major Subdivision (25.050)

Gavin Vuillaume: Good evening everyone, Gavin Vuillaume with Environment Design representing MJ Tarar, the current landowner. So, this is gone through several different concepts. We're I think towards the end of this one. Unfortunately for the landowner we went from 21 lots down to 12. Now we're 4 lots. Yeah. We went through the gauntlet with DEC. Obviously, once they took over the wetlands that were previously Army Corps wetlands, the 100' setback just kind of took away a lot of developable area for them. We tried just putting some of the homes in, outside of the setbacks and some of the driveways in the setback and it was just too much. So, they have agreed to give us a permit for the crossing of the wetlands in two locations for the private driveway and then also install the driveways within those other remaining buffer areas. So, you can see on the map that the layout really hasn't changed very much. We're still in the same location that we were before with the driveway right here. We have to actually cross that wetland in order to provide more accommodating site distance on our curve on Woodin Road. We have the traffic report that talks about that a little bit. But, as far as the original driveway that's already in for MJ's home, which is the one in the back there. Right there. That driveway will be modified. It'll be widened. We'll also put in some, more turnarounds for the firetrucks. But, all the houses are, or all the lots have frontage on Woodin Road and then access off of the private driveway with municipal sewer and water.

Donald Roberts: That's it.

Gavin Vuillaume: That's it.

Donald Roberts: We have to refer this to our Town Engineer, MJ for review.

Gavin Vuillaume: Yup.

Donald Roberts: Saratoga County Planning Board for review, Fire Department for review. That being said, any questions by the Board? Big change.

Gavin Vuillaume: Great, yea unfortunately

Richard Harris: We did have enough Gavin here at the pre-meet the last one.

Gavin Vuillaume: Yup.

Richard Harris: Just to, kind of, show the Board.

Gavin Vuillaume: Yup. Basically, we lost everything in the back there

Tom Koval: The neighbors will be happy.

Gavin Vuillaume: Yeah. They will.

Donald Roberts: Ok. So, we'll get back to you. Thank you Gavin.

Gavin Vuillaume: Thank you.

Aurora Meadows – Major Subdivision

TABLED. The Board received a presentation on a proposed five (5) lot single-family home residential subdivision, tabled the request and referred it to several agencies for review.

Laurie Barton: I'll make a motion to adjourn.

Rich Berkowitz: Second.

Donald Roberts: All in favor Aye? (all were in favor). Opposed? (none were opposed). Motion carried. Thank you. Goodnight.