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**Town of Halfmoon Planning Board  
March 25, 2024**

**Those present at the March 25, 2024, Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

Alison Pingelski  
Joe Landy

**Coordinator- Building, Planning and Development:**

Richard Harris

**Senior Planner / Stormwater Management Technician:**

Paul Marlow

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

**Tom Koval:** I make a motion to approve the minutes.

**Charlie Lucia:** I'll second.

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

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**Keystone Novelties Distributors - Temporary Fireworks Sales, 994 Hudson River Rd –**

**Change of Use/Tenant & Sign (24.029 & 24.030)**

**Don Roberts:** I believe you're online Alex, right?

**Alex Mutzabaugh:** Yes

**Don Roberts:** Okay, just explain what you want to do real quick.

**Alex Mutzabaugh:** Basically, Keystone Novelties is looking to have a firework sale for a short-term period over the 4<sup>th</sup> of July of this year. We're looking for the dates at the most, it might not run this long actually, but from the 21<sup>st</sup> of June to the 5<sup>th</sup> of July would be the time frame that we would love to do. This would basically be mimicking the layout that we've done in the past years where we have the tents set up near the end of the lot, closer to the street side there and we'll simply have typical daytime hours of 9 am to 9 pm with hours that may go a little bit later of course during the 3<sup>rd</sup> or the 4<sup>th</sup> of July where people are out a bit later. Then come July 5<sup>th</sup> we should be cleaned up and packed up and out of the area by the following week and that's pretty much per usual for our run through here.

**Marcel Nadeau:** Lyn do we need an authorization from the property owner.

**Richard Harris:** Sure

**Marcel Nadeau:** We have that?

**Richard Harris:** Yes, yea

**Tom Koval:** We had no issues last year with them?

**Richard Harris:** No, they've been there I think this is your 3<sup>rd</sup> year, or maybe 4<sup>th</sup> in this location, we've had no issues.

**Alex Mutzabaugh:** Yea I believe it's the 4<sup>th</sup> year

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

**Marcel Nadeau:** Ill second

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, your all set Alex, good luck. Oh, we still need a sign, explain your sign if you would please.

**Alex Mutzabaugh:** Yea the typical signage we use as well is pretty much just kind of a few simple signs that obviously state who the company is, it will have a Keystone Novelty sign that I believe is a 3 x 10 and then we should have 2 other smaller signs that are 4 x 6 and I believe they are basically one that kind of shows the giveaway item and one that might be a buy one get one I think it is.

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

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

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, now your all set

**Alex Mutzabaugh:** Thank you so much.

**Don Roberts:** You're welcome, take care.

***Keystone Novelties Distributors Temporary Fireworks Sales – Change of Use/Tenant & Sign APPROVED. The Board approved the temporary tent sale and storage of legalized fireworks, along with related signage.***

**Christopher Subdivision, 98 Werner Road – Minor Subdivision (24.038)**

**Don Roberts:** And before we start you know that we have to deny this right?

**Pat Jarosz:** Understood. My name is Pat Jarosz from VanGuilder Associates, I'm here on behalf of the owner to propose a 4-lot subdivision on a 1.72-acre lot that is located on the corner of Cemetery Road and Werner Road. This request is for estate planning purposes. The lot is located in an AR Agricultural Residential zone and is served with public water and sewer. Lots 1,2 and 3 will be a little over 20,000 square feet. The lot 4 will require an area variance to meet the local requirements of the zone for the minimum lot size. Thank you.

**Don Roberts:** Which is why we have to deny, because its not a conforming lot, okay. Can I have a motion to deny please?

**Rich Berkowitz:** Yea, I'll make a motion to deny based on lot 4 not meeting the minimum area requirements.

**Alison Pingelski:** I'll second.

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

**Pat Jarosz:** Thank you.

***Christopher Subdivision, 98 Werner Road – Minor Subdivision DENIED. The Board denied the proposed 4-lot subdivision at 98 Werner Road due to the inability of proposed Lot 4 to meet minimum area requirements.***

**Mott Orchard PDD, 165 Farm to Market Road – Major Subdivision (24.044)**

**Ed Keiss:** Good evening my name is Ed Keiss, I represent Beacon Development Group. We've been before you a few times before for the Mott Orchard subdivision on Farm to Market Road, I can either go back and give you a whole lot of history but the reason we're back here is because when we took the plans to the County on March 6<sup>th</sup> with a March 11<sup>th</sup> due date of 62 days after the Planning Chair signed the plans the County told us it could be a couple weeks before they got through their review process and then they would send the plans back to us because it's the date that the plans, they finish their filling process not the date they actually deliver them to the County. So, we are back here now to ask for the process to re-approve the same plans with no changes from the last time so we

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can go back to the county. I don't know Rich should I go back through the history, the number of lots or all of the approvals have been in place.

**Richard Harris:** That's right the Board, the staff does a summary for the Board ahead of time so it's more for the members that are new since that got approved. You know we've got a summary for them, but it would be good at the public hearing in case new residents show up for that.

**Ed Keiss:** Okay

**Don Roberts:** And we are going to be doing our best to let the public know nothing has changed but be prepared because we don't know what is going to happen with the public you know. Maybe nobody speaks and maybe a lot of people again we don't know.

