

# **Town of Halfmoon Planning Board Minutes**

## **February 23, 2026**

**Those present at the February 23, 2026, Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

Alison Pingelski  
Joe Landy-absent

**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 Planning Board members had a chance to review the minutes from the last meeting?

**Tom Koval:** 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. Rich Berkowitz and Marcel and Alison all abstain.

**Public Hearing:**

**Moore's Tree Service, 1000 Hudson River Rd – Site Plan & Special Use (25.188 & 25.189)**

**Tom Asterino:** My name's Tom Asterino with Moore's Tree Service and I'm looking to put up a 30 x 65 Fred shed just for truck coverage.

**Don Roberts:** And that's it right?

**Tom Asterino:** That's it.

**Don Roberts:** At this time, we will open up the public hearing would anyone in the room wish to speak? (No comments) anyone wish to speak? No, anyone online wish to speak?

**Richard Harris:** We have a couple of people online please unmute your microphone and speak

**Don Roberts:**( No comments) I guess not , okay we got off easy, we'll close the public hearing, comments from the Board?

**Alison Pingelski:** I just have a question on the diagram it shows a chain link fence is overlapping where you are proposing to put the building, so what's your plans for the chain link fence?

**Tom Asterino:** The chain-link fence is no longer there.

**Alison Pingelski:** You took that down?

**Tom Asterino:** Yes, I asked them to take that off the plan and he said it wouldn't affect it. It was gone the day we moved in.

**Tom Koval:** I make a motion to approve the application

**Marcel Nadeau:** I second

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

**Moore's Tree Service – Site Plan & Special Use**

**APPROVED. The Board held a Public Hearing and approved the applications seeking to construct a 1,950 SF accessory building for equipment and truck storage.**

*New Business:*

**Captain Matt Outdoors LLC, 9 Corporate Dr, Suite 4 – Change of Use/Tenant & Sign**

**(26.021 & 26.022)**

**Tesner Butler:** My name is Tesner Butler I am standing in place of Captain Matt LLC. and we simply plan to use our property for administrative and sales purposes, no light installation or manufacturing will be done on the premises.

**Don Roberts:** Strictly office?

**Tesner Butler:** Yes Sir.

**Don Roberts:** Questions by the Board?

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

**Laurie Barton:** I second

**Don 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 change of plate on the sign

**Rich Berkowitz:** I'll second

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

**Tesner Butler:** Thank you.

**Captain Matt Outdoors LLC, 9 Corporate Dr, Suite 4 – Change of Use/Tenant & Sign  
APPROVED. The Board approved a request to occupy 1,357 SF of office space for the  
outdoor lighting design company.**

**Belong Together Event Décor, 40 Farm to Market Rd – Change of Use/Tenant (26.023)**

**Tamara Sullivan:** Hi, I'm Tamara Sullivan I'm here on behalf of the ownership entity Lasting legacy for Farm to Market Storage Center. Belong Together Event Décor would like to rent unit 3 B for storage of their supplies related to their event planning business. They are aware that the unit is for storage purposes only and there will be no outside storage or disposal of waste on the property.

**Don Roberts:** Thank you , questions by the Board?

**Tom Koval:** I make a motion to approve the change of tenant

**Marcel Nadeau:** I'll second

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

**Tamara Sullivan:** Thanks

**Belong Together Event Décor– Change of Use/Tenant**

**APPROVED.** The Board approved a request to occupy 1,500 SF of space for the storage of event planning business equipment and supplies.

**AT&T/Newtown Road Wireless Upgrades, 860 Hudson River Rd – Telecommunication Co-Location (26.009) (discussed with similar application, below)**

**AT&T/New Cingular Wireless Upgrades, 7 Vosburgh Rd – Telecommunications Co-Location (26.020)**

**Brenda Blask Lewis:** Hi, my name is Brenda Blais Lewis I'm with centerline communications and I'm here on behalf of AT&T, like you said there are two applications before the Board and both of them are equipment upgrades by AT&T replacing antennae's, installing new ones. They're not going to be increasing the height of the tower or the ground space.

