

# **Town of Halfmoon Planning Board Minutes**

## **June 8 , 2026**

**Those present at the June 8, 2026, 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- 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**

**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 our May 11th meeting?

**Rich Berkowitz:** I make a motion to approve the minutes

**Laurie Barton:** I second

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

**Public Hearing:**

**Zeltins Remodel/Duplex, 480 Hudson River Rd – Special Use Permit (26.072)**

**Peter Zeltins:** I'm Peter Zeltins, I'm asking for approval to install a second living unit I purchased a property there was a 100-dog kennels in there, upstairs was a single living unit that the owner lived in. Downstairs was a partial of that upstairs unit too, downstairs as well for living purposes, inside the unit itself there was a kitchen for dogs food being prepared , there was a grooming area it contained a bathroom and a half bath and it contained a kitchen. I'd like to get permission to put in a second living unit downstairs the original dog feeding area, the bathroom that was there for the purpose of washing the dogs and grooming them, and it's pretty much what I'm looking for.

**Don Roberts:** Okay thank you, at this time we will open the public hearing would anyone from the public wish to speak?

**Richard Harris:** Don there are people online, but I don't know if they're online to speak

**Don Roberts:** Once again is there anyone in the room who wishes to speak? Anyone online wish to speak? ( No comments) Okay at this time we will close the public hearing, any questions by the Board? I will make a comment myself here I think this will be an improvement to what was there before my own personal opinion.

**Marcel Nadeau:** I will second that.

**Rich Berkowitz:** I make a motion for a neg dec on SEQR

**Marcel Nadeau:** 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 special use permit

**Marcel Nadeau:** I'll second

**Don Roberts:** All in favor Aye, (all were in favor) Opposed ( none were opposed) Motion Carried. Good luck

**Peter Zeltins:** Thank you

***Zeltins Remodel/Duplex – Special Use Permit***

***APPROVED. Board held a Public Hearing and approved the Special Use Permit to allow the conversion of the existing single-family residence to a two family (duplex) residence.***

**New Business:**

**Coca Cola Sign, 2 Vialetto Dr/Liebich Ln – Sign (26.084)**

**Tom Wheeler:** I'm Tom Wheeler with AJ Sign Company. This is the new Coca Cola building we are looking to install 3 signs. There is 2 Coca-Cola sign one on each corner of the building and then there is the lighthouse kind of toward the right-hand side of the building. All signs are on the south elevation, internally illuminated channel letters typical channel letters.

**Richard Harris:** Tom I just want to clarify the way Liebich Lane goes I'm not sure what you mean by south end

elevation I think you mean the side facing Liebich Lane correct? Which is kind of like southeast

**Tom Wheeler:** Yes

**Richard Harris:** Because that's where the main entrance is

**Tom Wheeler:** Yea because that's the visible side yup

**Richard Harris:** Yup

**Rich Berkowitz:** So, no surrounding residences will be able to see these signs?

**Tom Wheeler:** Say that again?

**Rich Berkowitz:** So, no surrounding residents will be able to see this , to see these signs

**Tom Wheeler:** Not that I know of

**Richard Harris:** So here is Tabor Road up here its up on the screen there's Tabor Road, you can see it snake here, residential there's residences here. The signs the way the buildings oriented is basically the way the SBL the way the SBL is and the way it's facing so my understanding is the signs would be on this side of the building if the building was here I probably should have brought the image, so here is Liebich Lane do you see how it snakes a bit that's kind of like south east facing there, south is like that way.

**Rich Berkowitz:** So, it's pretty far set back.

**Richard Harris:** Yea and it's behind the two existing buildings that are there and then Rolling Hills has a significant elevation up to the residences up here and down over here.

**Rich Berkowitz:** Are these all back lit signs?

**Tom Wheeler:** Internally illuminated with LED so short throw, they won't cast a light beam, typical channel letters that are just to be seen at night, the red face is don't look that great honestly anyway it's not as bright as white.

**Marcel Nadeau:** Are they on 24 hours?

**Tom Wheeler:** I'm not sure of that , I'm sure they will want to if they can.

**Tom Koval :** They are going to see them during the day anyway

**Rich Berkowitz:** It's not brighter than lights that are in the parking lot?

**Tom Wheeler:** No, not as bright as parking lot lights.

**Rich Berkowitz:** I make a motion to approve the signs

**Tom Koval:** I'll second

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

**Tom Wheeler:** Thank you.

**Don Roberts:** You're welcome.

***Coca Cola Sign– Sign***

***APPROVED. Board approved building signage for the Coca Cola warehouse/distribution facility currently under construction.***

**Dunkin Donuts/Walmart, 1549 Rt 9 – Change of Use/Tenant (26.081)**

**Kirah Brown:** Hello, I'm Kirah Brown with ERR Architecture.

**Don Roberts:** And what do you want to do?

**Kirah Brown:** We would like to add a Dunkin tenant into the front tenant well in the Walmart located in the picture shown.

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

**Tom Koval:** You do realize you have no sign permit? You cant put up any signs until you've come back in front of the Board for approvals on signage.

