

# **Town of Halfmoon Planning Board Minutes**

## **April 13, 2026**

**Those present at the April 13, 2026, Planning Board meeting were:**

**Planning Board Members:**

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

**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 - absent  
Eric Catricala

**Town Engineers:**

Joel Bianchi

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Don Roberts: Good evening I would like to call the Planning Board meeting to order have the members of the Board had a chance to review the minutes from the last meeting?

Rich Berkowitz: I would like to make a motion to approve the minutes

Tom Koval: I'll second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, Tom Werner and Alison Pingelski have to recuse themselves.

New Business:

Sentronix LLC, 574 Hudson River Rd – Change of Use/Tenant (26.058)

Lance Senecal: My company is called Sentronix LLC.

Don Roberts: Just tell us what you want to do and how many employees.

Lance Senecal: I'm the only employee

Don Roberts: Oh, that makes it easy.

Lance Senecal: I manufacture electronic products (not audible) business inside the building working on (not audible) I consider it to be very light manufacturing, but I guess technically its light manufacturing.

Don Roberts: Do you do any testing on site?

Lance Senecal: In terms of electronics its low voltage typical around 12 volts its not anything dangerous

Don Roberts: Won't be any noises or anything?

Lance Senecal: No, I don't create noise as a matter of fact, I'm looking for a new place because where I am now its become too noisy

Don Roberts: Okay questions by the Board?

Rich Berkowitz: I make a motion to approve the use and tenant

Tom Werner: Ill second

Don Roberts: Before we do that if you want a sign you have to come back if you want to put a sign up

Lance Senecal: I'm not going to do a sign, I'm just going to put the address up on the door for deliveries and pick ups (inaudible)

Don Roberts: Okay

Tom Koval: (inaudible)

Don Roberts: okay but if you ever do want a sign you have to come back that's all, Okay we have a motion and a second , all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, good luck

Lance Senecal: Thank you very much

Don Roberts: Your welcome

*Sentronix LLC – Change of Use/Tenant*

*APPROVED. The Board approved a Change of Use/Tenant application for 2,200 SF of space in the existing building for the design and testing of electronic products for motorsports applications.*

Riebel Subdivision, 1431 Rt 9 – Minor Subdivision (26.026)

Gary Riebel: Hi I'm Gary Riebel, the purpose of this subdivision is to divide the lot into two parcels and the yard that I want to use (inaudible) I would like to put a single family dwelling here some day maybe a two bedroom ranch on a slab the purpose of that would be to hopefully to give it to one of our children. The lot has water to it already (inaudible) when they put in the water line for Lansing Lane. It's close to utilities, the electric, gas and water and sewer. That's all I want to do is put a residence there, a small one.

Don Roberts: Okay, as you know we have to deny this because of pre-existing non-conforming use but any comments by the Board before we move on so I can send comments to the ZBA? Anybody have any problems with this?

Tom Koval: I the other day noticed the property, I don't have a problem with it. I make a motion to deny the application.

Rich Berkowitz: I second it.

Don Roberts: All in favor of denying the application Aye? (all were in favor) Opposed? (none were opposed) Motion carried, so now get a hold of Ted and he will guide you, okay

Gary Riebel: Thank you.

Don Roberts: Thank you very much.

*Riebel Subdivision – Minor Subdivision*

*DENIED. The applicant's proposal for a 2-lot subdivision was denied based upon a failure of the proposed subdivision to meet several minimum area requirements of the Halfmoon Town Code.*

N.Lussier Duplex, 119 Beach Rd – Special Use Permit (26.056)

Pat Jarosz: Good evening, my name is Pat Jarosz from VanGuilder Land Surveyors. I am here tonight on behalf of our client Nick Lussier to request a special use permit for 119 Beach Road. He wants to build a duplex, the lot is 8.82 acres, and it meets all qualifications for zoning.

Don Roberts: Okay, we will need a public hearing for this but before we do comments by the Board?

Rich Berkowitz: I make a motion to have a public hearing on April 27<sup>th</sup>

Charlie Lucia: Ill second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried see you April 27<sup>th</sup>.

Pat Jarosz: Okay, thank you.

