

## **Town of Halfmoon Planning Board Minutes October 27, 2025**

**Those present at the October 27, 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  
Eric Catricala

**Town Engineers:**

Joel Bianchi

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***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 Werner:** I'll Second

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

**Public Hearing:**

**Khater Duplex, 7 Terminal Rd – Site Plan & Special Use (25.084 & 25.085)**

**Najwa Khater:** Hello everyone, how are you today, good.

**Don Roberts:** Can you say your name please?

**Najwa Khater:** Oh yes absolutely, my name is Najwa Khater I'm here to talk about the 7 Terminal Road site plan and special use permit for the extension on the property that I recently purchased. I believe last time we spoke we did mention that we got the variance approvals that were required, and then on top of it I did get the email from The New York State Canal Corporation which I spoke to them on Friday as well. I got approved for the extension of the 16, I think 16-foot extension I believe I don't recall by

**Richard Harris:** To purchase it ?

**Najwa Khater:** Yes, to purchase it. So, I got approved for that and I just have to go through the land surveyor and everything like that. That's about it.

**Richard Harris:** So let me point out to the Board here, basically it's a garage addition that's sticks over 10 and a half feet. You guys have worked out potentially purchasing something like an area over here?

**Najwa Khater:** Correct, yes.

**Don Roberts:** Okay, that's about it right?

**Najwa Khater:** Correct.

**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)

**Richard Harris:** If anyone online wants to speak, please unmute your microphone and speak

**Don Roberts:** No one is coming forward, okay we will close the public hearing. Comments by the Board?

**Tom Koval:** I make a motion for a neg dec on SEQR.

**Rich Berkowitz:** I second

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

**Tom Koval:** I make a motion to approve the special use permit for the proposed duplex.

**Marcel Nadeau:** I'll second it.

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

**Najwa Khater:** Thank you so much have a great night.

**Tom Koval:** I make a motion to approve the new site plan

**Joe Landy:** I second

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

**Najwa Khater:** Okay, have a great night everyone.

***Khater Duplex– Site Plan and Special Use***

***PUBLIC HEARING HELD AND APPROVED. A Public Hearing was held, and the Board approved the Site Plan and Special Use Permit for the proposed expansion and duplex project.***

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

**Drew Schaufert:** Good evening I'm Drew Schaufert from Santos Associates I'm the surveyor. CZ's Hilltop currently has 47 acres located on McBride and Johnson Roads all vacant land except for a barn that's located on McBride the southern south end of the property. The proposal is for two boundary line revisions and subsequently a three-lot subdivision. The boundary line revisions, the first one would be to convey a small parcel to the lands at 39 McBride to resolve a driveway encroachment on the neighbors property, and the second one is to change the north line of 39 McBride to ensure that the sheds remain on that property. Subsequently there is going to be a three-lot subdivision. One lot of one acre, Including the barn to be conveyed to family trust. 27 acres to be conveyed to Ronald and Joann Czjakawski and 20 acres to be conveyed to Jennifer and Andre Burke.

**Don Roberts:** Okay, very good. 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?

**Rich Berkowitz:** I will make a motion to have a neg dec on SEQR

**Marcel Nadeau:** I'll second it.

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

**Rich Berkowitz:** I'll make a motion to approve the subdivision and lot line adjustments

**Laurie Barton:** I'll second it.

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

**Drew Schelfert:** Thank you.

***CZ's Hilltop, LLC– Minor Subdivision***

***PUBLIC HEARING HELD AND APPROVED. A Public Hearing was held, and the Board approved a subdivision and lot line adjustment involving four (4) existing lots, which will result in five (5) new lots***

**New Business:**

**Bowen & Everitt Lot Line Adjustment, 11 & 13 Canal Rd – Minor Subdivision (25.138)**

**Jeff Everett:** Members of the Board my name is Jeff Everett, this is Ed Bowen. We are before you hoping you will grant us a lot line adjustment for our properties at 11 and 13 Canal Road. The thought involved based a numbering of those lots, number 1 will take half of lot 3, number 2 which is Ed's will retain half of lot 3 making 2 much nicer more usable lots for us. Also help the lands to be a little more useable and closer to ideal.