**Kirah Brown:** Yes , that's correct the Dunkin signage on the front of the building will be applied for by the franchisee we just want to do the interior work.

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

**Rich Berkowitz:** I second

**Don Roberts:** All in favor Aye, (all were in favor) Opposed ( none were opposed) Motion Carried. Your all set except for the sign application.

**Kirah Brown:** Thank you.

**Don Roberts:** Your welcome

**Richard Harris:** Just a reminder that before they move in they need to complete a what we call a tenant fit up for a new c/o for the tenant so you contact our office and one of our inspectors will work with who is actually going to be doing any fit up of the space.

**Kirah Brown:** Okay, sounds good I'll make sure to pass that along. Thank you so much.

*Dunkin Donuts/Walmart– Change of Use/Tenant*

*APPROVED. Board approved the use of approx. 2,050 SF of existing, interior retail space for a Dunkin' Donuts franchise location.*

**GF Haven (Small Bldg), 1516 Rt 9 – Change of Use/Tenant (26.083)**

**Meghan Smith:** Hi, Meghan Smith owner of GF Haven

**Natalie Sanvidge:** Natalie Sanvidge Co- Owner

**Meghan Smith:** We're seeking change of use, I should have said yes, we are going to have to utilize the building last time I was here. I know you asked us but we would like permission to do so.

**Don Roberts:** To use the small building to sell goods out of that building until you open up?

**Meghan Smith:** Yes, until we are done

**Rich Berkowitz:** So, is that going to include while you're open, or no?

**Meghan Smith:** No,

**Rich Berkowitz:** So it's just temporary?

**Meghan Smith:** Yup it's just until we are open in August.

**Richard Harris:** Is that when you're planning August?

**Meghan Smith:** We're hoping I mean we are quite delayed now

**Don Roberts:** If approved when are you going to open this small building ?

**Meghan Smith:** As soon as possible we're hoping.

**Don Roberts:** Okay

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

**Marcel Nadeau:** I second it.

**Don Roberts:** All in favor Aye, (all were in favor) Opposed ( none were opposed) Motion Carried. Good Luck

**Meghan Smith:** Thank you.

*GF Haven (Small Bldg.– Change of Use/Tenant*

*APPROVED. Board approved the use of the existing approx. 247 SF building for the sale of pre-packaged goods prepared off-site.*

**Roman Construction Services, 40 Farm to Market Rd – Change of Use/Tenant (26.094)**

**Tamara Sullivan:** Hi I'm Tamara Sullivan I'm here for a change of tenant at 40 Farm to Market Road, Roman Construction Services who currently occupy one storage unit in Building 3 at the Farm to Market Storage center, they would like to rent an additional unit of 1,500 square feet for supplemental storage. They are a current tenant and so they're aware about no outside storage and no waste on the property.

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

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

**Marcel Nadeau:** I second

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

*Roman Construction Services – Change of Use/Tenant*

*APPROVED. Board approved the use of 1,500 SF in Building 4, Unit A for the storage of supplies and equipment related to a construction business.*

**The Alchemist Esthetic, 13 Old Rt 146 – Change of Use/Tenant (26.095)**

**Tamara Sullivan:** Okay the Alchemist Aesthetic they want to rent 193 square feet in that building, they do beauty services, lash extensions, brow lamination, things of that nature. There is just one employee the proprietor and the hours are going to be 9 am to 7 pm Tuesday through Friday 8:30 am to 2:30 PM on Saturday and her peak hours are expected to be between 12 and 4 and she currently sees roughly 5 clients a day.

**Don Roberts:** Just keep in mind if these get approved you may have a hard time getting approval for any additional tenants because of the parking. You're aware of that right because you're running out of parking. Alright, comments by the Board?

**Tom Koval:** I make a motion to approve the Alchemists Aesthetic

**Rich Berkowitz:** I'll second

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

*The Alchemist Esthetic– Change of Use/Tenant*

*APPROVED. Board approved the use of approx. 193 SF of the 3,046 SF building for a sole proprietorship beauty services business.*

**Aurora Tattoo Society, 13 Old Rt 146 – Change of Use/Tenant (26.096)**

**Tamara Sullivan:** Okay and the next tenant for that building is Aurora Tattoo Society they are looking to rent a 111 square feet, they are a tattoo and piercing studio. They have 4 employees full time , 2 full time and 2 part time. They're open Monday through Friday 12 to 7 and Saturday from 12 to 8 with peak hours between 12:30 & 4:30 during the week , their heaviest traffic on Saturday between 12:30 & 5 and they typically see around 4 clients per day with 7 on the weekend.

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

**Tom Koval:** Again, just to re-iterate seems like they both have the same peak hours and everything and with 4 people on and the couple of customers you're out of parking so

**Tamara Sullivan:** Yea I think that we will be okay just because they are not , neither tenant is seeing a lot of clients, and the tattoo studio not all four employees are going to be working at the same time.