**Don Roberts:** No change in height?

**Brenda Blask Lewis:** No, no change in height.

**Don Roberts:** Questions by the Board?

**Rich Berkowitz:** I make a motion to have a neg dec on SEQR for 860 Hudson River Road

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

**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 at 860 Hudson River Road.

**Charlie Lucia:** Ill second

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

**Rich Berkowitz:** I make a motion to have a neg dec on SEQR on 7 Vosburgh Road

**Tom Koval:** 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 on 7 Vosburgh Road

**Laura Barton:** Ill second.

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

**Brenda Blask Lewis:** Thank you.

**AT&T/Newtown Road Wireless Upgrades – Telecommunications Co-Location APPROVED. The Board approved a request for AT&T to modify the loadout and structural components of the telecommunications equipment on the existing tower at 860 Hudson River Road.**

**AT&T/New Cingular Wireless Upgrades – Telecommunications Co-Location APPROVED. The Board approved a request for AT&T to modify the loadout and structural components of the telecommunications equipment on the existing tower at 7 Vosburgh Road.**

**Coulombe & Coulombe Irrevocable Trust Lot line Adjustment, 5 Sunset Blvd & 62 Devitt Rd – Minor Subdivision (26.027)**

**Jim Coulombe:** Hi, I'm Jim Coulombe and I'm here to have a lot line adjustment between 5 Sunset and 62 Devitt. I represent also my mother, who is Diane Coulombe, who owns both properties.

**Don Roberts:** And what's the reason for it.?

**Jim Coulombe:** Because as my mother is getting older I have been taking more and more care of her properties so the two duplexes that are , well the one duplex is located at 62 Devitt, backs up to her property and I'd like to keep the storage barn that is on 5 sunset on the property in the back so I have a place to put lawnmowers and things of that nature.

**Don Roberts:** And that's it at this time ?

**Jim Coulombe:** That's it.

**Don Roberts:** This will need a public hearing so

**Richard Harris:** Because it needs County review

**Don Roberts:** We can make it March 23<sup>rd</sup>?

**Richard Harris:** Yea make it March 23<sup>rd</sup>. would be best

**Marcel Nadeau:** I make a motion to set a public hearing for March 23<sup>rd</sup>.

**Tom Koval:** I second

**Don Roberts:** All in favor to have a public hearing on March 23<sup>rd</sup>,aye? (all were in favor) Opposed? (none were opposed) Motion carried.

**Jim Coulombe:** Thank you.

**Coulombe & Coulombe Irrevocable Trust Lot Line Adjustment– Minor Subdivision**

**PUBLIC HEARING SET. The Board received a presentation on a lot line adjustment between two lots and set a Public Hearing for the March 23<sup>rd</sup>, 2026 Planning Board Meeting.**

**World of Cars LLC Garage, 1387 Crescent Vischer Ferry Rd – Site Plan (26.019)**

**Yaroslav Ponomorov:** Hello, my name is Yaroslav Ponomorov I am the owner of the business I would like to build a garage like in the back yard for the business.

**Don Roberts:** Okay we have to refer this to MJ, our town engineer we have to refer it Saratoga County Planning Board and also the fire district for review okay. And then other than that any comments by the Board?

**Rich Berkowitz:** Are you going to be doing any maintenance or engine work back there?

Yaroslav Ponomorov: Yea like car work and storage for cars.

**Rich Berkowitz:** Any oil changes and prep work?

**Yaroslav Ponomorov:** Yea like basically like everything but not paint but like a fender change or like transmission change.

**Rich Berkowitz:** Did you get any permits for oil changes for disposal of oil or transmission fluid or anything?

**Yaroslav Ponomorov:** No, it's just going to be just for me I'm not going to dispose it anywhere , like small amounts

**Tom Koval:** Do you have a New York State Auto repair facility license?

**Yaroslav Ponomorov:** No , it's not for their repair it's just for my cars.

**Tom Koval:** It's just for the cars that you're selling. It's just going be maintenance on vehicles you're selling, you're not going to take any of the , after you sell these vehicles, you're not going to have people come back and do repairs to them?