**Don Roberts:** As you know we will need a public hearing on this but before we set it any comments by the Board?

**Rich Berkowitz:** I make a motion to set a public hearing November 24<sup>th</sup>

**Joe Landy:** I'll second

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

**Jeff Everett:** Thank you.

***Bowen & Everitt Lot Line Adjustment– Minor Subdivision***

***PUBLIC HEARING SET. The Board set a Public Hearing for the November 24<sup>th</sup>, 2025, Planning Board meeting***

**Halfmoon Solar, 17 Upper Newtown Rd (274.-1-30.111) – Site Plan & Special Use**

**(25.141 & 25.142)**

**Ciera Hopkins:** Good evening my name is Ciera Hopkins, I am a project developer for Ric Energy. With me tonight on the teams' call is Katelyn Sperdowis she is our civil engineering consultant from Wendel Companies, she worked on a lot of the application materials, mainly the site plans and the SWPPP that was submitted. I figured since this was our first time meeting I would give kind of a quick overview of the project we are proposing as well as the application materials that we've submitted to date. So, the proposed project is a 3-megawatt AC community solar project that will be located at what we have called 17 Upper Newtown Road. I believe the 17 is on google maps that takes you to the utility line that's on the edge of the property so that's what we're calling it for now. We've submitted a site plan application as well as a special use permit application, those were submitted I believe October 10<sup>th</sup> was the official date. This is a permitted use as a public utility structure and the M2 clean manufacturing district. The project has a total limit of disturbance of 24.21 acres. This includes a gravel access road as well as 2 kind of separate solar arrays that are bisected by a stream that crosses through the property. Each of those arrays will be surrounded by an 8 ft chain link fence and each will have their own Knox boxes. This is a stand alone ground mounted array. It will be mounted on a single access tracking system so it's a north south orientation and their sun tracking panels from east to west. They will interconnect to an existing NYSEG sub station via existing distribution lines at the edge of the parcel as you can see on the plans. This is about 134-acre lot I believe it's currently vacant there are 2 old, shed structures on the property other wise it's vacant. It's primarily forested parcel so we will do tree clearing just for the required area for the project. The entire remaining roughly 110 acres of the property will be left undisturbed and forested. So far for the project we've done extensive studies including for interconnection, archeological and cultural

studies, species, rare threatened and endangered species and habitat assessments as well as wetlands. We've done coordination with a lot of State agencies at this point. So that's kind of a quick overview of the project. I think there are preliminary questions we can answer tonight. I do have the technical expert online for engineering questions. In terms of what's going to be required for the project I think we have submitted a full EAF, and the project will have to go through SEQR part 2 and 3. That will require a declaration of intent to be lead agency. Typically, with these projects the permitting jurisdiction which would be the Planning Board in this case likes to declare lead agency, so that might be something to consider. Also, a public hearing would be required. The 239M County referral to the County Planning Board would be required, and then I think I heard earlier something about an engineering review so we can discuss that if there's escrow required for that, just let us know we can get that submitted. If the Board would like to do a site visit, we're happy to facilitate that as well so we can coordinate. I also heard reference to the fire chief doing a review and you can let me know if you would like us to reach out to the fire chief or if that's something the Board would do and submit the plans that way.

**Richard Harris:** I'll do that, and then what happens typically is if they have comments, questions I'll just connect you two by email.

**Ciera Hopkins:** Yea great

**Richard Harris:** That's what we typically do and it's also something our Town engineer will look at. We do set up and escrow, you will hear from me in the next couple of days by email. There might be some questions that come out of this, so we can wrap it all together. For the fire department, and we'll take care of as it progresses a little bit, we do wait on County typically just to see, not that you've got a lot of room to change this because of wetlands, railroads and canals, but we tend to wait a little bit further when we get close to the public hearing on that.

**Ciera Hopkins:** Yea I do fully understand that I also heard discussion about a removal bond, so let us know when you want to, I didn't see anything in the zoning code related to how you structure that .

**Richard Harris:** We just rely on an estimate from you that you will provide our engineer during his review. It would be something he would bring up and then he would review the reasonableness of it.

**Ciera Hopkins:** Okay, yea no problem. We provide that it's kind of a standard thing that we include in our application so that's what I had if there are questions?

**Don Roberts:** Sure, okay well thank you and as we said we are going to refer this to the Town engineer for review, Saratoga County Planning Board for review and the fire district for review and any questions by the Board?