**Don Roberts:** But like I said any future tenants might be having a hard time.

**Tamara Sullivan:** Yea I understand that.

**Tom Koval:** Auroras is that the one that was down by the Auction prior, but they just moved up?

**Tamara Sullivan:** It is.

**Marcel Nadeau:** I'll make a motion for the change of use and tenant

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

**Don Roberts:** All in favor Aye, (all were in favor) Opposed ( none were opposed) Motion Carried. All set

**Lyn Murphy:** When you come back for a sign if you choose to do so, Aesthetic isn't spelled that way so I don't know if it's like a it might be a commercial thing, it may be like a they might want to spell it that way but just so you know.

**Tamara Sullivan:** That was how the tenant wanted it. Yes.

*Aurora Tattoo Society– Change of Use/Tenant*

*APPROVED. Board approved the use of approx. 811 SF of the 3,046 SF building for a tattoo and piercing studio.*

**Miles Per Mutt, 1 Vosburgh Rd – Change of Use/Tenant (26.097)**

**Tamara Sullivan:** Miles per Mutt is a pet sitting and dog walking business and they would like to rent 105 square feet of office space at 1 Vosburgh Road. This space is going to be used for entirely administrative tasks , employees punching in and out, collecting their supplies for the day. So there are 5 part time employees but no one will actually be working onsite. Their will not be any pets onsite either.

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

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

**Marcel Nadeau:** I'll second it.

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

**Tamara Sullivan:** Thank you.

*Miles Per Mutt– Change of Use/Tenant*

*APPROVED. Board approved the use of approx. 105 SF for an administrative office for a dog walking and pet sitting business.*

#### **Honest Johnny's, 1917 Rt 9 – Change of Use/Tenant & Sign (26.102 & 26.091)**

**John Cole:** Hi John Cole we currently we are using the pre-existing building there that we renovated in 2023 to do car calibrations and light mechanical, we just put up a new building there and we're looking to split the business and do car calibrations inside the old building and do strictly light mechanical in the new building.

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

**Richard Harris:** There is also a sign for this

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

**Laurie Barton:** I second.

**Don Roberts:** All in favor Aye, (all were in favor) Opposed ( none were opposed) Motion Carried. All set

**John Cole:** Thank you

*Honest Johnny's– Change of Use/Tenant & Sign*

*APPROVED. Board approved the use of 5,000 SF of the 10,000 SF building, and related signage, for a light mechanical automotive repair facility.*

### **Haney's Garage Fence Relocation, 32 Rt 146 – Site Plan (26.077)**

**Fred Metzger:** Fred Metzger here land surveyor this evening with Mr. Haney regarding his updated proposed site plan. He purchased the original piece back in 2024, got the approval for the construction. completed everything got his c/o short of the fenced area going in and then with business being well and good he is thinking future probably expansion on the existing building so on and so forth so back in 2025 we did the lot line adjustment and acquired the additional 3 pieces that we added making that kind of a flagged shaped piece there, so then looking forward and down the road if he is going to add on to the building he thought maybe it would be better now instead of spending the time and money to install the fence where it is to put it up in the back corner so in the future when he puts an addition up on the building he wouldn't have to relocate and spend the money again.

**Don Roberts:** Will that be visible from any residences?

**Fred Metzger:** Just the 2 rentals in the front, they're both the rental properties that are owned by Mr. Olesen who sold them the lands.

**Richard Harris:** Here it would be these two properties

**Fred Metzger:** Correct, that's part of it the other part too is I believe the gentleman that's in the one house has a couple young kids that kind of run all over the place there and they kind of butted heads a little bit so Jay just wants to put the fence up to kind of be like okay the fence is here you stay on that side we'll stay on our side and then there's no issues.

**Richard Harris:** Yea I did mention at the pre-meet I focused on the fenced in area with the vehicles, but the fence is proposed to come all the way along this eastern property here.

**Fred Metzger:** Yea so the addition on that property line as well as the relocating to the rear again partly not to spend the money to do it twice too.

**Charlie Lucia:** I'll toss a question out , the portion of the fence that faces the neighbors property or their own of course they're leasing or renting it, could they put some type of shrubbery in front?

**Fred Metzger:** Shrubby yea, they could pull it in if that's something that the Board would like I'm sure he wouldn't be opposed to it.

**Charlie Lucia:** Give the kids something to climb on

**Fred Metzger:** I get it , he is proposing the 6 ft chain link with the black slats in it yet.

**Tom Koval:** The slats will work

**Charlie Lucia:** Yes, the slats will work, that's fine.

**Fred Metzger:** Yea so that way again the items in the back that are kind of for insurance purposes will be hidden from view.

**Charlie Lucia:** Okay, thank you

**Fred Metzger:** Your welcome

**Don Roberts:** Any other questions?

**Richard Harris:** And that would be along the entire perimeter the fence along the property line?

**Fred Metzger:** Correct the square portion plus,

**Richard Harris:** The slats I'm talking about

**Fred Metzger:** Yes, correct.

**Rich Berkowitz:** I make a motion to approve the change of site plan

**Marcel Nadeau:** I'll second

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

**Fred Metzger:** Thanks

**Don Roberts:** You're welcome.

*Haney's Garage Fence Relocation– Site Plan*

*APPROVED. Board approved the enlarged and relocated fence for a motor vehicle impound area.*

**Moquist Subdivision, Rt 236 (SBL# 273.17-1-13) – Minor Subdivision (26.093)**

**Pat Jarosz:** Hi good evening my name is Pat Jarosz with VanGuilder Land Surveyors we are just here tonight on behalf of our client to request a 2-lot subdivision. There is no actual lot number just this SBL but if you look out the window you can see the woods is over there so it's right across the street pretty much. It's 12.12 acres, they want to divide it into 2 lots, it meets all the bulk requirements to the zone it will be served with public water and sewer. Thank you.