**Yaroslav Ponomorov:** No , like for the repair shop you need special permissions from the DMV I'm not doing that.

**Tom Koval:** You say your , are you stoning the parking lot because it's getting pretty nasty over there.

**Yaroslav Ponomorov:** Yea I hope to do that yea, I hope to put like gravel there but maybe like in a couple of months.

**Tom Koval:** Yea because right now you drive by and there are cars every which way its kind of starting to look a little messy back there.

**Yaroslav Pononorov:** Yea, yea I hope to sort it out and with the garage I can put them nicely in the gravel territory so it's going to be much nicer.

**Tom Koval:** Like Don said we still have to refer this to our engineer, fire department, you've got some close proximity to that stream that we have to look at .

**Marcel Nadeau:** So, you're servicing vehicles for resale?

**Yaroslav Pononorov:** Yea

**Marcel Nadeau:** But you don't have a DMV license for it.?

**Yaroslav Pononorov:** For , I have a dealer license yeah

**Tom Koval:** He doesn't have a repair facility.

**Yaroslav Pononorov:** Yea I'm not going to do repairs on other cars just on like my cars just prepare them for sale.

**Tom Koval:** New York State doesn't require a license to do that on cars your selling?

**Yaroslav Pononorov:** No, it's a dealer license I have it but like for the repair license it's different

**Tom Koval:** Right, that's what I'm saying if you're repairing them even to sell don't you need a repair facility license.

**Yaroslav Pononorov:** It's like if someone else's car is there , but for my cars I don't. It's like basically I'm fixing my own car in my garage.

**Tom Koval:** Okay well we will look into that before you come back anyway so.

**Richard Harris:** Is the difference you're working on the cars for sale. Prepping for sale but you're not going to take in people off of the street to repair their car or give oil change.

**Yaroslav Pononorov:** Yes, correct.

**Charlie Lucia:** Also know when you do come back because you are doing maintenance Oil changes, antifreeze, transmissions I would just like to be reassured that someway that's being contained and disposed of properly. Being a guy growing up in the 60's I would pour it out on the lawn you can't do the at anymore.

**Yaroslav Pononorov:** Yea I want to keep the land clean, a fuel tank , no.

**Charlie Lucia:** I thought there was a mention of it?

**Richard Harris:** That's a typo.

**Don Roberts:** Okay anyone else? Okay we will refer it to the necessary agencies, and we'll get back to you.

**Yaroslav Pononorov:** Okay thank you.

**World of Cars LLC Garage– Site Plan**

**REFERRED TO AGENCIES.** The Board received a presentation on a proposal to construct an 1,800 accessory building/garage for vehicle repairs and storage related to a used automobile sales business at the site. The Board tabled the request and referred it to various agencies for review.

**Fay Involotska Bakery, 10 Rt 236 – Site Plan (26.007)**

**Fay Involotska:** Hi, my name is Fay Involotska I was approved in 2018 for my project on a condition that I will get sewage line to my building with a State permit on Route 236 which I did. I accomplished that I have a sewage line now so hopefully I will be able to continue.

**Richard Harris:** Yea one thing I failed to mention at the premeeting on this if you recall back in 2018 or probably more like 2016 when she started out there was no public sewer or sanitary sewer line and I know that her and her prior consultant spent a lot of time designing I believe it was going to be an above ground septic system and then close to her approval time another party paid for a county sewer line extension down there and you had asked her as part of that approval in 2018 to connect to County Sewer which she has since done.

**Fay Involotska:** Yes, I wish I will be able to continue and bake the bread and good pastries and all good stuff that's my goal.

**Don Roberts:** Any questions by the Board?

**Richard Harris:** I do have a question it seems what one of the things that changed from 2018 at that time you said there was only gonna be one person onsite when you looked through the notes this indicated I think up to 4, is that , that's employees I think this says , how many people would be in the residence part?

**Fay Involotska:** The residence is a mixed use on top it will be a residence hopefully people who will be working in the bakery hoping maybe because it's hard for me to do everything by myself. I will need helpers.

**Richard Harris:** Because I just think it's a little tight on the land for parking you're going to have 5 or 6 vehicles employees plus residents that they have 2 cars for example. You've got a pretty tight layout for parking

**Fay Involotska:** 2 cars is easy there, 2 cars no more I don't think more than 2,3 cars. In the front of the building, and on the side.