**Rich Berkowitz:** How close is it to the other solar arrays?

**Ciera Hopkins:** I'm not aware of any that are in close proximity

**Tom Koval:** There is one within 6 miles but there is nothing directly

**Richard Harris:** There is the Town facility

**Tom Koval:** Down on Brookwood, that's probably 4 or 5 miles ?

**Richard Harris:** We don't have any by sewer, the others are up by Pruyn Hill, Johnson Road.

**Tom Koval:** Pruyn Hill is probably the closest to this property

**Laurie Barton:** And you said you would primarily be producing energy to NYSEG from these solar panels?

**Ciera Hopkins:** Yea it will all go into NYSEG's load zone, yup

**Laurie Barton:** And do you have plans for any other solar field?

**Ciera Hopkins:** No, we don't currently have any plans

**Laurie Barton:** And no further expansion of this area because of the wetlands and other restrictions?

**Ciera Hopkins:** Right , correct

**Rich Berkowitz:** What is the life span of a solar array?

**Cierra Hopkins:** Typically for a project like this we estimate about 30 years.

**Rich Berkowitz:** If new technology comes out you won't switch out the panels?

**Ciera Hopkins:** We sometimes switch out panels often if they break or something we switch them out typically by the time we get to the end of a useful life cycle of project like this there will be a lot of updates in technology, and the system will probably entirely different and will probably require n entirely new permit.

**Lyn Murphy:** Just with the understanding the is you change the height or the width or , obviously you would have to come back.

**Ciera Hopkins:** Yes definitely.

**Charlie Lucia:** I'm curious about 15-foot maximum height on the panels and an 8-foot fence , will the tree line make a difference in seeing 7 feet of panels?

**Ciera Hopkins:** Yea definitely I mean the max height at the maximum tilt of the panels is 15 feet and the trees that are surrounding that exist on the parcel will definitely be higher than 15 feet.

**Tom Koval:** The rail bed is built up so those houses wouldn't see it, on Hudson River Road you'd be able to see it from , I don't know we don't even have that bike path built yet, do we?

**Richard Harris:** Yea there is a short stretch there that people can use but get into water. What would be helpful is if you provided a street view from Upper Newtown Road.

**Ciera Hopkins:** Okay

**Richard Harris:** And they might not be able to see anything other than the gate maybe although that's kind of far back. I mean some type of artist rendering or visual simulation from Upper Newtown. We do have houses along Upper Newtown to the left of there and across the street, so I think that would be helpful.

**Tom Koval:** Upper Newtown is a fairly steep hill going up once you get over the tracks so you may, I don't know its pretty heavily treed so I doubt you would see it.

**Ciera Hopkins:** It's quite dense I've been out myself and it's definitely pretty dense, we are proposing that the fence line of the first array, it's nearly 300 feet off of that road so it's pretty far back. I mean you'll definitely see the entrance to the access road that we are proposing but in terms of all of the trees that exist that surrounding that area they'll remain in tact so we'll definitely do a rendering and submit that to the Board but I would say just from what I've seen on the parcel it's probably pretty unlikely that you'd be able to see the array from the road.

**Charlie Lucia:** Yea the rendering would be great thank you.

**Ciera Hopkins:** Sure

**Tom Werner:** What's the ground, what's up underneath the panels, whether it be vegetation or gravel or ?

**Ciera Hopkins:** We are proposing a pollinator friendly seed mix around the panels and underneath them.

**Ted Chesnes:** What exactly is contained in that pollinator seed mix like what kind of species?

**Ciera Hopkins:** I'd have to, I'm sure it's listed in the plan somewhere exactly what's in it. I can look and get that exact mix but

**Ted Chesnes:** Yes, just kind of follow up on that, do you know what kind of species the trees are currently in that area right now?

**Ciera Hopkins:** Yea we've done a habitat assessment so I'm sure that those are listed. We also do have an environmental expert, she couldn't make it tonight, but I can bring her to the next meeting so that she knows more.

**Lyn Murphy:** Yea we don't have a local law that mandates certain types of

**Ciera Hopkins:** They're not like old pine, old redwood like old growth it's nothing like that. Yea but I understand what you mean.

**Ted Chesnes:** I was just curious.

**Marcel Nadeau:** Are you purchasing or leasing the property?

**Ciera Hopkins:** Our option is a purchase option so we would purchase the entire parcel.

**Don Roberts:** Anyone else? Okay, so we will refer to our required agencies, and we'll get back to you.

**Ciera Hopkins:** Okay, great, and if there's any questions however you want to coordinate through me or whatever anytime just

