

Town of Halfmoon Planning Board Minutes

March 23, 2026

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

Planning Board Members:

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

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 - absent
Eric Catricala

Town Engineers:

Joel Bianchi

PLEASE NOTE: Due to a malfunction, the below are summary minutes as provided by staff in attendance at the meeting.

The Chairman opened the Planning Board Meeting at 7:02 pm. Mr. Roberts requested a motion to adopt the meeting minutes of the March 9, 2026 meeting; Motion made by Mr. Berkowitz, seconded by Mr. Landy – minutes approved (Mr. Koval abstained).

Public Hearings:

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

Mr. Roberts opened the Public Hearing at approx 7:04 pm and asked the applicant to explain the request. Mr. James Coulombe and Ms. Diane Coulombe presented; Mr. Coulombe indicated the lot line adjustment is intended to convey the existing garage and land from 5 Sunset Blvd to 62 Devitt Road. Mr. Roberts invited anyone in the room and online to speak regarding the request. No one came forward to speak. Mr. Roberts closed the Public Hearing and stated that a letter was received from a neighbor for the Board members' review. Mr. Berkowitz made a motion to issue a Negative Declaration pursuant to SEQR; Mr. Koval seconded. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried. Mr. Berkowitz made a motion to approve the Minor Subdivision application; seconded by Mr. Koval. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

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

Mr. Roberts opened the Public Hearing at approx.. 7:06 pm and asked the applicant to explain the request. Mr. Pat Jarosz, of Gil Vanguilder & Associates Land Surveyors, presented the application on behalf of Mr. Everitt and Mr. Bowen. Mr. Roberts invited anyone in the room and online to speak regarding the request. No one came forward to speak. Mr. Roberts closed the Public Hearing. Mr. Koval made a motion to issue a Negative Declaration pursuant to SEQR; Mr. Berkowitz seconded. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried. Mr. Koval made a motion to approve the Minor Subdivision application; seconded by Mr. Koval. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

Rybaltowski Subdivision & Duplexes, 323 Grooms Rd – Minor Subdivision & Special Use Permit (26. 034 & 26.035)

Mr. Mark Kazmierczak presented the application on behalf of the proposed developer, Mr. Ed Pagoda. Mr. Roberts invited anyone in the room and online to speak regarding the request. No one came forward to speak. Mr. Roberts closed the Public Hearing. Mr. Richard Harris summarized a letter received from the current property owner (Rybaltowski) regarding a proposed easement on the property for the adjacent property owner (Melewski, 319 Grooms Road). Mr. Kazmierczak explained that the easement would cross the property the applicant intends to purchase, and that they do not object to it; he further stated that since the applicant does not own the property yet, the current property owner could address this matter now and file all necessary documents. Mr. Berkowitz made a motion to issue a Negative Declaration pursuant to SEQR; Mr. Koval seconded. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried. Mr. Berkowitz made a motion to approve the Minor Subdivision and Special Use Permit applications with the following conditions: final review by the Town Engineer and a clear delineation in the field of the limits of disturbance, including installation of a construction fence; Mr. Koval seconded. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

New Business:

Savvy Care RN, 1547 Rt 9 – Change of Use/Tenant (26.053)

Ms. Barbara Donnelly presented the application for Savvy Care. After discussion with the Board regarding the hours of operation, Ms. Donnelly amended her request to be open up to 5:30PM on weekdays and 4:00PM on weekends. She indicated she understands she will need to return to the Board for approval of a Sign application. Mr. Lucia made a motion to approve the Change of Use/Tenant application as amended for later operating hours, seconded by Mr. Berkowitz. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

State Farm/Tim McGrath, 1471 Rt 9, Suite 106-107 – Change of Use/Tenant & Sign (26.044 & 26.045)

Mr. Tim McGrath presented the application for State Farm to utilize existing, vacant office space at Crescent Commons, 1471 Rt. 9 and replace building and plaza signage. He indicated they have five employees and two working remotely. Mr. Berkowitz made a motion to approve the Change of Use/Tenant application, seconded by Mr. Lucia. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried. Mr. Berkowitz made a motion to approve the Sign application, seconded by Mr. Lucia. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

Attuned Psychotherapy Collective, 21 Executive Park Dr – Change of Use/Tenant (26.051)

Ms. Michelle Grimes and Ms. Lisa Jackson presented the application for Attuned Psychotherapy. Ms. Jackson stated there will be four therapists and understands she will need to return to the Board for approval of a Sign application. Mr. Berkowitz made a motion to approve the Change of Use/Tenant application, seconded by Mr. Kova. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