**Don Roberts:** As you know this will need a public hearing but before that any questions by the Board?

**Rich Berkowitz:** I make a motion to set a public hearing June 22.

**Charlie Lucia:** I second that

**Don Roberts:** All in favor Aye, (all were in favor) Opposed ( none were opposed) Motion Carried, see you the 22<sup>nd</sup>

*Moquist Subdivision – Minor Subdivision*

*PUBLIC HEARING SET. Board set a Public Hearing for June 22, 2026, for a proposed two lot single family home subdivision.*

**115 Vosburgh Road Subdivision, 115 Vosburgh Rd – Major Subdivision (25.182)**

**Jason Dell:** Good evening Jason Dell I'm here with Lansing Engineering here on behalf of the applicant for the 115 Vosburgh Road residential subdivision we are here this evening to introduce the project to the Board and ask that the Board refer the project to MJ Engineering to begin the engineering review for the project so this property was previously occupied by Lucarelli Sand and Gravel it contains multiple structures that include garages storage buildings as well as a house up along Vosburgh Road. It also encompasses 3 parcels that total just shy of 30 acres. So, for this project the applicant is proposing a conventional subdivision that will consist of 22 single family lots. The proposed minimum lot size is a 1000 square feet, maximum lot size is around 63,000 square feet, with an average lot size of around 35,000 square feet so all of the lots exceed the minimum requirements in the zone which is the AR Zone. There will be a road that originates from Vosburgh Road that will extend into the project terminating the Cul de sac its about 1500 feet long and that road is intended to be dedicated to the Town. The project is also located within the northern Halfmoon GEIS area, and it does meet all of the requirements, the open space per the northern Halfmoon GEIS. Water will be provided by the Town of Halfmoon Water Department, sewer will be provided by the Saratoga County Sewer district and stormwater will be managed in accordance with all requirements out there so we are here to see if we can answer any questions you folks may have, and request that the project be referred to MJ for review.

**Don Roberts:** Thank you Jason as you said we will refer this to our Town Engineer MJ Engineering also the fire district for review as well, any questions by the Board? (no questions) I guess you did a good job, Jason. Okay we will have Joel review it and get back to you alright.

**Jason Dell:** Thank you .

*115 Vosburgh Road Subdivision– Major Subdivision*

***TABLED & REFERRED TO AGENCIES. Board received a presentation for a 22-lot single family home subdivision and referred it to the Town Engineer and Fire Department for review.***

**1478 Crescent-Vischer Ferry Self-Storage, 1478 Crescent-Vischer Ferry Rd – Site Plan (26.054)**

**John Hitchcock:** John Hitchcock here with ABD Engineers for the applicant Andrew Sciocchetti Mr. Sciocchetti is proposing climate control and RV and boat storage here at 1478 Crescent Vischer Ferry Road which is a 7.4-acre lot. Zoned C-1 commercial small business contains an existing single-family home on the lot now that home will be demolished at the north of the site along Crescent Vischer Ferry Road. Currently at the north end of the site, he's proposing a 29,000 square foot climate-controlled building and at the rear of the site south end of the site the remaining 70,900 square feet a storage will be an RV and boat storage divided amongst 8 buildings. No outside storage is proposed for this it will connect the climate control will connect to public water with a private septic for a sewage wastewater

at the north end of the site. There will be no need for water at the RV and boat storage buildings. Lighting we did provide a lighting plan to the Town, we're proposing downward mounted dark sky compliant lights on there with no spillage to the, with the residential neighbors that surround it. For landscaping I know there's residents to the south and on what was it Sandy Rock Way we are proposing along that south bound line a 6-foot-high vinyl fence , privacy fence.

**Richard Harris:** So, John you're talking about, I just want to verify, this area here?

**John Hitchcock:** Correct, so just to the south there's that Sandy Rock Way proposing that fence, however between the fence and the actual residential homes there is a dense wooded area that will provide extra screen age. Along the western property line, the only resident is to the north of the site on the west there, but we are providing evergreen trees along the entire west end of the property. Directly west of the RV and boat storage is just an open field undeveloped land. To the north of the site there is the residential, I'm sorry to the north of the site there is a residential , I'm sorry to the east of the site there is a residential home on that east end of the property for screen age and we are here tonight really just to move the project forward and get comments from the Board and for MJ and whatever we've got to do to see it move forward.

**Don Roberts:** Thank you we will refer this to our Town engineer MJ Engineering. We will refer it to the Saratoga County Planning Board and also to the fire district. Comments by the Board?