**Richard Harris:** You will be our primary contact?

**Ciera Hopkins:** Yes.

**Don Roberts:** Okay thank you very much

**Ciera Hopkins:** Thank you have a good night.

*Halfmoon Solar – Site Plan & Special Use*

***TABLED. The Board tabled the request and referred the project to local agencies and the town engineer.***

**Old Business:**

**Scannell Properties Warehouse Distribution Facility, Liebich Lane – Site Plan & Minor Subdivision (25.073 & 25.074)**

**Don Roberts:** Laurie recuses herself. (Joe Landy filling in )

**Jason Dell:** Good evening, Jason Dell with Lansing Engineering here on behalf of the applicant for the Liebich Lane site plan. We were last before the Board with this project two weeks ago for the public hearing for the project and we're back again this evening seeking approval on the project. A brief overview of the project and where we are at right now. So, this project is located along Liebich Lane the overall parcel is a little bit more than 86.4 acres. The project site is located within the Rolling Hills Estates PDD, and the project and the use is an allowable use indicated in that PDD legislation. So far, our project the applicant intends to construct about 125,700 square foot distribution warehouse for Coca – Cola. To accommodate the project the subdivision of the overall property is included. There will be two lots created and a separate lot that will be the right of way. So, the project site will be about 14.5 acres. The remainder lot two I'll call the remainder of the property is about 70 acres and there will be a 1.9 acre right of way. That is for the future road construction and that road is intended to be dedicated to the Town of Halfmoon. The building height the majority of the building height the roof is 34 feet 7 inches, and there is a decorative parapet at the front corner that does extend up to 36 feet high. Water will be provided by the Town of Halfmoon and sewer will be provided by the Saratoga County Sewer District, and stormwater will be managed in accordance with all requirements. So, where we are at with the project we have submitted the detailed plans and SWPPP and supporting documentation to MJ. We have gone through a couple of rounds of review with them and to date we have addressed all of the comments that we've received so far. We submitted a traffic report to the Town as well as MJ and the NYS DOT for review. The DOT does agree with the traffic analysis that a traffic light is not required at the intersection of Liebich and Route 9 that documentation was forwarded along to the Town from the DOT. We also submitted a noise study that this Board had requested that documented and evaluated all of the noise generation from the site and how that affects surrounding properties. So detailed presentation was given by Tom Beard at the last meeting which documented all of the noise and sound from the site. We also submitted some visuals early on in the project that showed the building in relation to the berm and surrounding properties. As Rich indicated in the pre-meet we did meet out on site on Friday, we walked the site we had a drone there that flew at the building elevation, and we were able to look at that in relation to the surrounding properties. Tom, you had asked me at the walk if that parapet is going to be backlit. You didn't have a problem if it wasn't going to be back lit. It will not be back lit.

**Tom Koval:** Okay

**Jason Dell:** At that site walk it seemed like everybody was satisfied with all the efforts that we meant have gone through with the project to buffer it the best we can from all of the neighbors.



**Don Roberts:** Not to interrupt you but since you brought it up, I'll mention it now it was myself, Tom, and Charlie at the site visit my concerns were adequately addressed Tom how about you?

**Tom Koval:** They were once it was made clear that the existing ground levels not going to be, you're dropping the building another 9 feet from where ground level currently is. We did walk up to the top of the berm that borders Tabor Road, the houses there and once you're up on top of the berm you can clearly tell you're not going to see any of this. With downlighting I don't think there will be much light pollution. No matter what, there is going to be brighter sky. My biggest concern was the back up alarms and we've gone through that noise study, the berm at the northwest corner you pointed out where it currently had a problem with the one neighbor with drainage and that was addressed and re-diverted, and the berm is going to be built at that end. There was one house that was pretty exposed to this project and that berm will take care of that.

**Richard Harris:** Can you show on there where that is, that's where some of our discussion was

**Jason Dell:** Yea so we were standing if you remember we were standing at the stake right here and Tom you had mentioned that high point that exists right here so we're going to be as best we can managing that and bringing that area up and on top of that we're going to be installing an 8 foot high wooden fence at the top of that berm in that area both as a visual buffer as well as for noise attenuation or sound attenuation.

**Richard Harris:** You're going to revise the plan to show all of that?

**Jason Dell:** It's on there now

**Richard Harris:** You can't see it on this slide though.

**Jason Dell:** This is the landscaping plan that does have that fence and berm

**Rich Berkowitz:** Jason that fence was noise engineered, it was designed as multi layered lumber

**Jason Dell:** That's correct. So, where we were at if you move straight west at the site it will drop down to the stormwater management area and then it will come back up to another berm that will be tree'd and where it drops down and meets with existing grade as you head off to the west so that's where that berm is. And one last thing from our site walk from the public comment that we received the applicant has agreed to install at the end of the access road a no truck left turn sign to try to mitigate and reduce the potential for people and trucks taking left hand turns out of the site.