**Don Roberts:** We will have to refer this again to our Town engineer for review, Saratoga County Planning Board , for review, fire district for review and it also says that no customers will be received on site.?

**Fay Involotska:** Yea it's going to be wholesale.

**Richard Harris:** So, you'll bring and deliver, I remember that's what you said last time, you'll bring and deliver but no people will be coming there to buy off of you.

**Don Roberts:** I was hoping to stop by for a bagel every so often .

**Jason Singer:** I'm Jason Singer with J Singer Architects, representing Fay, getting these drawings together, I think we have provided 3 parking spots on the right up there , but yea mostly the idea is that the people working there will live up stairs so it's not going to be double the parking there. There's that trucks, you know we have the garage door up front doors can come, we have that turnaround there or for trucks to come in and back out. I don't know how often that's actually happening. Not large trucks in any way for delivery.

**Don Roberts:** We've got to make sure there are no delivery trucks can stop on 236 they've got to get off the road.

**Tom Koval:** What about deliveries not your bread deliveries but what about your raw products, your flour, all that , that's small trucks?

**Fay Involotska:** It's all small trucks. They'll bring the flour and the sugar and everything that I need and it will be in the basement in the storage.

**Tom Koval:** Okay. Well, like we said we have to refer this to our engineer right .

**Don Roberts:** Anyone else? Okay we'll do our review and get back to you alright .

**Jason Singer:** Just to think about that , that was the same thing that was done years ago right in terms of going to the engineer this hasn't changed in any way since

**Don Roberts:** It's been so long, we've got to do it again.

**Jason Singer:** Okay,

**Don Roberts:** Alright, okay, thank you.

**Fay Involotska:** Thank you.

### **Fay Involotska Bakery– Site Plan**

**REFERRED TO AGENCIES.** The Board received a presentation on a proposal to expand the existing structure for a residence and private wholesale bakery. The Board tabled the request and referred it to various agencies for review.

### **PDD Recommendation (25.191)**

**Jason Dell:** Good evening, Jason Dell here with Lansing Engineering, here on behalf of the applicant for the Sweeney PDD, we were before the Town Board earlier this month presenting the project to them and we refer to this Board for recommendation. So, this project site is about 28.8 acres located along the northern side of Staniak Road. It's a vacant parcel and currently it is zoned as part of the M-1 Zoning district which does not allow single family residences, so we are requesting a PDD to allow for the development of the single-family homes. So, we are proposing , 30 single family houses. The Minimum lot size that we currently show now is about 21,600 square feet with a maximum lot size so just shy of 38,000 square feet. So, the allowable density if you look at the buildable land when you subtract out the constrained lands we're left with about 25 acres and per the PDD portion of the code it does allow for a maximum of 3 units per acre. Right now, we're slightly more than 1 unit per acre, so we're not seeking any additional density for this project we are simply seeking a zone change to allow for the development of the single-family homes. Per Town code and State code we're only allowed up to 30 homes on a single point of access, so this results in the plan you see before you again not seeking any additional units just simply to allow the single-family homes in and amongst the other single-family homes. If you look at the plan here, you can see this is the Hanks Hollow cluster subdivision that is located immediately to the east of that project. So, for this we've got about 1900 linear feet of road , we are intending on constructing that to Town Standards and dedicating that to the Town of Halfmoon. All water service, sewer service will be provided by the Town of halfmoon, and the Saratoga County Sewer District and we will be managing storm water on site in accordance with all requirements. The PDD public benefit that the applicant is offering is to work with the Town of Halfmoon Highway Department . We have provided just a sketch area that shows just about 2,000 linear feet of Staniak Road, the applicant has agreed to re top pave as well as repair some portions of that road so that public benefit is approximately 50,000 dollars is what that paving will come to. We have done traffic analysis, site distance analysis , Alana is here this evening if you folks have any initial questions pertaining to that but we're here to present this concept to you folks and hope that you refer to MJ to start the review for the recommendation.