**Tom Koval:** Yea I don't like it at all, I don't think it's the right area for it , there is similar commercial businesses on that road but not in this pocket where it's all residential surrounded by residential properties, it's going to be an eyesore to everybody around there and I don't care what you say about the downlighting, I know downlighting I know lighting like the back of my hand there is going to be lighting spillage. You're going to have all of these residential houses looking at that what are the hours of operation, are renters allowed 24-hour access to the property?

**John Hitchcock:** Correct so yea I want to point out that it is the least impactful use that is allowed in this area. It will have 24-hour access RV and boat storage in the rear though is usually seasonal, you're seeing it come in at the end of the season, coming out at the beginning of the season so very limited trips to the site.

**Tom Koval:** But you have no way of saying that that's the only time they can access their property their boats or RV's they can put an RV in there every single weekend be in and out .

**John Hitchcock:** They could yes , they could use it as their personal garage, for their RV and boat

**Tom Koval:** In my opinion it's not the right spot for it and I'm vehemently opposed to it.

**Don Roberts:** Anyone else?

**Laurie Barton:** I'll express my concern and I'll second what Tom just said in terms of his concerns with the residential area surrounding it

**Don Roberts:** Anyone else?

**Marcel Nadeau:** I'll agree with that

**Don Roberts:** Alright , so we've got 3 already do you want to refer this or what do you want to do.

**John Hitchcock:** Of course it's an allowed use

**Don Roberts:** No one is denying that, but you are going to have trouble

**John Hitchcock:** We would definitely like to move forward.

**Don Roberts:** You want to move forward?

**John Hitchcock:** Yup

**Don Roberts:** Okay then we will we will have our Town engineer review it We will send it to the Saratoga County Planning Board and also to the fire district and we'll get back to you. Thank you very much.

**John Hitchcock:** Thank you.

*1478 Crescent-Vischer Ferry Self-Storage– Site Plan*

***TABLED & REFERRED TO AGENCIES. Board received a presentation for a 99,900 SF self-storage and RV/boat storage facility and referred it to the Town Engineer, Fire Department and Saratoga County Planning Board for review***

*Old Business:*

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

**Pat Jarosz:** Hi good evening, Pat Jarosz again from VanGuilder Land surveyors we are just here for that special use permit to construct a duplex at 117 Beach Road. Since the last meeting we have received a variance that we requested from the Zoning Board, so we are just here to move on tonight .

**Don Roberts:** I think we will need a public hearing but any comments before that?

**Rich Berkowitz:** I make a motion to have a public hearing on June 22<sup>nd</sup>.

**Joe Landy:** Second

**Don Roberts:** Okay we have a motion and a second all in favor Aye, (all were in favor) Opposed (none were opposed) Motion Carried, see you the 22<sup>nd</sup>

**Pat Jarosz:** Thank you

***PUBLIC HEARING SET. Board set a Public Hearing for June 22, 2026, for the proposed construction of a two-family (duplex) residence.***

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

**Jason Singer:** Hi, I'm Jason Singer. Jason Singer, Architect representing Fay Inovlotska. She couldn't make it tonight. We're just seeking approval to move forward with the bakery. It's been around awhile as Richard said. We were here in February. We responded to comments that we received from the fire department and from MJ. I guess it got approval from Saratoga County. We're good to do the emergency shutoff, electrical and all the fire, ya know, code requirements, of course. So, just seeking to approve to move forward.

**Donald Roberts:** Ok. Joel, you're all set with this, right?

**Joel Bianchi:** Yeah. The only comment we have was on parking. The Board has the latitude to set that for the project. The employees also live there. So, three employees. Three residents live there, so you'll need parking spaces for that operation, but the Board has that latitude. Otherwise, it would be two separate uses aggregate of those two uses and that's not what (inaudible )

**Marcel Nadeau:** Yeah. That's correct.

**Richard Berkowitz:** Unless she sold it to somebody with that same unique situation

**Jason Singer:** If she were selling it, would it be the person she is selling to would come back through or she would be ...

**Rich Berkowitz:** It would be the person she is selling it to but I'm sure the person who would be buying it if they had legal counsel wouldn't buy it until we approved it.

**Jason Singer:** Gotcha, okay

**Joel Bianchi:** So, the Board may want to contemplate some sort of condition

**Don Roberts:** How would we word that ?

**Tom Koval:** How would we condition it?

**Richard Harris:** I think you're getting at that only residents can be employees of the business, that's the most enforceable thing. I think we would have to have our code enforcement officers would have to investigate to find out what's going on why is there suddenly excess cars, you really don't have room to park anywhere, other than 236

**Lyn Murphy:** Question so if the employees are living there how do you control whether they have kids or are married or like how are you saying it's only one car?

**Jason Singer:** That's a good question. I don't think that, yeah, it can't be enforced.

**Richard Harris:** Does the Board want to consider a condition of no more than "X" number of vehicles at one time shall be on site.

**Donald Roberts:** That's probably a good idea.

**Richard Harris:** Okay

**Tom Koval:** How many parking spots do they have?

**Marcel Nadeau:** Three.

**Richard Berkowitz:** How many cars can

**Jason Singer:** Then there's the whole turnaround area. That whole area there for trucks, its

**Richard Harris:** Yeah. This is the turnaround here. You can't really see up to the south end of the site is the turnaround. The three parking spaces are along the boundary with Stewart's.