**Lyn Murphy:** Jason, not looking at the whole site plan is that in the notes or is that something we should do as a condition. Is it somewhere already in writing?

**Jason Dell:** It is not, we talked about it on Friday when Rich gave me the comments

**Lyn Murphy:** So just make sure if the Board wants that, that they put it as a condition of the approval or if they don't approve it, they don't approve it.

**Marcel Nadeau:** So, what was done for the buffering that was removed previously?

**Jason Dell:** This was the area that when Rich and I originally walked the site that was deemed to require the most attention its just grassed area right now.

**Richard Harris:** Do you want to zoom in on this to make sure we are all talking about the same areas

**Jason Dell:** I think that's an old aerial

**Richard Harris:** Yea that's old.

**Jason Dell:** This is the area right here, that's berm'd right now and we are I believe it's either 27 or 29 trees we're going to be planting in this area on that berm to revegetate that buffer.

**Tom Koval:** That house is the highest house in that area. The next two houses we were standing on top of the berm from, and they are quite a bit below that grade so they're not going to see this at all from their properties, even from the second-floor windows they are not going to see that. And we had a resident from the opposite side of the road I think it's down here 260.15.113 he was at the last meeting he had some concerns, but he is so far away from these 2 buildings. His biggest concern was traffic I believe, but there won't be any noise making it that far past 2 other buildings, in my opinion.

**Don Roberts:** Charlie, do you have anything to add to this.

**Charlie Lucia:** No just the only three concerns I had was a drainage concern I brought up by the neighbor that has been rectified and should handle all of what that situation that was brought up. Second thing again was the height of the building standing on the berm with the drone up there, yea it's going to be very hard to see anything with those houses around. And the last thing was that left hand turn issue so that any trucks could get into the Tabor Road area, they may still do it, but you can't stop stupid and if you put a sign there saying go that way. So, my hope is that I think we've given it due diligence. The noise with the mitigation that's been proposed I think it's going to be as good as it can be, and it won't get rid of all of the noise, but it certainly has addressed it . So, yea I think we're fine .

**Don Roberts:** I've got to say that the drone was very helpful.

**Charlie Lucia:** Yea big time

**Tom Koval:** I do have to reiterate that, that is all zoned commercial out on that section of Tabor.

**Don Roberts:** Anything else to add or you all set?

**Tom Koval:** Nope

**Don Roberts:** Joel, you have any outstanding concerns, Joel?

**Joel Bianchi:** I do have to finish one final review, but they've done, they responded adequately to anything that would be of concern, so we will just do one final letter. One last thing is the Board does have a draft SEQR in front of you, part 2 part 3 and findings of non significance and if the Board was going to issue a neg dec that would be the basis of it.

**Don Roberts:** Okay thank you Joel, anyone , Tom

**Tom Werner:** Yes, you mentioned the no left turn to control the trucks exiting, what about trucks in bound? Certainly, we want to make sure there is no trucks on Rolling Hills Drive through a residential development or coming in, is there any

**Jason Dell:** I don't know that there would be any necessity for large trucks to be in Rolling Hills Drive

**Tom Koval:** I don't know what that traffic pattern could possibly be that would bring it through Rolling Hills.

**Jason Dell:** Well, the most direct route that come off of Route 9 coming off of the Northway through Route 9

**Tom Koval:** Farm to Market to Cary is not a truck route.

**Tom Werner:** I know that, is there anything prohibiting them?

**Tom Koval:** But even if they're following GPS, they would never bring them that pattern

**Tom Werner:** You'd be surprised

**Tom Koval:** Putting up a sign wouldn't solve anything it wouldn't in my opinion its worthless.

**Tom Werner:** It's probably something if it occurs it can be addressed by the Town.

**Tom Koval:** It would be a rarity

**Tom Werner:** Weight restrictions signing

**Rich Berkowitz:** I'll make a motion to have a neg dec on SEQR

**Lyn Murphy:** I just want to, we did SEQR for the GEIS and for the PDD there were some tweaks made as a part of the applicant SEQR submission so it's fine to do the neg dec but just know that this is the third one, it's been looked at yea.

