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**Town of Halfmoon Planning Board  
October 23, 2023**

**Those present at the October 23, 2023, Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

Alison Pingelski-absent  
Laurie Barton-absent

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

**Rich Berkowitz:** I make a motion to approve.

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

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

**New Business:**

**Hoffman Car Wash Signs, 1589 Rt. 9- Sign (23.173)**

**Ron Leveque:** Good evening I'm Ron Leveque with the Sign Studio here representing Hoffman Car Wash at 1589 Route 9. We have a sign package that we're looking to do for the new facility. If you want to start, we'll start with the free-standing sign. The free-standing sign is going to contain the main branding which will be the top portion. Just a little bit about that top portion, the white background is not illuminated, it's going to be aluminum panel, they're actually channel letters on top of the white panel. They're black during the day, white at night so they have the day/night effect to it. The bottom portion will be electronic message board, both sides and then we have the name underneath. We did add the Town of Halfmoon to it I know that tends to be a favor to some people.

**Don Roberts:** Thanks for doing that.

**Ron Leveque:** Well if anybody remembers I was here a long time ago for a one of the local auto auctions, and it didn't turn out too well for me that night when they tried to do Manheim of Albany, so I mentioned it to Hoffmans they said maybe we should put in the Town of Halfmoon and they said that's a good idea lets put it on there so anyways

**Don Roberts:** That's nice.

**Ron Leveque:** So anyways, so you'll see that the sign has an overall height of twelve feet, and the way we did the square foot calculations for this sign is we did not include the base of the sign in the column. So, we took the electronic message board at five feet high, eight feet wide, and we took the top portion at four feet high twelve feet wide. Combined the two and got a total of eighty-eight square feet, and again that's no higher than twelve feet high overall height. Anybody have any questions?

**Don Roberts:** Okay questions by the Board?

**Rich Berkowitz:** Yea, what's the Town ordinance on the sign as far as how often it can be changed?

**Richard Harris:** I was just looking that up because we changed it a couple of years ago, how often the message can

**Paul Marlow:** It's every ten seconds

**Richard Harris:** Actually, we changed it to twenty seconds.

**Ron Leveque:** Every twenty seconds?

**Richard Harris:** Yea every twenty seconds, it can't change more frequent than that.

**Don Roberts:** And you can only advertise onsite activities, you can't do any like advertising for other

**Ron Leveque:** Sure, sure that's pretty much what they've been doing for most their sites, or all of their sites.

**Don Roberts:** No, no off-site advertising.

**Ron Leveque:** Sure, I'll convey that message.

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**Don Roberts:** But twelve feet that's pretty much the limit we go.

**Richard Harris:** Yes, I mean I think you came close to thirteen on one of them, but the code says up to sixteen, but you guys have been pretty consistent.

**Don Roberts:** Twelve, yea questions?

**Rich Berkowitz:** This isn't going to block the driveway traffic or site lines?

**Ron Leveque:** No, it's going to be outside the visibility triangle.

**Rich Berkowitz:** Alright, I'll make a motion to approve the signs.

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

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

**Ron Leveque:** Thank you

### ***Hoffman Car Wash Signs- Sign***

***APPROVED. Board approved new signage for the carwash (under construction) at 1589 Route 9.***

### **Paradise Pizza and Pastry, 1525 Rt. 9 – Change of Use/Tenant & Sign (23.166 & 23.167)**

**Don Roberts:** Your name?

**Greg Gisotti:** Greg and Trisha Gisotti

**Don Roberts:** Just explain briefly what you want to do.

**Greg Gisotti:** We would like to take over it used to be Pappa John's, we are not going to really change anything inside, to take over the existing facility and pretty much use it exactly as it was to open a new pizza and pastry shop.

**Don Roberts:** Hours of operation?

**Greg Gisotti:** Say that again?

**Don Roberts:** Hours of operation?

**Greg Gisotti:** We're still trying to figure that out, but it will be probably Monday to Friday 10 to 8 maybe a little bit later maybe 11 to 8 and then Saturday and Sunday will be a little bit later it will be a

**Richard Harris:** Your application didn't have any hours for Monday, did you say Monday through Friday ?

**Greg Gisotti:** It's hard to say I think we are going to try to stay closed on Monday unless we get you know

**Rich Berkowitz:** Do you want to just leave it open ended, like Monday through Sunday 8 to 10?

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**Greg Gisotti:** Yea that would be

**Rich Berkowitz:** You can always limit it but once your set-in stone with this

**Greg Gisotti:** Yea that makes sense, 8 to 10 7 days, we can always close an extra day.

**Rich Berkowitz:** You want 11 I mean that's what time pizzas usually close?

**Greg Gisotti:** What's that?

**Rich Berkowitz:** You want 11 o'clock ?

**Greg Gisotti:** Yea 10 sometimes 11, I mean some of the places that are near like colleges and stuff stay open till like 1, 2 o'clock in the morning, but I don't think we're gonna have anything like that.

