

March 9, 2026

Town of Halfmoon Planning Board Minutes March 9, 2026

Those present at the March 9, 2026, Planning Board meeting were:

Planning Board Members:

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

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

Rich Berkowitz: I make a motion to approve the minutes

Alison Pingelski: Second

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

New Business:

Uncle Rico's Pizza, 77 Dunsbach Rd – Sign (26.033)

Don Roberts: Just say your name and what you want to do.

Carly Clark: (inaudible)

Rich Berkowitz: I make a motion to approve the sign

Alison Pingelski: I'll second

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

Uncle Rico's Pizza– Sign

APPROVED. The Board approved a 6' x 6' double-sided free-standing sign on the existing sign structure.

Vara DJ's (fmr. Empire State Events/Great Upstate Rentals) , 1466 Rt 9 – Sign (26.038)

Carly Clark: (inaudible)

Don Roberts: Questions by the Board?

Rich Berkowitz: I make a motion to approve the sign

Marcel Nadeau: I second

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

Carey Clark: Thank you so much

Don Roberts: You too.

Vara DJ's (fmr. Empire State Events/Great Upstate Rentals)– Sign

APPROVED. The Board approved a 2' x 8' wall-mounted business sign and 15" x 36" two-sided plaza sign panels on the existing sign structure.

Bowen & Everitt Lot Line Adjustment, 11 & 13 Canal Rd – Minor Subdivision (26.013)

Jeff Everett: 11 & 13 Canal Road both small lots there is a (inaudible) parcel behind both of those lots (inaudible) finished 2 larger lots.

Don Roberts: Questions by the Board?

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Rich Berkowitz: I make a motion to set a public hearing on March 23rd.

Alison Pingelski: I second

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

Bowen & Everitt Lot Line Adjustment– Minor Subdivision

TABLED & PUBLIC HEARING SET. The Board set a Public Hearing for March 23, 2026 for a proposed lot line adjustment.

QuickChek Fuel & Convenience, 1483 Rt 9 – Site Plan (26.028)

Jason Dell: Good evening Jason Dell engineer with Lansing Engineering here on behalf of the applicant for the Quick Chek Fuel & Convenience site plan. We're here this evening to introduce this project to the Board and answer any initial questions you folks may have and request that you refer the project to MJ Engineering for review. So the project is located at the intersection of Route 9 and Route 236. It's the site of the old Rite Aid building so that Rite Aid building as it currently sits is about 11,600 square feet. That building will be demolished to make way for the new Quick Chek Mart, so the proposed Quick Chek will be the 5, 852 square foot convenience and fuel store. For this project the facility intends on using the existing 2 curb cuts that are there on Route 9 as well as 236 so there will be no new curb cuts nor alteration of the existing curb cuts that are out there. We are proposing a total of about 70 parking stalls , we are required to have 66 stalls per code so when you combine the 58 stalls we have surrounding facilities as well as the 12 at the pumps we will meet and exceed the code by about 4 parking stalls. The project is developed in accordance with all of Town of Halfmoons standards , we meet all of the set backs for the project as well as green space. On the site on the western side you will see there is a trash dumpster as well as recycling area along the western side and there will also be an area for vacuum and air pumps. Water will be provided by a connection to the Town of Halfmoon Water system and sanitary sewer will be provided by a connection to the Saratoga County Sewer District and stormwater will be managed in accordance with all requirements. So who we have there this evening we have Stewart Kimmel from Quick Chek if you have any specific questions that you would like to ask about the operations of Quick Chek and we've also got Wendy Holsberger here this evening if you have any initial questions pertaining to traffic, so with that.

Don Roberts: Thank you Jason , first we have to refer this to our Town engineer MJ Engineering for review, Saratoga County Planning Board for review and the fire district for review. Comments by the Board?

Rich Berkowitz: How does this differ from other convenient stores, because you said it was different?

Stewart Kimmell: Stewart Kimmell Quick Chek real estate. It's a 5, 852 square foot building probably 50 % of it is dedicated to fresh foods we do made to order sandwiches, beverages , hot soups , sandwiches and then the balance would be what we think of as a standard convenient store.

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Don Roberts: Anyone else?