**Charlie Lucia:** I second

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

**Rich Berkowitz:** I make a motion to approve the site plan and the minor subdivision contingent on having no left turn out of the development for trucks

**Charlie Lucia:** I second

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

**Jason Dell:** Thank you.

**Don Roberts:** You're welcome, good luck.

***Scannell Properties Warehouse Distribution Facility – Site Plan & Minor Subdivision  
APPROVED. The Board approved the Site Plan and Minor Subdivision for a 133,703 SF  
warehouse/distribution facility with a condition requiring signage prohibiting left turns for  
trucks exiting the site onto Liebich Lane.***

**Davey's Realty Office/Storage Bldg., 1615 Rt 9 – Site Plan (24.009)**

**Luigi Palleschi:** Good evening. Luigi Palleschi with ABD Engineers and Surveyors. I'm here representing the Applicant, Davey's Realty, here to discuss 1615 Route 9 for a 19,252 sq. ft office storage building. The building sits behind the Harbor Freight. Harbor Freight was developed back in 2017 or 18. This parcel was currently vacant. It's about 2 acres in size and it's zoned commercial. The Applicant's looking to propose a one-story 19,252 sq. foot building for 2,000 sq. ft. of office space for his realty company and the remainder would be storage. There's 19 parking spaces as proposed on the site. Water is available via an easement across the shared access driveway up front. There's no sewers available here so a septic system is proposed in the northwestern portion of the site there. Similar to Harbor Freight, has a septic system as well. As part of the Harbor Freight development, there's an existing stormwater basin along the southerly portion of the property. That was designed for certain impervious areas for the entire development when Harbor Freight was proposed. A lot of our stormwater is going into that same area, and it will drain the same as what was previously proposed, but we also provided a stormwater management report that also shows with our current development, how it will still be less discharge in the pre-development post-development to pre-development peak discharge rates. We have access around the building with gravel. Also, providing a driveway around the building, therefore, the DeVoe.

**Richard Harris:** Could you just explain that a little more. We've been questioned about some of the different labels on here regarding easements and then there's also one about proposed sewer easements in the north. I take it that, if sewer ever comes to the site, it has a path reserved to get to the site.

**Luigi Palleschi:** Yeah. That's my understanding. Yes.

**Richard Harris:** And then with DeVoe that was an agreement between landowners.

**Luigi Palleschi:** I believe so. Yes. Yeah, we've looked, and we can't find anything and when you look at the original plans, the DeVoe gravel driveway emptied out into the existing parking lot when it was the apartments back there. So, I think as

**Tom Koval:** (Inaudible)

**Luigi Palleschi:** It does, yeah, and as the homeowner, the applicant here would like to provide that same because they've always had that access so, we're providing it to the north up and around. What else. Landscaping as proposed up front, mainly near the main entrance to the building. Building mounted lights are proposed down type LED mounted lights, and the entire facility parcel will be enclosed in a fence. There will also be a gate at the main entrance there, as shown on our plan. We've worked through a lot of the comments here with MJ Engineering. We went back and forth, and we believe we've satisfied their comments. We've provided additional exhibits for access for fire and emergency vehicles, which would primarily access the front and side of this building. I believe that's it. If there's any questions, I'd be happy to answer them.

**Richard Harris:** Luigi , this is the fence along the eastern side of the property. Isn't there a vinyl fence? Did I read that somewhere that there's going to be a vinyl fence?

**Luigi Palleschi:** No, I don't believe it's vinyl. I wanna say it's a black vinyl coated. Let me see where my note is here.

**Richard Harris:** I could be mistaken. Yeah, htere's a label at the bottom here that says vinyl fence. I might have missed the arrow to that fence.

**Luigi Palleschi:** Does the Board prefer one fence over another?

**Richard Harris:** Well, I just think assurances that the residents up here in the Orchard Point project as much landscaping buffer is shielded from the back of the building that can be provided would be a positive thing.

**Luigi Palleschi:** Yeah. The vinyl fence I think you were referring to, is that the existing in the southeast corner? Right, is that where you were pointing to before.

**Richard Harris:** Yeah. I think I might have missed that arrow.

**Luigi Palleschi:** Yeah. So, that's in the existing vinyl fence.

**Marcel Nadeau:** Question. In the entrance there, what is that darkened area ?

**Luigi Palleschi:** In the main entrance?

**Marcel Nadeau:** That shoots out in the roadway.

**Tom Koval:** In the roadway

**Luigi Palleschi:** That's the saw cutting to the roadway to get the water lateral in there, the water main there is a valve there right at the end of that darker section that just represents saw cutting of that existing pavement to get the water lateral in.

**Don Roberts:** Joel, do you have anything else or any concerns?

**Joel Bianchi:** Nope they addressed all of our final comments on Friday, so I think we're good. There is the one condition we recommend that we talked about in the pre-meeting.