*N.Lussier Duplex– Special Use Permit*

*PUBLIC HEARING SET. The Board set a Public Hearing for April 27<sup>th</sup>, 2026, for a Special Use Permit application for a two-family/duplex residence.*

B.Lussier/Residences at Beach Road LLC Duplex, 117 Beach Rd – Special Use Permit (26.057)

Pat Jarosz: Good evening, my name is Pat Jarosz from VanGuilder Land Surveyors. So, we would like the same thing with a special use permit for a duplex there the lot is going to require a variance, the front building line is short about 19 feet or so, ( inaudible)

Don Roberts: This has to be denied because it doesn't meet the minimum width requirements, any comments before we deny this?

Rich Berkowitz: I make a motion to deny based on not being able to meet the width requirements

Tom Koval: I'll second.

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

Pat Jarosz: Thank you.

*B.Lussier/Residences at Beach Road LLC Duplex– Special Use Permit*

*DENIED. The Board denied a Special Use Permit application for a duplex due to a failure of the existing lot to meet the minimum lot width required by the Town Code.*

Precision Valve & Automation Campus Addition, 6 Corporate Dr – Site Plan (26. 048)

John Hitchcock: John Hitchcock from ABD Engineers for Precision Valve & Automation PVA they are the applicant and owner of the building PVA has occupied this building since 2020, it's their headquarters for their manufacturing facility. They are looking for a 8700 plus or minus square foot addition off the west end of the building which will require sacrificing about 38 spaces. They have plenty of spaces to accommodate the current staff. This area (inaudible) 38 spaces, for a total of 229 they currently have a shift about 170 employees which requires another 14 spaces so we had to , the existing parking lot has this lot located here at 6 Corporate Drive and then just northwest there is another parking lot with about 74 spaces in it so they have more spaces than they need, they are looking to hire maybe one or two more (inaudible) the main purpose of this addition is more room, they're growing so they actually need more space. You can see with the site plan.

Don Roberts: That's it?

John Hitchcock: That's it.

Don Roberts: Okay we have to refer this to the Town engineer, MJ Engineering for review , fire department for review, Saratoga County Planning Board for review any comments by the Board?

Alison Pingelski: Your hours say 6 am to 6 pm Monday through Friday and occasional operations on Saturday can you just verify the hours?

John Hitchcock: I know that's what they gave us on our last application before the Town, (inaudible) I'm not sure what the weekend hours are.

Alison Pingelski: Okay

John Hitchcock: I will check on that.

Charlie Lucia: If you would do that, yea alright thank you.

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

John Hitchcock: I don't know what they're working on weekends I'm sure it's 6 to 6 during the week maybe it's an 8-hour day.

Alison Pingelski: Yea just what hours they would be considering opening they don't have to be open those hours, but we like to have it listed for when they will have people there. ]

John Hitchcock: Alright thank you.

*Precision Valve & Automation Campus Addition – Site Plan*

*TABLED & REFERRED TO AGENCIES. The Board received a presentation on a Site Plan application seeking to construct an 8,750 SF addition to the existing building for the purpose of expanding operations and referred it to the Town Engineer, Fire Department, and Saratoga County Planning Board for review*

*Old Business:*

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

Meaghan Smith: I'm Meaghan Smith, with Natalie Sanvidge and John Vanoort: We are seeking approval for a site plan (inaudible)

Don Roberts: How many parking spaces are being proposed for this?

John Van Oort: I think it's a total of 28

Don Roberts: And as you've heard before hopefully you won't need more but if you need more there is space where you can put more in, if need be, okay, and your hours of operation will be ?

John Van Oort: 6:30 am to 3 PM

Don Roberts: Every day or?

Meaghan Smith: Every day

Richard Harris: I just want to clarify something we talked about at the pre-meet which you alluded to here but I want to get it on the recorded minutes that we'll consider the rest of the lot as land banked parking so they'll be able to use it as needed if they decide to stripe it if you decide to; we will just ask you for a plan showing that but the Board does this in some cases and we've done some plazas, usually because there is grass there not like your situation; I know Crescent Commons did it. When the Board approved their site plan they approved at least 20 spaces near Route 9 that they didn't need for the first few years and then as things got busier they then graveled them in and didn't have to come back to the Board as it was already on the plan as land banked; so we'll just consider for purposes of the rest of the lot that that's land banked parking if you need it for the future so that's on the table.

Lyn Murphy: Are you saying they don't have to reapply, you just have to give those site plans ?

Richard Harris: If you stripe it we would want to see a plan for the record so if somebody calls and says there are 500 cars there it looks like a mess not that that's gonna happen , I have the plan from whatever date you decide to stripe it; and nope this is what they showed and here is the minutes from April 13<sup>th</sup> so that you're on the record as that's your plan in the future.