Marcel Nadeau: So customers can eat inside the facility?

Stewart Kimmell: We have 9 counter stools along the front window and we will have 2 outside 4 tops stationary tables. Its almost like a picnic table outside.

Rich Berkwitz: Are you anywhere else in the Capital Region?

Stewart Kimmell: Well we have a few that are in the process of approval, we have 2 under construction, one in troy, one in Hoosick and one in Colonie on Wolf Road.

Rich Berkowitz: I hate to say it but its similar to a Stewarts?

Stewart Kimmell: You are familiar with like a WaWa?

Rich Berkowitz: Yea

Stewart Kimmell: Because we do a lot of made to order sandwiches and soups and salads in the store. Stewart's is more of a grab and go but similar yes.

Rich Berkowitz: So you will have kitchen facilities in the store?

Stewart Kimmell: We don't cook, so we don't have friars and we don't have grills we have convection ovens for baking off bakery items, breads yes.

Don Roberts: Now Jason I'm pretty sure this is probably all taken care of but I want to do it early on now this is not going to be affected in any way by the round about coming right , there is plenty of ?

Jason Dell: The round about it further up by the Stewart's up by the intersection..

Don Roberts: So we should be alright?

Jason Dell: That's correct.

Don Roberts: Anyone else? Okay we'll refer it to the necessary agencies and we'll get back to you alright?

Jason Dell: Thank you.

QuickChek Fuel & Convenience– Site Plan

TABLED & REFERRED TO AGENCIES. The Board received a presentation on a proposed 5,852 SF convenience store and gas station, and referred it to several agencies for review.

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Rybaltowski Subdivision & Duplexes, 323 Grooms Rd – Minor Subdivision & Special Use Permit (26.034 & 26.035)

Mark Kazmierczak: I live at 315 Grooms Road in the Town of Halfmoon and I'm representing John Rybaltowski and his wife Sandra and application for their minor subdivision for 3 lots followed by a special use permit. Mr. Harris mentioned that 323 Grooms Road the property right now is at 4.6 acres and its going to be divided into 2 small parcels to the east of his property and adjoining 315 the map is up there on the screen , so that drive that long road is 315 Grooms Road and the 2 lots are just a tiny bit under one acre each, very similar construction, everything is the same as 315 , it was done about 4 or 5 years ago. And the two new buildings there was no variances required, they will be on public water which is on that main driveway there is actually a fire hydrant also for protection of their homes and then the septic systems and expansion are shown on that plan. The property is zoned all the properties around there even the ones in front those little lots they're zoned PO , professional office – residential just for your information., and really that's all there is to it.

Don Roberts: Okay thank you I think we'll want to have our engineer MJ take a look at this and refer it to our Saratoga County Planning Board and also to the fire district for review and we need to set a public hearing on this as well, but comments by the Board?

Rich Berkowitz: Do you want to have a public hearing on this for next week?

Don Roberts: We should probably wait until we get the review back right?

Richard Harris: Mark, did you have a total acreage of disturbance calculation? Did we talk about that when we met?

Mark Kazmierczak: I can give that to you but it's less than an acre, because right now most of it is lawn, its all lawn in there, well maintained lawn.

Richard Harris: So it will be less than an acre?

Mark Kazmierczak: Yes

Richard Harris: We will probably want that on the final plans by Kevin Flatley on it., Okay

Mark Kazmierczak: Okay

Don Roberts: Joel, can we set a public hearing for next one or will we need more time?

Joel Bianchi: (inaudible)

Richard Harris: Okay

Don Roberts: Okay, we can set a public hearing for the next meeting if you want.

Rich Berkowitz: Okay Ill make a motion to have a public hearing March 23rd.,

Alison Pingelski: I'll Second.

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Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you on the 23rd.

Mark Kazmierczak: Thank you very much , thank you.

Rybaltowski Subdivision & Duplexes– Minor Subdivision & Special Use Permit PUBLIC HEARING SET. The Board received a presentation for a proposed 3 lot subdivision and two duplex development, set a Public Hearing for March 23, 2026 and referred it to several agencies for review.

GF Haven, LLC, 1516 Rt 9 – Site Plan & Sign (26.040 & 26.041)

John Van Oort: John VanArt Studio Seven Architects.