**Lyn Murphy:** So is anybody were to (inaudible)

**Rich Berkowitz:** I just have one question the self storage are is that internal or external?

**Luigi Palleschi:** Internal, yes

**Tom Koval:** There is not going to be any outdoor storage correct?

**Luigi Palleschi:** No outdoor storage

**Richard Harris:** With the storage I think from the original you guys were talking self storage, but this is storage for Davey's Realty / Coles Collision

**Luigi Palleschi:** Correct

**Rich Berkowitz:** Its not going to be for the public?

**Richard Harris:** No initially it was for public, this is all for equipment

**Luigi Palleschi:** It's all private for private use

**Richard Harris:** The main thing is that no vehicles are being worked on because you're a branch of Coles Collision, it's one with the same owner.

**Luigi Paleschi:** Yup they have a facility right in Clifton Park, so that's their main facility. Our Halfmoon side

**Rich Berkowitz:** (inaudible)

**Luigi Pallschi:** We do have a couple of overhead doors along the back side that's what that gravel leads to.

**Rich Berkowitz:** What kind of vehicles are you going to be leaving there?

**Luigi Palleschi:** They're own vehicles

**Rich Berkowitz:** How big are they?

**Luigi Palleschi:** They're small cars , classic cars. It's not an operational loading unloading type scenario

**Rich Berkowitz:** Okay. I make a motion for a neg dec on SEQR.

**Charlie Lucia:** I'll second

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

**Rich Berkowitz:** I make a motion to approve the site plan based on sign off by MJ Engineering.

**Tom Werner:** I'll second

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

**Luigi Palleschi:** Thank you.

**Don Roberts:** Your welcome

***Davey's Realty Office/Storage Bldg.,– Site Plan***

***APPROVED. The Board approved the proposed Site Plan for a 19,252 SF office/warehouse, with a condition requiring final review by the town engineer.***

**Walmart Grocery Pick-Up Expansion, 1549 Rt 9 – Site Plan (25.079)**

**Justin Lattierre:** Good evening. My name is Justin Lattierre, I'm here with Colliers Engineering and Design on behalf of Walmart stores, Inc. to present our proposed expansion at store 2844 located on 1549 State Route 9. We, the existing square footage of the building is 204,167 square feet. We're proposing a 4,968 square foot expansion. It'll increase that area to 209,135 square feet. Site work will include associated grading striping and signage on site. Due to the proposed expansion, the 30' wide truck drive has been relocated two lanes to the top of that view that you can see right there. Total disturbance on site is .81 acres and still have minima impacts to drainage patterns and a stormwater pollution prevention plan is not required. The proposed expansion is designed to enhance the storage grocery pickup experience. Expansion and designs provide more internal space for Walmart to conduct their pickup operations, fulfill orders and dispense customers from the site more quickly. There will be an increase of pickup spots from 17 to 39 on site. As the Engineer confirmed in their review, we are losing 40 spots on site. The Board does have the ability to waive that parking requirement and the Engineer didn't know that, based on the proposed improvements, they saw no objection to that. In regards to lighting, we are relocating four light poles on site. There's four there now. There's no new light poles being proposed and all lighting will be at the max 25' height as noted by the Engineer and everything will be compliant with Town Code in regard to lighting.

**Donald Roberts:** We received some written correspondence from a neighbor, correct?

**Richard Harris:** Correct, and the Board members were all provided with those

**Donald Roberts:** The applicant get that? Did you receive that?

**Justin Lattierre:** I did receive one letter today.

**Donald Roberts:** Could you address the concerns please.

**Justin Lattierre:** Yeah. So, I think the big concern in the letter that came through today was noise. Basically, the proposed expansion is no closer to the neighboring property line than the existing building. Additionally, in regard to truck traffic, all vehicle traffic currently utilizes that rectangular truck-spin in the existing condition and that's not changing. That is the closest point to the property. So, there's no movement of truck traffic closer to the site than it already is now. A couple other points that did come up, we did review with Walmart about the no parking standing signs. They were agreeable to making that change. I believe that is reflected on the revised plans. So that'll be implemented across the whole front of the store. And they also be removing their relocated canopy. So, there will be no canopy in the parking lot for the pickup. That's actually kind of a Walmart standard moving forward but it does kind of alleviate the fire concerns of having one more item to maneuver around.

