

# **Town of Halfmoon Planning Board Minutes**

## **December 8, 2025**

**Those present at the December 8, 2025, Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

Alison Pingelski  
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? Tom Koval recluses himself

**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. Tom Koval recuses himself, Marcel recuses himself he was not here.

**New Business:**

**Mi Mexico Lindo y Taqueria LLC Storage & Sign, 213 Fellows Road – Change of Use/Tenant,. Special Use Permit & Sign (25.131, 25.132 & 25.169)**

**Jamie Martinez:** Hello everyone my name is Jamie Martinez, nice to meet you everyone and I hope you have a great day so far and yea I have a restaurant right in the plaza on route 9 it's a tiny restaurant and also a Mexican store. I have Mexican produce and I need to have a this place at 213 Fellows road for storage. I know that it was designed just for office .

**Richard Harris:** Yea so the use you want to do it is allowed but it's considered a special use , that was that extra application you had to submit that's why it's kind of taken longer to get on the agenda. So in this zoning district which is C-1 commercial that type of use requires a public hearing and is considered special use.

**Jamie Martinez:** So what I would like to do is I like to use that space for storage like have all my products also a few refrigerators with meat and I do deliveries too. I have 5 trucks box trucks that I have some customers that they call me from the farms those are employees on the farms they called me they asked me to get some ingredients like sorras , meat to or prepare food and I do the deliveries so I need room for those trucks.

**Don Roberts:** There will be no outside storage right?

**Jamie Martinez:** No , no, no not right there storage right now

**Don Roberts:** Inside, inside storage right?

**Jamie Martinez:** No, no ,no the storage right now

**Don Roberts:** Inside?

**Jamie Martinez:** Yes and so I would like to use the place just for storage and have my trucks park in there.

**Don Roberts:** How many trucks?

**Jamie Martinez:** I have 5 so far and also my personal truck is there and I may get another one.

**Don Roberts:** And they will all be on your property at the site?

**Jamie Martinez:** Yea , yea

**Don Roberts:** Now we are going to need a public hearing on this but before that any comments by the Board?

**Rich Berkowitz:** Is there any food preparation or do you have to change the buildings to add the refrigeration or anything?

**Jamie Martinez:** Food preparation no, I have a few commercial refrigerators

**Rich Berkowitz:** Okay your going to put them in there?

**Jamie Martinez:** Yea just put them in there and some of the meat because I cannot go every day over to get the meat , most I go twice a week to the restaurant depot and get some of the meat and I keep it right in the refrigerator and also some vegetables.

**Rich Berkowitz:** Okay your not going to manufacture anything in there?

**Jamie Martinez:** I'm sorry?

**Rich Berkowitz:** No manufacturing of products ?

**Jamie Martinez:** No, no no

**Marcel Nadeau:** I'll make a motion to set a public hearing for January 26

**Tom Koval:** I second

**Don Roberts:** Okay we have a motion and a second for a public hearing on January 26, 2026 all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you on January 26<sup>th</sup>. Back here okay , thank you very much.

**Jamie Martinez:** Okay, thank you.

***Mi Mexico Lindo– Change of Use/Tenant, Sign, Special Use Permit***

***PUBLIC HEARING SET. The Board set a public hearing for the meeting on January 26<sup>th</sup>, 2026.***

**Public Hearing:**

**Collett Mechanical, 113 Tabor Rd. – Change of Use/Tenant & Site Plan (25.158 & 25.159)**

**Don Roberts:** Okay Laurie is going to recuse herself on this one so we need Joe.

**John Hitchcock:** John Hitchcock with ABD Engineers we were here a couple of weeks ago to present this tenant change and outdoor storage since then we had the site visit with members of the Board last week and per that meeting we made a few changes. We added two pine trees to the eastern berm to help screen the house that is to the east of the site. We added slats to the north and east side of the chain link fence. We showed where the Conex box will be laid out in the outside storage and we added bin blocks around the buried propane tank and removed the pavement that was around the buried propane tank so no

storage will be on that and added a couple of bollards to the gas connection at the north wall of the building so those are the changes were here tonight to seek approval.

**Don Roberts:** Okay so again it would appear from the pre-meeting from our site visit you did satisfy all the concerns from the site visit.

**John Hitchcock:** Yes

**Tom Koval:** They did take care of everything that myself and I think Don and Rich and Charlie discussed so at this point I make a positive recommendation for the change of tenant with the changes that we spoke of. Change of tenant and site plan together.

**Rich Berkowitz:** Second

**Don Roberts:** We have a motion and a second but before we do Joel do you have any comments on this?

**Joel Bianchi:** No

**on Roberts:** Okay we have a motion and a second for the site plan and tenant all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried,

### ***Collett Mechanical – Change of Use/Tenant & Site Plan***

***PUBLIC HEARING HELD AND APPROVED. The Board held a public hearing and approved both the Change of Use/Tenant and Site Plan applications***

**Alison Pingelski:** I make a motion to adjourn

**Joe Landy:** second

**Don Roberts:** Okay Alison made a motion to adjourn Joe seconded all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried this is the last meeting of the year Merry Christmas , Happy New year .