Alison Pingelski: I just want to clarify on the notes it says 27 parking spaces including the 4 employees so there is 23 regular and 4 employees

Don Roberts: 27, thanks Alison. Good you brought that up. Okay anyone else? I've got a question this is a personal question only now , now it's GF Café right that means gluten free right

Meaghan Smith: 100 percent

Don Roberts: But the food is still gonna taste good right? ( laughs) now you are going to advertise Halfmoon right?

Meaghan Smith: Yes

Don Roberts: Okay thank you, anyone else? Can I have a motion

Rich Berkowitz: Do we have to refer it to the County?

Richard Harris: No

Don Roberts: Now the sign, the sign now also

Richard Harris: Well, we had heard from the County, so we are good to go

Tom Koval: I make a motion to approve

Rich Berkowitz: I second

Don Roberts: Okay we have a motion and a second to approve, all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, now for the sign we have the banner , the temporary banner you are okay with, but you are going to come back for a sign?

Meaghan Smith : July 1<sup>st</sup> (inaudible)

Don Roberts: Okay good, so we're all set with that

Richard Harris: But we should get the design of the sign

Don Roberts: Of what's going to be there yea

Rich Berkowitz: You want to do that before July 1<sup>st</sup>.

Don Roberts: Okay so if you could just bring a copy in , okay great so we're all set right ? Okay good luck thank you , take care

*GF Haven, LLC– Site Plan*

*APPROVED. The Site Plan application seeking to expand and convert the existing building for the purpose of establishing a gluten-free, Irish-themed brunch restaurant was approved.*

RIC Halfmoon/Halfmoon Solar, 17 Upper Newtown Rd (SBL 274.-1-30.111) – Site Plan & Special Use Permit (25.141 & 25.142)

Ciara Hopkins: Hi my name is Ciara Hopkins and I'm Department Manager for RIC Energy we are proposing a Halfmoon Solar Project we are excited to be here with the Wendel companies we have an engineer on site Katie Speardowicz.

Richard Harris: Can you just say her name again?

Ciara Hopkins: Katie Speardowicz.

Richard Harris: Okay, thank you.

Ciara Hopkins: So, I guess I would structure the timeline from the last time was here in October, so things have been happening kind of behind the scenes, I guess. We submitted the site plans for the community solar project Halfmoon Solar (inaudible) solar project 17 Upper Newtown Road , 17 I can get into that in case there is any confusion we resubmitted that in October I needed to circumvent the meeting in October it was then referred to the Town engineer and we worked with Joel for a couple rounds of review he had comment letters and I think that now we addressed all of the comments in the book the first letter so we resubmitted new materials that weren't part of the original application for example the visual impact (inaudible) an estimate were not part of

the original application material. Those were requested by the Board and the engineers so we submitted those, we also got some updates from the DEC on what wetlands it would be taking jurisdiction of so we submitted their letter of jurisdiction as well so that's the new material updated with the site plan and the SWPPP based on comments from the Town engineer. So the last updated materials were submitted earlier in April but the other outstanding item that I think goes out in January the Planning Board initiated the SEQR review, I sent out letters of intent to be the lead agency and so since then there was a 30 day probation period and that ended so (inaudible) assumed lead agency. There were 2 responses, I think it was the DEC and County driveway department, Highway Department responded and they both kind of consented (inaudible) so I guess tonight I guess we want to make a formal declaration if you could (inaudible) so the outstanding items there are just to go through (inaudible) part 2 and 3 for SEQR determination. The Board has already referred the application to the County, and I think we are on the agenda for later this week, and the next things are to settle a public hearing fee and then I think there was a fire department review as well I', not sure

Richard Harris: Yes, so we sent it to the department and we're waiting to hear back we did get comments from another department, the line splits the road right there between the districts we don't just have one district in Halfmoon, so we did get a couple of comments from the fire district across the street I know that sounds weird but his comments were the typical about nearest hydrant, access road hindering an emergency vehicle or fire vehicle. That was really about it, your normal fire concerns that you would have with access to the site and a hydrant, you're not going to use a hydrant to put this out so I just incase brush catches on fire but we are waiting to hear from the fire department on that side of the street.