**Marcel Nadeau:** Right. But there's room for vehicles coming in?

**Richard Harris:** Yeah. I mean, here's the driveway, here's delivery area right here and then the turnaround here so, theoretically you could see a vehicle parked here or here.

**Charlie Lucia:** Yeah. It's definitely awkward. I mean, you get three

**Richard Harris:** The site pre-exists zoning. The building pre-exists.

**Richard Berkowitz:** You have three cars then the delivery truck.

**Tom Koval:** I don't know. If I see this project one more time...

**Tom Koval:** I make a motion to approve the Change of Tenant with a maximum of three vehicles.

**Rich Berkowitz:** Second

**Richard Harris:** It's a site plan just so you know

**Rich Berkowitz:** Well, we've got a delivery truck also.

**Tom Koval:** Maximum of three vehicles park in one delivery truck in and out.

**Lyn Murphy:** Did you condition on about no parking on 236.

**Tom Koval:** No parking on Route 236.

**Rich Berkowitz:** And also, the shutoff. The automatic shutoff

**Tom Koval:** That's Code, so.

**Donald Roberts:** Ok. We got all that now?

**Richard Harris:** Yes. We got it.

**Donald Roberts:** And they live there.

**Tom Koval:** Yes.

**Donald Roberts:** The workers live there, yeah.

**Richard Harris:** Three vehicles plus delivery and no parking on 236. Those are the conditions.

**Donald Roberts:** We got a motion and a second?

**Donald Roberts:** All in favor aye (all in favor). Opposed (motion carried). And please tell about if she ever goes to sell it, there's going to be an issue. Thank you very much.

***Fay Inovlotska Bakery– Site Plan***

***APPROVED. Board approved the conversion and renovation of the existing residence to a wholesale bakery and residence, with conditions related to: (1) maximum of 3 vehicles and 1 delivery vehicle; and (2) no parking on Route 236.***

**Jason Dell:** Jason Dell, Engineer with Lansing Engineering, here on behalf of the applicant for the Sweeney PDD. We're here this evening to update the Board with the goal, eventually, be for this Board to issue a positive recommendation back to the Town Board for the PDD. The site is about 28.8-acre site that is currently zoned as M1 industrial and single family residential is not an allowed use within that zoning district. So, we are requesting the PDD not to request any additional density for the project but strictly to allow the use of single-family homes as the surrounding area is all predominantly residential. So, again, the project includes the construction of 30 homes. The most minimum lot size is about just shy of 22,000 sq. ft., with a maximum lot size of around 38,000 sq. ft. They'll be approximately 1,900 feet of road that extends off of Staniak Road. Terminates in a cul-de-sac and it is the intent for that road to be dedicated to the Town of Halfmoon. Sanitary sewer will be provided by a connection to the sewer district systems. Water will be provided from the Town of Halfmoon. So, since the last time we were before the Board with the request, we did go through a couple rounds of you with MJ Engineering. We did submit a concept utility plan, stormwater plans, traffic evaluation. We did receive a SHIPO signoff as well as will serve letters from the sewer district and water department. One of the topics that we discussed, or it might have been in one of the letters from the residents' was to look into extending sewer further to the west on Staniak Road. As part of that concept utility plan, we did show an extension to the west for the additional, I think there was another six or seven residents on Staniak that would be able to tie-into that force main. So, we did include that on the plan.

**Richard Harris:** So, Jason, on this up on the screen are you saying it would extend to these residences here?

**Jason Dell:** Those residences right on Staniak. Yes. It doesn't go up Cary.

**Richard Harris:** So, to the corner?

**Jason Dell:** Yes. That's about the extent of the capacity that we're going to be able to provide.

**Richard Harris:** Ok.

**Jason Dell:** With the type of pumps to get them up to where we're discharging to. So, we will be able to service those residences there, yes. We were also asked to take a look at providing a trail connection. Charlie, I believe you and Tom asked us to look into that. I have been in contact with Jason Kemper of the County. Talking to him, we went out. My staff looked at the potential connection points, and we did provide this plan up to Jason for him to take a look at, and review. It is possible. There's going to be significant grading required to get down to the trail. So, this is up there for them to take a look at now. So, the applicant has committed to doing something like this, again, it's going to be up to the county as to whether or not they're going to allow it, but, he's certainly open to that. It was a

little bit different with Hanks' Hollow because we had a lot more room to grade to get that road down there. We did show here that it is possible to make that connection.

**Charlie Lucia:** Thank you.

**Jason Dell:** So, we're here tonight to answer any additional questions you folks may have to advance towards a positive recommendation.

**Lyn Murphy:** I have two questions. One, water extension agreement necessary or is it already running yet?

**Jason Dell:** I'm sorry.

**Lyn Murphy:** Is there a water extension agreement necessary or does it already have public water?

**Jason Dell:** I believe we're going to have to extend into the district, correct?

**Joel Bianchi:** Yeah. The first 400 (inaudible)

**Jason Dell:** That's correct.

**Lyn Murphy:** Okay, and then the next is who besides the fire department asked for water and ice rescue equipment? Do you know?