**Ed Keiss:** We just had some loud and long discussions in the past

**Don Roberts:** We sure have, so I just want to prepare you.

**Ed Keiss:** Good right thank you.

**Rich Berkowitz:** I make a motion to have a public hearing on April 22.

**Alison Pingelski:** I second

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, see you April 22<sup>nd</sup>

**Ed Keiss:** Thank you

***Mott Orchard PDD– Major Subdivision***

***PUBLIC HEARING SET. The Board set a Public Hearing for the April 22, 2024, meeting for the proposed 91unit single-family home subdivision.***

**Old Business:**

**Hoffman Car Wash Automatic Pay Stations, 1672 Rt 9 – Site Plan (24.016)**

**Amy McLean:** Hi, my name is Amy McClean I'm a Landscape Architect with CT Male and we're here to talk about the Hoffmans Car Wash further north on Route 9 and the Halfmoon Crossing shopping Center, we were here last month to make a presentation and I think we are waiting on county approval and we're just following up now. There's been some changes to the plan but overall it's to aid and ??? we added some, some vacuum bases at some of the entrances and then we like pushed the automatic pay stations a little closer to the building just to improve flow, and yea I just wanted to open up if you had any questions.

**Don Roberts:** Now Saratoga County Planning Board is okay with this, now questions by the Board?

**Alison Pingelski:** I just have a question on the drawing. It shows cars going around to the current door that's on the side. The last time at the presentation we understood that that door was going to be closed off, but it is in the diagram, and it looks like there's cars going into that station again.

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**Amy McLean:** Yea, that's just because it's an aerial image I can, I think it's supposed to, the plan is , yea they are just going to keep the door closed.

**Tom Hoffman:** We're not going to take the door down and lock it up and close it, we're going to leave it there but it will be closed most of the time, you know on closed days for maintenance, when we have maintenance vehicles going back and forth but there is no real need to literally remove the door and get rid of it.

**Alison Pingelski:** Right but you're not going to use it with the pay stations being implemented?

**Tom Hoffman:** We are not going to use it to wash the cars

**Alison Pingelski:** Okay great, thanks for that

**Don Roberts:** So, it's safe to say the public will not be using that at all?

**Joe Landy:** Where are the vacuum bases going now?

**Amy McLean:** They're on the middle

**Tom Hoffman:** So instead of dragging equipment out from inside the building, yea so that's just the more attractive elegant way to have vacuums to vacuum out, outside if we have to , to get around the backside of a car or if we're doing something ahead of a time.

**Tom Koval:** So, they're not gonna be like your other shops where the public can just pull up and use them

**Tom Hoffman:** No, no

**Tom Koval:** They are just for your employees

**Tom Hoffman:** They are just for our use

**Tom Koval:** Just for the full service, right, that's all I needed

**Tom Hoffman:** It really will be to help improve production, to keep the line moving. Yup.

**Joe Landy:** So, they're prior to the entrance?

**Tom Hoffman:** Their right against the wall, right at the entrance.

**Tom Koval:** They're where they are now just exterior?

**Tom Hoffman:** Yea, just to make it more attractive.

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

**Tom Koval:** I'll second

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

**Tom Hoffman:** Thank you.

**Don Roberts:** Welcome

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*Hoffman Car Wash Automatic Pay Stations– Site Plan  
APPROVED. The Board approved the proposed Site Plan to install automatic pay  
stations and vacuums at the existing carwash.*

**J. Dunn Office/Warehouse, 518 Hudson River Rd – Site Plan & Special Use (23.165 & 23.170)**

**J. Dunn Storage, Hudson River Rd (SBL 286.-1-63) – Site Plan & Special Use (24.000 & 24.005)**

**Brett Steinberg:** Good evening, Brett Steinberg I'm an engineer for J. Dunn. Here with me this evening is Clay Slaughter also with J. Dunn. The last time we were here a moth ago we basically went through all of the responses and questions and answers. I don't think there were any requested changes to the plan, one thing the applicant offered to do is pave the driveway to reduce some of the dust off the parcel. At that point I think we are just waiting for the County referral to go through so that we could move forward.

**Don Roberts:** County was all set, right? Joel how about you, all set with this?

**Joel Bianchi:** There are some minor comments (in audible)

**Don Roberts:** So, we can move forward?

**Rich Berkowitz:** I would like to have a neg dec on SEQR.

**Tom Koval:** I'll second

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, see you April 22<sup>nd</sup>

**Rich Berkowitz:** I make a motion to approve the site plan and special use permit (in audible)

**Tom Koval:** I'll Second

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, good luck

**Brett Steinberg:** Thank you very much

**Tom Koval:** We have to do the second one too right ?

**Don Roberts:** No, we did them both together, yea I said both together, yea you're all set. Anyone else got anything?

*J. Dunn Office/Warehouse – Site Plan & Special Use  
J. Dunn Storage, Hudson River Rd (SBL 286.-1-63) – Site Plan & Special Use (24.000 & 24.005)  
APPROVED. Board approved the proposed Site Plan and Special Use Permit applications  
seeking to construct an office building, warehouse and outside storage area at 518  
Hudson River Road and the adjacent parcel.*

**Joe Landy:** I make a motion to adjourn

**Don Roberts:** A second?

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**Marcel Nadeau:** Second

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