Megan Smith: Meghan Smith owner GF Haven

Natalie Sanvidge: Natalie Sanvidge co-owner.

Don Roberts: What would you like to do please?

Meghan Smith: We would like to open a gluten free café serving breakfast and lunch sandwiches, in the existing Garden Gate Florist Shop. We will be converting the building into a café.

Don Roberts: You'll be open on the week days but not on the weekends correct?

Meghan Smith: So I think I put on the application that the weekend hours were still being decided, we will be open on the weekend.

Rich Berkowitz: You should still put on as much or the most you want you can always close up but you cant just open so if you want to

Lyn Murphy: Meaning give bigger hours

Richard Harris: Do you just want us to record 6: 30 to 3:00 ?

Meghan Smith: That's perfect

Richard Harris: You don't have to do it , but just so it's covered and its on the record

Don Roberts: And again we will have to have our Town engineer review this application, and the Saratoga County Planning Board review the application and the fire district as well.

Alison Pingelski: So you have a 5 star motors that's in the wooden building to the north of the building that we are proposing so that building will be vacant you wont have anything in there?

Meghan Smith: No not at this time

Marcel Nadeau: So Garden Gate withdrew their plans that they had for their own business?

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Richard Harris: Yea that's been expired for the plaza?

Marcel Nadeau: Yea

Richard Harris: Yea that was 4 or 5 years ago

Don Roberts: Anyone else? Okay so we'll have our necessary Board review this and we'll get back to you, okay.

Alison Pingelski: Do we need a motion on the sign?

Don Roberts: Yes

Richard Harris: It's a coming soon sign I think they kind of want to get out ahead so we had talked about it. we've had people, a lot of times when people get approved and they are not ready to open yet right, and we have an allowance in those cases for coming soon signs for a few days prior to opening this I think they kind of want to get it (inaudible)

Don Roberts: And we'll allow it to stay up until it opens or are we going to set a time limit on it so how do we want to do this?

Richard Harris: I think you will want them to change the sign once you're open.

Meghan Smith: Yes we were just thinking because 5 Star Auto's sign is there until June until they leave so we're gonna put up a temporary coming soon sign above that and so hopefully we would get your approval for that. Its AJ Signs it's the same company

Don Roberts: I see they've got a closing sale sign up there now

Richard Harris: So what will happen after you get approved and your ready to open are you going to change that sign or.?

Meghan Smith: Yea, yup we'll submit another permit for a permanent sign, this is just a temporary.

Don Roberts: Temporary that's the key word good. Okay

Joe Landy: Do you have any idea how long it would take you to convert it to a Café'?

Meghan Smith: Yup we are hoping to open July.

Joe Landy: Okay so just make sure (inaudible)

Don Roberts: Alison are you going to make the motion for the sign?

Alison Pingelski: Sure , I make a motion that we approve the coming soon Haven Where Everyone Belongs sign, but not to be on the building longer than July 1st . , temporary sign.

Don Roberts: That work for you ? That work?

Marcel Nadeau: I second that

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Don Roberts: That's a temporary sign right?

Alison Pingelski: Yes, temporary sign

Don Roberts: We have a motion by Alison, second by Marcel all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried,

GF Haven, LLC, 1516 Rt 9 – Site Plan & Sign

TABLED & REFERRED TO AGENCIES/SIGN APPROVED. he Board received a presentation on a request to renovate and expand the existing 1,376 SF building for purposes of a establishing café/restaurant and referred it to several agencies for review. The Board also approved a temporary sign through 7/1/2026.

Next Generation Storage Container, 1890 Rt 9 – Site Plan (26.047)

Brien Ragone: Hello Brien Ragone Environmental Design Partnership, the site is for a Conex storage box 53 x 8 ft, 424 square feet its at the southern end of the site. It's behind the existing warehouse building right there. It's in between a wall and a building , its actually pretty much a lot lower than the adjacent property owner right there. We had to I guess increase the stormwater area a tiny little bit for it and yes it is already there I don't think that Mr. Gregory wasn't allowed to put tit there so he put it there and he found out what the repercussions were later, so that's it.

