

Town of Halfmoon Planning Board Minutes

September 22, 2025

Those present at the September 22, 2025, Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Alison Pingelski
Joe Landy

Coordinator- Building, Planning and Development:

Richard Harris

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison(s):

John Wasielewski
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 last meeting?

Laurie Barton: I make a motion to accept the minutes of September 8th, 2025

Tom Werner I'll second it.

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

Miranda Home Salon, 147 Pruyn Hill Rd - Home Occupation (Special Use) (25.111)

Marc Miranda: Hi , Marc Miranda I live at 147 Pruyn Hill Road, and we are going to take a 200 square foot room get it to be a salon. 1 chair and probably a wash station, wash the hair a little bit then what we are going to do is only a select few people will be coming to our home probably two a day, Monday through Friday. No advertising anywhere, no signage this is a little bit too much public attention as is. We are just going to take a couple clients.

Don Roberts: How is the parking situation?

Marc Miranda: Very good, it's all blacktopped. You could probably fit three or four cars right next to my house. We won't need that many spaces there will be one person at a time.

Don Roberts: At this time, we will open the public hearing would anyone in the room wish to speak? (not comments) anyone online wish to speak? (no comments) okay, we'll close the public hearing, comments by the Board?

Marcel Nadeau: Did we hear from the County on this?

Richard Harris: Yes, we did, we received a county call back no objections from the County.

Marcel Nadeau: Ill make a motion to approve the special use permit.

Laurie Barton: Ill second

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

Marc Miranda: Thank you

Don Roberts: Welcome

*Miranda Home Salon - Home Occupation (Special Use)
PUBLIC HEARING HELD AND APPROVED. The Board held a Public Hearing and
approved a salon as a home occupation.*

Pugliese Lot Line Adjustment, 838 Hudson River Rd & SBL#274.-1-30.112 –

Minor Subdivision (25.119)

Mike Pugliese: Hi Mike, Pugliese I own the property, and we had it surveyed, or the lawyers had it surveyed, the final outcome I believe we went over it last time.

Don Roberts: Okay at this time we will open the public hearing, would anyone in the room wish to speak? (no comments) anyone online wish to speak? (no comments) we will close the public hearing. Comments by the Board?

Marcel Nadeau: Again, have we heard from the County on this?

Richard Harris: Yes, we did, received a call back Friday, no objections.

Laurie Barton: I make a motion for a neg dec on SEQR

Marcel Nadeau: Ill second that.

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

Laurie Barton: I make a motion to approve the minor subdivision

Marcel Nadeau: Ill second it.

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

Pugliese Lot Line Adjustment - Minor Subdivision

PUBLIC HEARING HELD AND APPROVED. The Board held a Public Hearing and approved a lot line adjustment between two lots.

New Business:

St. Lukes on the Hill, 40 McBride Rd – Sign (25.128)

Tom Wheeler: I'm Tom Wheeler with AJ Sign Company. Basically, we are looking to replace the existing sign with a new sign very similar, same lighting, same size, same location.

Don Roberts: Comments by the Board?

Laurie Barton: I make a motion to approve the sign

Joe Landy: Ill second

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

St. Lukes on the Hill – Sign

APPROVED. The Board approved the request to replace the existing free-standing monument signage with a new sign.

Scarlett's Korner Consignments, 1603 Rt 9 – Change of Use/Tenant & Sign (25.133 & 25.134)

Nicole Blume: I'm Nicole Blume, I'm going to be the owner. Basically, what this just being the change of tenant and then a sign. It's been a consignment store for 16 years before me. It changed owners a couple of times and I'm going to use it for the same thing it's always been used for, well for the last 16 years anyways. I may do some classes, I may flip some furniture it may be kind of fun and I'm going to change the sign because you can clearly see there is a road sign that is already there, its already its got everybody that is in the plaza already, and then the sign is already attached to the building so I'm just going to put my name in there instead of who else was there before me. That's going to be it.

Don Roberts: Okay questions by the Board?

Laurie Barton: I make a motion to approve the change of tenant

Alison Pingelski: Second

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

Laurie Barton: I make a motion to approve the change of sign

Tom Werner: I second

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

*Scarlett's Korner Consignments – Change of Use/Tenant & Sign
APPROVED. The Board approved the request to utilize 1,500 SF of commercial space as a
consignment shop, along with related signage.*

CZ's Hilltop, LLC, 39 McBride Rd – Minor Subdivision (25.129)

Drew Schauffert: Good evening, Drew Schauffert Santos Associate's, I'm the surveyor. CZ's Hilltop has currently 47 and a half acres fronting on McBride and Johnson Road. The proposal is for a 3 – lot subdivision and it's clearly on your maps there. The 27-acre lot. The 20.3-acre lot. Both vacant lands to be transferred to Ronald and Nan Czajkowski , Jennifer and Andre Burton. And a third lot 1 acres around the barn that is situated around McBride Road. There's also as part of the overall process two boundary line revisions proposed. One is between the lot at 39 McBride Road and the adjoining lands in order to get the existing shed on the property with the house that is currently occupied by Mrs. Czajkowski and also it was recently discovered that the driveway to that house encroached on lands of Liberty Home Builders to get out to McBride Road so there is a proposal to redraw the property line across Liberty Home Builders to ensure that the driveway is on her property.

Don Roberts: Okay and this has to be referred to Saratoga County Planning Board

Richard Harris: Yes, and unfortunately the timing of their meeting will be after our next meeting October 14th but before the second meeting of October 27th

Don Roberts: Okay , we will also need a public hearing but before that any comments from the Board Members?

Richard Harris: I did a little color-coded version of it.

Don Roberts: It's a little confusing but.

Richard Harris: It was harder to explain by text to the Board so those pictures work best.

Don Roberts: Any questions?

Joe Landy: I make a motion to set a public hearing on October 27,2025

Alison Pingelski: I second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you October 27. Just to remind everybody our next meeting is Tuesday October 14, not Monday okay, so Tuesday.

CZ's Hilltop, LLC – Minor Subdivision

PUBLIC HEARING SET. The Board received a proposal for a subdivision and lot line adjustment involving four (4) existing lots and set a public hearing for October 27th, 2025.

Laurie Barton: I make a motion to adjourn the meeting

Alison Pingelski: Second

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