Ciara Hopkins: Yes, I guess who's in charge of the fire access, the plans do show that the access road is 20 feet wide and I think there is another plan as well that states that it is designed to the standards of State Fire Code, and then the 2 fenced in areas the arrays will have a fire provided Knox box access, so they'll get the keys so they'll have access whenever they need to get inside the fence or anything (inaudible)

Don Roberts: Now have you talked to any of the nearby residences?

Ciara Hopkins: No, we haven't talked to any of the residents, I believe there is a letter that goes out after the public hearing (inaudible)

Don Roberts: But you'll be prepared to answer? Okay, you know what the big question is going to be.

Ciara Hopkins: Certainly, yea certainly any questions we are happy to answer anything I know we did receive a written comment letter we can talk about that now or I can save it for the public hearing (inaudible)

Don Roberts: If you do it quickly enough if you want to and then you can do it in the public hearing too.

Ciara Hopkins: Okay yea sure, so there were three points that I wanted to make regarding the comment letter, I'm not sure if everybody's read it but the main question was that we had stated the remainder of the (inaudible) 130 + acre parcel and we're going to be using under 25 acres for the project, so we said the remainder of the parcel will be left as is really wooded at the moment, under 24 acres and then we will be leaving the rest of the wooded areas in tact. And there's a lot of wetlands in that area and so the question was kind of because of that would there be any written guidelines concerning the remaining acreage, how much must be left. And this

comes from somebody who lives on Upper Newtown Road but down the street a little bit. And So one of the things that I can verify because the note mentions that it seems like the entire plan is west of the Canal Path Walkway and so I printed out a photo its kind of hard to see maybe but we had written on the plans (inaudible) 17 Upper Newtown Road that is not an actual County identified address , this is something that legal requires us to do they need an address for reference for our interconnection agreement, they like to see an address number nearest the POI pole where we will be interconnecting and so the nearest POI pole is right across the street it looks like 17 Upper Newtown Road even though that's not a registered address so that actually looks like it would be I guess less of that Canal pathway or the bike trail and the parcel where the project is actually entirely east of that. So I think that the houses that are along Upper Newtown Road which is where the comment letter came from probably thinks that the project is ending on that parcel directly across from them so I did just want to clarify that the parcel that we are using is actually adjacent to that, (inaudible) get the parcel correct.

Don Roberts: Could you maybe for the public hearing maybe blow that up so they can put it up

Ciara Hopkins: Sure, that wouldn't be a problem to blow it up. The other question that I wanted to address was the DEC restrictions, because I'm not sure if the question is asking whether DEC were going to impose restrictions on the rest of the parcel or what other plans were there, so I was going to try and answer both where the DEC reviews projects based on the area of impact (inaudible) So we wanted a completed coordination of the DEC we sent them the parcel that we were going to build the project on or that we were proposing to build the project on. There was a positive identification (inaudible) which means they want to do a closer review of the actual project area and site and walked around and noted a lot of (inaudible) wetlands within the area and it could , and all the wetlands that they could take jurisdiction of which we have (inaudible) those and so that's kind of the (inaudible) of the DEC's review. It is only what is going to be impacted by the project. So, they went with an additional restrictions on (inaudible)

Richard Harris: Yea typically the Board this Board would consider , like we do it in subdivisions quite a bit the applicant will put the word open space on their plan but the Board will want it as a deeded restricted covenant of some sort so that's what I think she's getting at in relation to this Board.

Ciara Hopkins: In terms of what I understand the jurisdiction of the Board it's a regulation of the project and the application of the frontage disturbance that we have in the context of what's allowed by the Zoning Code so because it is such a large parcel and there is so much remaining that we're not proposing to use if the Board chooses to ask for like a buffer area to be kept around the project then we can mark something out on the plans but I don't think it would be a condition of approval that there could be no further development on the entire rest of the property.

Tom Koval: Did you buy this parcel or are you leasing the parcel?

Ciara Hopkins: We have an option agreement to purchase the parcel

Tom Koval: You're currently going to be leasing it?

Ciara Hopkins: No, we have the option to purchase it if we get all of the necessary permits

Tom Koval: If it gets approved

Ciara Hopkins: Then we will purchase the entire parcel.

Richard Harris: What I would suggest to the Board that the applicant propose what you think is a reasonable buffer around the site, particularly keeping an eye towards the nearby canal way trail and the residents in mind if the Board thinks that makes sense

Don Roberts: Yea, because right now, you're not proposing any buffering around it?