**Richard Harris:** You can make it 8 to 11 , seven days a week, you don't have to.

**Don Roberts:** But you don't have to

**Rich Berkowitz:** You can do what you want its just if you're open later then you might have to come back before the Board. This just saves you an extra trip.

**Trisha Gisotti:** Depending on how you know much business we get, and then we will try to figure it out from there.

**Rich Berkowitz:** Well, you can be closed anytime you want.

**Trisha Gisotti:** Right, yeah.

**Don Roberts:** Now for your sign, is it going to be over the building or over the door, or are you going to put it on the sign panels or what?

**Greg Gisotti:** So there's, we're allowed to use two of the pull out sign panels on each side of the sign, because that space consists of two units, unit one and two which they combined into one unit, so they are going to allow us to use one on each side of the monument sign and then they are going to also going to allow two wall signs, we can go one on each corner just like the Papa John's had originally.

**Don Roberts:** Okay, and that's within the limits right Paul?

**Paul Marlow:** Yea

**Richard Harris:** So, you're going to put it on both sides of the building, south side, and west side?

**Greg Gisotti:** Yes, correct.

**Don Roberts:** Okay, any other questions by the Board?

**Rich Berkowitz:** Do you need a liquor license or anything?

**Greg Gisotti:** What's that?

**Rich Berkowitz:** Do you need a liquor license or anything like that?

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**Greg Gisotti:** No nothing like that.

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

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

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, good luck and don't forget when you advertise, Town of Halfmoon.

**Greg Gisotti:** Yes, thank you.

***Paradise Pizza and Pastry – Change of Use/Tenant & Sign***

***APPROVED. Board approved the use of vacant space at 1525 Route 9 for a pizza and pastry restaurant, with associated signage.***

**Curran Wealth Management, 21 Corporate Dr. - Change of Use/Tenant (23.172)**

**Jim Abele:** Good evening, everybody, I'm Jim Abele with Abele Builders here on behalf of our new tenant Curran Wealth Management. They recently just signed a lease with us for 945 square feet in one of our buildings, 21 Corporate Drive. They're a wealth management firm currently based in Albany, and that they're opening a small satellite office here in Halfmoon, and it's going to be three people in the office Monday through Friday. I was informed that it's gonna have maybe one to two pre-planned appointments with their clients a week or so but it's going to be a very low traffic office. That's kind of about it.

**Don Roberts:** Okay, questions by the Board.

**Rich Berkowitz:** I make a motion to approve 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.

**Jim Abele:** Thank you, have a good night, everybody

**Don Roberts:** Jim, before you go, I've got a question for you, this is just me. For a number of years now I've been trying to get this done, I talked to Chris, I've talked to Gavin, it's never gotten done when you look at your property, when you see there is a house and there is a wetland area, years ago there was Sportsplex of Halfmoon was there, okay and they put a sign down in the wetland area.

**Jim Abele:** You're talking about it would kind of be across from Pai's at like across from Devoe's I think yea.

**Don Roberts:** Yea around there but a little bit this way you know, up, actually go a little bit past the funeral home alright before the house, and the Sportsplex is long gone as you know.

**Jim Abele:** Of course, yea

**Don Roberts:** Can you get that sign down please?

**Jim Abele:** Yea well I will have to speak with my father and my uncle but from my understanding that it's still our property it wasn't sold to what is PBA excuse me so you know if it's on our property I don't see why we couldn't remove it, but I don't want to

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**Don Roberts:** Because it serves no purpose anymore at all.