½ Moon Tobacco, 1525 Rt 9 – Change of Use/Tenant (26.043)

Mr. Al Alyari presented the application for ½ Moon Tobacco and explained the type of retail products they planned to sell to include tobacco products, gifts and repair computers, phones and electronics. Mr. Berkowitz asked which space the applicant plans to move into; Mr. Ayari responded that it is the vacant space on the end. Chairman Roberts stated that if the applicant wants a sign they will need to come back. Mr. Alyari stated he is aware of that requirement. Mr. Roberts asked if there were any questions from the Board. Mr. Berkowitz made a motion to approve the Change of Use/Tenant application, seconded by Mr. Koval. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

Walmart Signs, 1549 Rt 9 – Sign (26.024)

Mr. Jamie Meracle, of Action Signs, presented the Sign application for the Walmart and indicated all existing signage is being removed and replaced. Mr. Meracle explained that one sign was removed (108.88 square feet) from their initial proposal to bring the total square footage of signage below the variance previously granted; the reduction brings the total new signage down to 678.09 square feet. Chairman Roberts asked if there were any questions from the Board. Mr. Berkowitz made a motion to approve the Sign application, seconded by Mr. Koval. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

Smith – Pettes 4 Lot Subdivision, Tabor Rd (SBL 260.0-1-48.15) – Minor Subdivision (26.039)

Mr. Christopher Longo, of Empire Engineering presented the application for the Smith - Pettes subdivision and explained that the four lot single family home proposal is on land separate and not previously part of the plan to extend Northern Sites Drive out to Tabor Road; he further explained that three of the four lots will be flag lots and meet the minimum requirements, while one lot will have direct frontage on Tabor Road; all lots will share one driveway; he stated that the project is almost a mirror image of the development it borders to the east. Chairman Roberts explained that the project needs to be referred to the Town Engineer and Fire Department and asked if there were any questions from the Board. Mr. Berkowitz made a motion to table and refer the project to the necessary agencies; Mr. Koval seconded. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

Geleta Subdivision, 212 Farm to Market Rd – Minor Subdivision (26.049)

Jacob Keasbey presented the application for the Geleta subdivision and explained that it is a lot line adjustment to convey approx. 1.68 ac. from 212 Farm to Market Road to 216 Farm to Market Road; no construction is proposed. Chairman Roberts asked if there were any questions from the Board. Mr. Berkowitz made a motion to set a Public Hearing for April 27, 2026, seconded by Mr. Lucia. Mr.

Old Business:

Al Arqam Center of Saratoga Expansion, 185 Guideboard Rd – Site Plan (24.154)

Mr. Joseph Dannible, of Environmental Design Partnership, and Mr. Ashar Ata, of Al Arqam, presented the Site Plan application for Al Arqam seeking to expand the existing building with a 9,000 SF addition. Mr. Dannible stated that most comments of the Town Engineer have been addressed with a few small open items. Mr. Bianchi concurred stating that additional soil testing is needed for review. Mr. Roberts stated that he still has concerns regarding the proposed parking and ability for the facility to accommodate the parking demands; he urged the applicant to ensure there is no parking on Guideboard Road, no noise or lighting impacts on neighbors and

recommended the applicant look for a larger site for their expansion. Mr. Ata assured the Board they will monitor the parking and want to be a good neighbor; he added that they are searching for a larger facility but that this proposed expansion is designed to meet current needs and they are not seeking to expand their membership at the site. Mr. Roberts added that three letters were received from neighbors and the Board has copies; he asked about fencing and screening to help shield lights from impacting neighbors and Mr. Ata stated they will have a fence to help limit impacts. Board members discussed proposed conditions requiring final engineering review, setting a maximum occupancy and any potential changes in operation that go beyond what has been proposed. Mr. Roberts asked if there were any questions from the Board. Mr. Berkowitz made a motion to issue a Negative Declaration pursuant to SEQR; Mr. Koval seconded. Mr. Berkowitz made a motion to approve the Site Plan with conditions on (1) final engineering review; (2) that the maximum number of people permitted at the site at 348 or the maximum permitted by the relevant building and fire codes, whichever is less, and (3) that any change in scheduling and operations from what was presented to the Board shall require a return to the Board for approval; seconded by Mr. Koval. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion carried.

Motion to adjourn was made by Mr. Joseph Landy and seconded by Mr. Charlie Lucia. Mr. Roberts asked if all were in favor; all were in favor; none opposed; motion to adjourn at 7:40PM carried.