Ciara Hopkins: No, we just propose to leave it as is we don't have any plans

Tom Koval: But you don't want to commit to no further development on the rest of the parcel so

Ciara Hopkins: Well not necessarily, I mean it's 130 + acres so there is opportunity for potential re-development whether it's us or we subdivide it

Lyn Murphy: So, if we do the buffer around it in order to further develop it you just have to come back here it's not like you can't further develop it it's just this gives the Board

Ciara Hopkins: (inaudible)

Tom Koval: No, if you propose a buffer that we agree with then the rest of the parcel is not affected by that buffering agreement, however you can't develop within that buffer

Ciara Hopkins: Right , so like a certain number of feet around the fence line

Lyn Murphy: That's what we've done with other projects

Tom Koval: We like to see as much as possible I think the one up on Smith Road wasn't that 100 feet we did?

Richard Harris: I think where it was close to residents I think it went to 150 ft.

Don Roberts: And at the public hearing you're going to hear that, they're going to want more buffering

Ciara Hopkins: (inaudible ) so with the frontage and the side we already are complying with all of the required set backs there so that might just be something that we carry on throughout the remainder of the parcel. I know that like on the side where the pathway is on the edge of the property line to the access road it is 115 feet at the shortest distance, and so maybe carry something like that around and then I mean we can put the buffer line on the outside of those (inaudible)

Richard Harris: Probably something like about right here, right from about right here

Ciara Hopkins: There are wetlands up there so we wouldn't want to build a fenceline up there

Tom Koval: No, its just more of a no build buffer

Lyn Murphy: Joel are the changes with the DEC regs going to impact them?

Joel Bianchi: I was going to say are you aware of the (inaudible) you do have wetlands there to the right that's what matt wetlands are so I'm assuming that the DEC say these are part of that designated wetland or is the unmatt unusual wetlands going forwards.

Ciara Hopkins: The wetlands that are on the top of the parcel that are not on this map?

Joel Bianchi: Well, there is a map wetlands that was under the old regulations prior to January 1, 2025 (inaudible ) identification number of classification of these wetlands that the State has taken jurisdiction over considering (inaudible)

Ciara Hopkins: I can ask our environmental specialist

Joel Bianchi: For the time being the question is wetlands that were wetlands Thursday of last week are no longer wetlands

Ciara Hopkins: So, we are watching wetlands based on that so all of the wetlands that are jurisdictional that have a wetland buffer on them on this map will stay that way for our first project(inaudible)

Lyn Murphy: It just makes a difference in how this Board does their approvals

Ciara Hopkins: We're keeping it as it is so its jurisdictional 100-foot buffer and that's what we're sticking with.

Joel Bianchi: The Board should understand though those regulations never kick in, these are no longer wetlands that buffer goes away they are entitled to come back to this Board and ask for an expansion . They can say that they're not going to do that but unless that's part of the record it's not going to.

Lyn Murphy: And even if they say they're not going to do it and this Board makes the approval based on them not doing it, they can still come back and do it if they want to, the Board can say no but

Don Roberts: Okay but just be ready because you're, they want more

Ciara Hopkins: I mean our understanding of the situation with this wetlands they didn't do SEQR right they're probably just going to go back and fix that and do it right and then it will be done, its too unclear and uncertain what will happen we would rather not change anything and move forward with the plans that are under what we researched at the time.

Ted Chesnes: How often are the SWPPP going to be done if you don't know that's okay but curious.

Ciara Hopkins: The what reports?

Ted Chesnes: The SWPPP reports the inspections (inaudible)

Ciara Hopkins:: This site is obviously we are disturbing over the 5 acres for the market fair waver but do have a base we can show what the disturbance will be, they can do it in 5 acre permits(inaudible) unless they were to go on a monthly or winter (inaudible) The typical is we do inspections.

Ted Chesnes: Yea just with the town doing our own local kind of slow trigger thing where it's required to have it done.

Don Roberts: Okay anyone else?

Alison Pingelski: I just want to confirm so when we originally heard this in October there was no plan for the battery energy storage system and so we did extend our moratorium so there is still no battery energy storage system correct?

Ciara Hopkins: Correct, nothing for battery storage is proposed.