**Marcel Nadeau:** Going back to that neighbor, do you know what the distance is from this property to

**Justin Lattierre:** So, we're about 300 feet from the existing building corner to the neighboring property and we are about 100 feet from the upper right most corner of the truck-spin to that property.

**Marcel Nadeau:** And is there any type of buffering between that area do you know?

**Justin Lattierre:** There's pretty dense landscaping between the area there as it sits now.

**Donald Roberts:** This is not a Public Hearing so we're not going to take any public comment whatsoever.

**Justin Lattierre:** Gotcha.

**Marcel Nadeau:** Now, the trash compactor's getting worse. Trash compactor (inaudible)

**Justin Lattierre:** Yeah. So, the trash compactor currently sits right between the expansion and the loading dock, tucked in that corner. Yet, and due to access, it does have to move. It is moving to that back corner. You can kind of see it just down a little bit to the right of where the cursor is, right there. And that is, I want to say that it is slightly closer to the closes point of the neighboring property. Maybe by 5 or 10 feet. But that is screened every side that we can screen it on to still maintain access to the compactor.

**Richard Berkiwitz:** Now, Walmart's a 24-hour operation. Correct?

**Justin Lattierre:** No.

**Richard Berkowitz:** No, not anymore?

**Justin Lattierre:** No, they are not.

**Richard Berkowitz:** What were their hours of operation?

**Justin Lattierre:** I believe they are, I want to say, 7:30 a.m. to 11:00 p.m.

**Richard Berkowitz:** Now, is their pickup until 11:00 p.m.?

**Justin Lattierre:** No, pickup operations are typically 8:00 a.m. to 8:00 p.m.

**Richard Berkowitz:** Okay , having that building there will make some noise to those closest

**Justin Lattierre:** Yeah. And then the other thing too, the pickup door is located on the left most side. So, that's where when groceries are dispensed, yeah, right there, they're going to be dispensed on that side with the building as a buffer to the properties behind it.



**Richard Berkowitz:** And are there going to be signs there also telling people they can't park there and go shopping or that's (inaudible)

**Justin Lattierre:** Correct. Yup. That is pickup only. In fact, what will likely happen is you'll actually, typically see less parking there. Because it's only going to be for pickup orders. And then the other thing I know looking at these numbers right, 17 to 39, that's, that's a Walmart guidance with this stuff. There's no anticipation from us or from Walmart that once this is constructed, you're going to have 39 pickup spots filled with vehicles on a daily basis.

**Laurie Barton:** So, when this gentleman references concern about the noise that will be generated, are you suggesting then that it's primarily the additional passenger vehicles or pickup vehicles that are coming to get groceries, not additional tractor trailers that are going to be coming in there, not expanding the lots,

**Justin Lattierre:** No. There's no increase in truck traffic. There's no changes, the truck pattern, the truck drive is moving up that page but, all of the truck-spins through that current concrete area and that's your closest point to that neighboring property and there's no change to that.

**Laurie Barton :** Okay

**Justin Lattierre:** The only increase you may see would be potentially more pickup orders. But again, these projects are driven based on providing more internal space to operate. Not to see this flood of additional pickup orders.

**Laurie Barton:** Okay

**Donald Roberts:** Okay as we said we can't act tonight we've got to wait until we hear back from Saratoga County Planning Board but, once we hear back, we'll get back to you. Alright?

**Justin Lattierre:** Were you able to weigh in on whether or not you'd be setting a Public Hearing or waiving Public Hearing?

**Donald Roberts:** Personally, I don't think we need one. What's the Board think? I don't think we need one but that's up to the Board.

**Richard Berkowitz:** I live by there and, what's going to be and what it is now is not

**Justin Lattierre:** I think this is a much more reasonable expansion than what had been proposed in the past and I think it in good balance for the community.

**Richard Berkowitz:** The one thing they could do is police the garbage a little bit better.

**Justin Lattierre:** I'm happy to bring any of those, this is the time I can bring all those concerns back to Walmart. They want to be a good neighbor.

**Justin Lattierre:** Thank you.

***Walmart Grocery Pick-Up Expansion– Site Plan***

***TABLED. The Board received an update on the proposed 5,006 SF addition and tabled it pending receipt of the referral from the Saratoga County Planning Board.***

**Donald Roberts:** Okay thank you very much. Anyone else?

**Richard Berkowitz:** I make a motion to adjourn the meeting.

**Tom Koval:** I'll second it.

**Donald Roberts:** We have a motion to second. All in favor aye (all were in favor). Oppose (none opposed). Motion carried. Thank you, goodnight.

10/27/2025