**Jason Dell:** No, that was just an email that came from the fire department.

**Lyn Murphy:** Okay, so, that is not a public benefit to the Town. I mean people obviously get serviced by that and we support our local fire department's but the way the statute is written, that becomes complicated. So, if the applicant out of the good of their heart\_wants to do that, that's great but we can't count that as public benefit.

**Jason Dell:** Understood. We didn't change the public benefit at all for this one. It was just a response to the fire department's comment.

**Donald Roberts:** Okay so, this is a Planned Development District (PDD) so, we would make a recommendation to the Town Board. Any comments beforehand?

**Tom Koval:** I'd like a public information meeting for this.

**Donald Roberts:** Just keep in mind. That's fine but just keep in mind the Town Board has to have a Public Hearing anyways. So,

**Tom Koval:** I'd like to hear the public's comments though.

**Donald Roberts:** Would you, ok.

**Charlie Lucia:** I agree.

**Tom Koval:** I know some of the people in there. I certainly don't know them all and I'd like to know what their feeling is and what they're already been benefacted by Hank's Hollow. How they feel about all that before I.

**Donald Roberts:** Ok. So, what's a good time for the public informational meeting

**Richard Harris:** I would recommend July 27 and the Board, if you could input on whether you want extended notice

**Tom Koval:** Yes.

**Marcel Nadeau:** It's zoned light industrial?

**Richard Harris:** Correct. It's zoned light industrial, commercial

**Jason Dell:** It's actually zoned M1.

**Richard Harris:** Oh, M1.

**Richard Harris:** Thanks Jason. I didn't know that. Thank you. M1, manufacturing our most intense industrial district.

**Donald Roberts:** So, something worse could be coming here. Put it out there.

**Richard Harris:** I do want, could you, I could do it. That we did receive a letter that's in everyone's packet from a resident, Mr. Kilmartin. So, that should be in your packet, and it'll be part of the record.

**Donald Roberts:** Part of the record. Okay so we'll have a public information, somebody's gotta make a motion for it.

**Tom Koval:** I'll make a motion to have a public information meeting July 27. I'm not saying I'm opposed to it. I just want to know what all the neighbors feel about it.

**Rich Berkowitz:** I'll second it.

**Richard Harris:** And you want expanded notice, correct?

**Donald Roberts:** Yes. You should. If you're going to do it, you might as well as do it right. We have a motion and a second for a public informational meeting on July 27. All in favor aye (all in favor). Opposed (none opposed). Motion carried. See you then.

**Jason Dell:** Thank you.

*Sweeney Residential Planned Development District– PDD Recommendation  
PUBLIC INFORMATIONAL MEETING. Board received an update on the proposed 30  
lot single family home Planned Development District and set a Public Informational  
Meeting for July 27, 2026.*

**Halfmoon Sports Center/Northway 8 Athletic Complex, Progress Drive – Site Plan & Minor  
Subdivision (2.085/25.160 & 25.161)**

**Jason Dell:** Jason Dell with MJ Engineering, here on behalf of the applicant for the Northway 8 Athletic Complex. We're here this evening to update the Board. The last time we were before the Board with the project was back in November and the plan has been updated since then. So, this project site is located along Crescent Vischer Road and Progress Drive. The site currently consists of five parcels with an overall area of just over 63 acres. So, the four parcels are located within the LIC (Light Industrial Commercial) zone with one parcel located up front in the commercial zone. So, for this project, we are including a subdivision to allow for the development on both the Town right-of-way as well as the project in the rear of the property. The subdivision will result in the same number of lots and a road right-of-way. Since the last time the Board's seen this project, the plan has been revised to include two outdoor soccer fields as well as 48,650 sq. ft. indoor field as well as parking area around that indoor field. So, the indoor field building will be a pre-engineered, 50' high structure and inside that building there will also be an operations area for the overall facility. The outdoor fields will be approximately 210' x 345'. Turf synthetic fields. There will also be multiple storage containers located adjacent to the fields for various training equipment and maintenance equipment. There will also be eight, 70' high light poles associated with the outdoor fields and those light poles are necessary for safety reasons as well as for evening play and safety reasons associated with that evening play. So, we are proposing currently 166 parking stalls with 12 of those being dedicated for employee stalls,

which are 9x20. We're also including an emergency access road that extends over to Greenbrier. That was part of the Belmonte subdivision. That is going to serve two purposes. It'll be for an emergency access road as well as it'll be for the proposed sanitary sewer access route. We will be proposing to extend a force main all the way from up at Crescent, down that road that will tie into the gravity sewer that's located over there, and the sewer district will require a road by which to access those manholes.

**Richard Harris:** Jason, for that you're still proposing the gate there for access.

**Jason Dell:** Yes. Yes. Yes. There will be a, it won't be access, it'll be blocked off so they'll be no thru traffic over to Greenbrier.