**Don Roberts:** Okay thank you Jason, and again it's got to be referred to our Town engineer MJ Engineering , Saratoga County Planning Board and the fire district for their review, any questions by the Board?

**Charlie Lucia:** Mine is just a curiosity question, stepping out of bounds a little bit because it's not us but just the Zimm Smith trail as I look up at that where would that be off of

**Jason Dell:** It's that trail right there.

**Charlie Lucia:** Alright .

**Tom Koval:** There is no connection proposed for the trail?

**Jason Dell:** Not for this project no, there is a connection right over in Hanks Hollow though. The main parking area though if you recall is just down the road over here.

**Tom Koval:** Right .

**Charlie Lucia:** The parking area just again I'm probably way out of bounds , the parking area itself though has access to the trails, Zimm Smith

**Tom Koval:** The parking area does but for the residents to get to that they have to walk on a shoulder of a road to get down to it , they have to walk up hill and then down hill on the shoulder of a road that's already less than ideal. Is there any way we can do some kind of connection in there?

**Jason Dell:** We can certainly take a look at it. We are connecting with Hanks Hollow as a parking area but if you've been back there Tom that area back here is quite steep

**Tom Koval:** Is it?

**Jason Dell:** So, we are happy to take a look at it, but I believe it's going to be slope prohibitive.

**Tom Koval:** They might have to have good brakes on their bikes.

**Don Roberts:** Before I forget we also have to enter for the record we have a concern from a Town resident Mr. Edward Kilmartin, concerns about traffic and safety, concerns about infrastructure capacity, municipal sewer access so I would like to enter this into the record okay Rich. .

**Jason Dell:** Rich sent that along to me earlier today and I talked to Bruce about it, the third request there about the public benefit about the sewer we will look into that about the potential extending the main, not individual services to the house but at least the main further to the north, to allow future connection. I know on other projects in other towns that I've looked to do a dry line with the sewer district they've been reluctant to take dedication of a dry line because it does dry rot over time if it's not used so they are not going to want to dedicate to something that if those residents don't choose to connect to it ,it may never get used but I'm certainly going to look into that.

**Don Roberts:** Okay, thank you.

**Charlie Lucia:** Thanks again for looking at the access to that

**Jason Dell:** Sure

**Charlie Lucia:** A nice chair lift or something like that.

**Don Roberts:** Anyone else? Any other questions from the Board? Okay well we will do our review and get back to you.

**Jason Dell:** Thank you.

**Don Roberts:** Thank you.

**Sweeney Residential Planned Development District (PDD), 99 Staniak Rd –  
PDD Recommendation**

**REFERRED TO AGENCIES. The Board received a presentation on a proposed Planned Development District (PDD) to construct a 30- lot single family home development on**

land currently zoned M-I Industrial. The Board tabled the request and referred it to various agencies for review.

**Old Business:**

**Monster Tree Service, 9 Morris Ln, Bldg. 4– Change of Use/Tenant (25.195)**

**Andrew Latham:** Hi, my name is Andrew Latham here for Monster Tree Service here on behalf of Mathew Parker about the use of the storage unit on 9 Morris Lane.

**Don Roberts:** And what would you like to do?

**Andrew Latham:** I'm just here just because of the use of the storage unit, 9 Morris Lane just for storage of equipment.

**Don Roberts:** What kind of equipment?

**Andrew Latham:** Tree cutting equipment we have 2 spider lifts and 2 Avants just log moving machines.

**Don Roberts:** Questions by the Board?

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

Laurie Barton: Second

**Don Roberts:** All in favor to have a public hearing on March 23<sup>rd</sup>, aye? (all were in favor) Opposed? (none were opposed) Motion carried. Good Job

**Monster Tree Service– Change of Use/Tenant  
APPROVED. The Board approved an application to utilize 1,000 SF of storage space for tree-cutting equipment and related materials.**

**Next Generation Storage Container, 1890 Rt 9 – Site Plan (26.001)**

**Next Generation Storage Container– Site Plan  
APPLICANT FAILED TO APPEAR.**

**Laurie Barton:** I make a motion to dismiss

**Alison Pingelski:** Second

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