Richard Harris: Joel is this something you think you need to take a look at because of SWPPP.

Joel Bianchi: Do you have documentation for SWPPP?

Brien Ragone: Yea we went through the stormwater calcs we updated that stuff and we submitted and all of that , I thought anyways.

Lyn Murphy: My biggest question to you and I know I'm not on an active member of the Board but I drive by there and everything looks like its sinking.

Richard Harris: We are currently waiting , we've received some reports related to Geotech issues they've had during construction, I don't believe we've gotten the reports yet.

Don Roberts: I think it might be good to have Joel look at this actually.

Richard Harris: Yea this application absolutely .

Don Roberts: And also the County's already responded so we don't need nothing from them, they've responded already, but we should have the fire district review this also

Brien Ragone: Okay

Marcel Nadeau: Makes sense

Brien Ragone: We were involved in the site design obviously but we weren't involved in the walls and I know that they are currently under repair I don't know exactly where he is with it.

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Don Roberts: Okay anyone else? Okay we will get our reviews done and get back to you alright.

Brien Ragone: Thank you.

Don Roberts: Thank you.

Next Generation Storage Container– Site Plan

TABLED & REFERRED TO AGENCIES. The Board received a presentation to install a 53' x 8' storage container and referred it to several agencies for review.

Old Business:

Prestige Petroleum Gas Service Station, 436 & 438 Rt 146 – Site Plan (24.183)

Caryn Mlodzianowski: Good evening Caryn Mlodzianowski with Bohler Engineering on behalf of Prestige Petroleum here on old business , its been a bit since we've been here but we've been busy so we just as a refresher we are at 436 & 438 Route 146 in the C-1 Commercial zone and part of this project is to propose to consolidate those 2 parcels to create a lot for this project. We initially had a little bit of a different scope of a project. Currently the project is one building containing about 2300 square feet for a convenient store and about 1380 square feet for a retail space to accompany the convenience store we have a gas station fueling island with 4 pumps with 8 fueling positions between the building and the road. As you recall in the beginning we did have a drive thru use which we had push back on and had removed so we do have full circulation for vehicles but are not proposing a drive thru at this time. We have 24 parking spaces and after some feed back we land banked 4 and removed some of the extra parking that was there we've been back and for the with DOT who's approved the plans so the contractor just has to pull the permit and we are close to approval with Saratoga County Sewer District. We do have landscaping proposed as buffers and vinyl fence as well and we've been working with MJ Engineering for technical review we've done our geotechnical explorations, made some revisions along the way and feel like we are in a good point with the plans now from a technical standpoint. We also recently revised the lighting based on their feedback. So I think everything is hopefully buttoned up to this point. I did want to have the reminder about the lot consolidation in case there is anything we have to do formally there as well as for SEQR type plan review. Ill turn it over to the Board.

Don Roberts: Okay thank you , now Rich we've got letters we would like to add to the record here right?

Richard Harris: Yup we got a number of letters that the Board members were emailed Friday and then copies are in their packets, expressing concerns and they have been provided to the applicant too.

Don Roberts: And Joel are you satisfied, anything outstanding on your end?

Joel Bianchi: (inaudible)

Don Roberts: So if we approve this there are no contingencies?

Joel Banchi: (inaudible)

Don Roberts: Then we will condition it if we do approve this. Okay.

Rich Berkowitz: Like you said I've never seen such positive letters for a gas station .

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Don Roberts: Anyone else have any comments?

Rich Berkowitz: Ill make a motion to have a neg dec on SEQR.

Marcel Nadeau: Ill second it.

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

Rich Berkowitz: Ill make a motion to approve the site plan application contingent on final engineering review.

Joe Landy: Ill second

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

Caryn Mlodzianowski: Anything specific for lot consolidation?

Richard Harris: No its noted on your plans and we don't treat it like a subdivision.

Caryn Mlodzianowski: Okay thank you.

**Prestige Petroleum Gas Service Station, 436 & 438 Rt 146 – Site Plan
APPROVED. The Board received a presentation on a revised proposal for a 3,680 SF
convenience store and gas station, conditioned on final review by the Town Engineer.**

Joe Landy: I make a motion to adjourn

Marcel Nadeau: Second

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