Don Roberts: Like I said just be ready because you're gonna get hit with, they want more buffer, there's no doubt we have it all of the time

Ciara Hopkins: Yea , I don't if the Board is interested in doing a site visit I don't know if anybody is familiar with this area in particular I thought we could go out there if anybody wants to go take a look , it's very dense and thick so I don't now how much we would really get to go in but we can walk along the road and the trail and you can look at where those houses are and stuff like that if that's something

Don Roberts: That might be a good idea is anybody interested,

Richard Harris: Do you want me to set this up before the public hearing or after?

Don Roberts: Before , it should be before

Alison Pingelski: The only thing I would say is we have to be careful with a quorum

Don Roberts: We know that we only have three, three at the most. Ted , Me anyone else, Charlie anyone else, okay so the Board members are going to be Tom Koval Me, and Charlie and Ted. Alright, so Ted, you can set that up

Ted Chesnes: Yea , I can contact you.

Ciara Hopkins: Okay sure I can coordinate with you.

Alison Pingelski: I make a motion for the public hearing for May 11th

Tom Koval: I'll second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried but we will see you before that out in the field.

Ciara Hopkins: Okay sounds good. the other question was about SEQR and the (inaudible) and anything else comes in like that letter ahead of the public hearing you can send it to me

Richard Harris: Yea we will do that and we will get the notice out probably within the next couple of weeks, does the Board want an expanded notice?

Ciara Hopkins: You are going to do the notice.?

Richard Harris: Yea we take care of the notice you just get the bill, you'll get that

Rich Berkowitz": Are we going to do extended?

Richard Harris: Well yea what does the Board want to do expanded notice? Town Code requires adjacent properties get a certified letter but the Board has the authority to extend it

Tom Koval: I think with this big of a parcel I don't think we need extended because everybody has acres and it's pretty extended.

Rich Berkowitz: What about Upper Newtown road is though?

Richard Harris: That's what I was going to say

Rich Berkowitz: including the developments?\

Tom Koval: yea I don't know

Richard Harris: So, you've got the one that wrote the letter and she's is in this area right here

Tom Koval: There are a lot that aren't adjacent right there.

Richard Harris: So, we will end to right here because like Tom said all of these are going to be captured here

Tom Koval: We're concerned about the Upper Newtown

Richard Harris: If I have any questions while we are doing this , yea we will probably go west on Upper Newtown, we will sent a certified letter, we also send 1<sup>st</sup> class, then we post it in the newspaper we take care of all of that and we send you the bill

Ciara Hopkins: (inaudible)

Richard Harris: If there is anything you want me to load up on the projector like I had the visual assessment up here, but we all got paper copies today and they all have current plan sets so if there is something else just get it to me

Ciara Hopkins: Yea we did bring a full copy of the new materials in a binder

Richard Harris: I can take that in case anyone comes in a lot of people still like to come in and review stuff , okay that's great.

Ciara Hopkins: Yea and just let me know if anything else comes up we will do the site walk and then I'll attend the upcoming Board meeting to see if they have any question and then I think their review generally is 30 days.

Richard Harris: No, no they usually, they'll do it that day, they will do a letter, so after that meeting I will get the letter before our meeting'; but when their meetings are on a Thursday and we're that Monday they usually give us a quick synopsis like by email and then I get a formal letter.

Ciara Hopkins: So that will be like a recommendation?

Richard Harris: Yes correct, they will make a decision whether it is County wide or community impact and then they'll give comments usually, so if it is a Town or County road I guarantee they will talk about making sure you go to County DPW to get a curb cut. So, we will share that with you, any letters we get from residents or emails we will share with you .

Ciara Hopkins: (inaudible)

Richard Harris: Yes , if you said nothing I would have exactly what I put up tonight which is full plan set and visual EAF but if you have other things that you want to talk about anything specific to anything you think will help answer questions for their best, its better to have more, please get it to me , some people send me stuff at 4:00 o'clock the day of the meeting get it to me first thing Monday morning the day of the meeting

Ciara Hopkins: Okay yea I'll make a short PowerPoint or something

Richard Harris: Yup, that's fine.

Ciara Hopkins: Great., anything else?

Richard Harris: Nope we set the public hearing I think we are all set right

Don Roberts: Anyone else ?

*RIC Halfmoon/Halfmoon Solar (SBL 274.-1-30.111) – Site Plan & Special Use Permit PUBLIC HEARING & SITE VISIT SET. The Board set a Public Hearing for May 11<sup>th</sup>, 2026, on a proposed solar array project and set a site visit to occur before the meeting date.*

Alison Pingelski: I make a motion to adjourn

Charlie Lucia: I second

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