**Richard Harris:** And keys for that would be a Knox box or something for the.

**Jason Dell:** It'd be for whatever the fire department and the sewer district want for something like that.

**Richard Harris:** Ok.

**Jason Dell:** So, they're also making a connection from the Northway Golf Center facility to the new road and Crescent Road from McDonald's. If you recall, McDonald's has their own dedicated access onto Crescent. That'll be illuminated and will connect onto the new road. So, that's also part of our proposal. Water will be provided by extending the water main into the project, and, as I've mentioned before, sanitary sewers will be provided by a connection to the gravity line to the north, and stormwater will be managed in accordance with all requirements. So, we're here this evening to get some input from this Board and advance the project. However, the Board sees fit. We know as indicated in the pre-meet, we'll need to go for some zoning variances for those light pole heights.

**Richard Harris:** So, are you looking for the Board to deny the lighting tonight or do you want to just wait

**Donald Roberts:** We should have full review first.

**Richard Harris:** Ok.

**Donald Roberts:** We're going to refer this to our Town Engineer, MJ Engineering, Saratoga County Planning Board and the fire district, and we won't do any denials until we hear back from Joel's review. That being said, comments by the Board?

**Tom Koval:** Jason, I have a few questions. That entrance road, is it going to be a Town road?

**Jason Dell:** That's correct. Right to the turnaround point.

**Tom Koval:** Why would the Town maintain a road going to a private business?

**Jason Dell:** The intent for that road is to support the rear business in the back as well as potential future businesses along that road.

**Tom Koval:** So, it's, they want the Town to pay to maintain their driveway, in essence, until something else gets built that they sell and then we're paying to maintain that. So, I do have an issue with that, and I understand what you're saying. Another thing I'd like to point out is. The amount of parking with the soccer fields and what we're going through right now over at Impact. There's not enough parking. We have, essentially, three structures that could bring in a lot of cars. I'm looking at not that much parking here. What's the proposal for expansion on the parking lot?

**Jason Dell:** Right now, this facility isn't designed and isn't intended to be for large tournaments. It's not big enough for large soccer tournaments.

**Tom Koval:** Neither's Impact.

**Jason Dell:** Well, this is going to be more for a soccer club. To have their training facility added. This is a northeast rushed proposed facility here. Ray, if you'd like to mention any additional things, but this is not intended to be a tournament type style place at all.

**Tom Koval:** But it could very easily change to that when people come in and want to rent the spaces for a tournament or for, for anything. Once the building's up and if it's not being profitable the way it is, it's a very easy change for you guys to just start bringing in people. We don't have any control of it other than if it's a Town road, now they're parking along a Town road. I don't think there's enough parking there from what I'm seeing.

**Jason Dell:** We can, I mean, you can see all the green space around there, Tom. We can absolutely add substantial banked parking. This is all they feel they need for right now, but we can absolutely show banked parking on the plan and have that approved in case it's ever needed to be constructed.

**Tom Koval:** And by the way, my other concern is those light poles. Those 70' poles. looking at houses right there.

**Jason Dell:** Those houses to the east are about 350' away from the building. So, there is significant green space between us. That building will be about 50' high. So, there will be some blocking of

**Tom Koval:** 350' isn't even from here to 236. You have a 70' light pole on 236. You're going to see that right through your windows.

**Jason Dell:** Well, you can see light poles a mile away, but you can't read from them so there's a difference between being able to see lights to being

**Tom Koval:** It's a big concern of mine

**Jason Dell:** Understood.

**Tom Koval:** It's definitely a concern.

**Jason Dell:** Understood.

**Tom Werner:** Do you anticipate pedestrian traffic from the soccer fields, youngsters, whatever, going down to McDonald's and back and is there going to be a concern for safety with that road with people in and out?

**Jason Dell:** We can certainly look into that.

**Tom Koval:** Sidewalks

**Jason Dell:** Right now, we don't have a sidewalk, but we can certainly look into that.

**Tom Werner:** I mean, it would be a boom to McDonald's. Maybe they'd be interested in

**Donald Roberts:** Now back in the fall when you first came before us, we received a number of emails from the residences of concern. So, we're going to make that part of the record at this point.

**Richard Harris:** They were all provided, to you back I believe to, back when we received them. The Board members were all provided copies. I have extra paper copies here. But they'll all be part of the record of the project.

**Donald Roberts:** Right.

**Richard Harris:** I know you receive them back in November, December when we got them.

**Donald Roberts:** They both got referred already but any other comments by the Board? Okay We'll, wait for Joel's and the other reviews and the other reviews and make sure any denials we need to adapt to hear from you. Alright, we'll get back to you alright, okay?

**Jason Dell:** Thank you.

*Halfmoon Sports Center/Northway 8 Athletic Complex - Site Plan & Minor Subdivision  
TABLED & REFERRED TO AGENCIES. Board received a presentation on the updated  
plan to construct two outdoor soccer fields and an indoor field and training facility, and  
referred it to the Town Engineer, Fire Department and Saratoga County Planning Board  
for review.*

**Donald Roberts:** You're welcome. Take care. Anything else?

**Laurie Barton:** I make a motion to adjourn.

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

**Donald Roberts:** All in favor aye (all were in favor). Opposed (none opposed). Motion carried.  
Thank you. Goodnight.