**Jim Abele:** Of course, yea, I mean, and it doesn't, and I think I know exactly the one that you're talking about

**Don Roberts:** The only one there

**Jim Abele:** It's the only one there I will definitely mention it to them when I see them tomorrow for sure

**Don Roberts:** It's just a pet peeve of mine that's all

**Jim Abele:** No problem, have a good evening, everybody

**Don Roberts:** You to thank you very much.

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

***Curran Wealth Management - Change of Use/Tenant***

***APPROVED. Board approved the use of approx. 945 SF for a wealth management office.***

**T&J Electrical, 419 Rt. 146- Change of Use/Tenant (23.177)**

**Nick Sesito:** Good evening, everybody, Nick Sesito with T&J Electric

**Don Roberts:** We wish you were here but go ahead and explain what you want to do please.

**Nick Sesito:** We're just going to be taking over the remainder of 3,000 square feet of our current building to change it to a light duty mechanic garage to service our vehicles there won't be any additional traffic you know we're all, everything's already housed there in the T & J space so now we're just taking over the remainder of the building.

**Don Roberts:** Thank you, questions by the Board?

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

**Tom Werner:** Ill second it.

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

**Don Sesito:** Thank you.

**Don Roberts:** Your welcome

***T&J Electrical- Change of Use/Tenant***

***APPROVED. Board approved the use of approx. 3,000 SF for expansion of the existing tenant for the purposes of conducting fleet maintenance.***

**Northway 8 Golf Shop Inc., 1519 Crescent Vischer Ferry Rd. – Site Plan (23.163)**

**Scott Hoffman:** Good evening, Scott Hoffman, simple small and minor addition to our existing Pro Shop. Ten feet extension off of our existing fitting and demonstration base. Same use, same operating hours, no significant real changes to the operation.

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**Don Roberts:** So, what's it going to be for?

**Scott Hoffman:** So, with the growth in the industry, we wanted to provide an opportunity for people to be able to be fit and to take lessons during the Winter months so we will now be able to outfit those bays which were exclusively outdoor hitting with indoor simulators. Just modern technology.

**Don Robert:** Okay thank you, questions by the Board ?

**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.

**Scott Hoffman:** Thank you all.

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

**Scott Hoffman:** Have a good evening.

***Exit 8 Golf Shop Inc.. – Site Plan***

***APPROVED. Board approved the request to expand on the existing fitting area at the golf driving range.***

**Country Dollar Plaza Renovations, 217 Guideboard Rd. – Site Plan (23.175)**

**Steve Cronin:** Hi Steve Cronin and Jose Florez and we're here for 217 Guideboard Road. We're looking to put a six-foot sidewalk down the side of the building on 236 side and a six-foot overhang or an overhang that would cover that. The reason for it is because this space is only 31 x 137 feet and it's been almost impossible to rent the space, we did have the restaurant in there and we did receive a variance for the overhang that they wanted to use but they just found out that it was not feasible to do, and they backed out of it. So, what we're trying to do is just be able to take advantage of the back of the building with the sidewalk down the side. We do have a tenant for the front of the building which you guys approved last two meetings ago maybe for Evexia, the adult recreational marijuana shop, so they are going to take over 2,000 square feet in the front of the building and we need a sidewalk down the side so we can two spaces available which are going to be about 1,125 square feet.

**Don Roberts:** And you're aware it's got to be denied.

**Steve Cronn:** I know, yes, I'm aware, fully aware

**Don Robets:** Because it doesn't meet the setback

**Steve Cronin:** That's just the way it goes I understand

**Don Roberts:** And we also got to refer this to the Saratoga County Planning Board alright, eventually.

**Richard Harris:** Yea Paul will take care of that as part of the variance.

**Don Roberts:** Yea okay, so again this has to be denied because it doesn't meet the setback requirements. Can I have a motion to that effect please?

**Marcel Nadeau:** I make a motion to deny the application based on the square footage.

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

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

**Richard Harris:** Does the Board want to give any comments to the ZBA?

**Don Roberts:** I don't see any problem with it, does anybody have an issue Tom, Tom do you have an issue with this?

**Tom Werner:** No

**Don Roberts:** Yea so okay, the Board has no problem with it so.

**Marcel Nadeau:** Just a question

**Steve Cronin:** Sure

**Marcel Nadeau:** So, you have signage you know directing the people to the side portion of it? Because the access road will be only from the front>

**Steve Cronin:** Yea, if I mean we can if we need it, I think you know most of the time with a business like that it's going to be a small business and people are going to know where they are.

**Marcel Nadeau:** Okay.

**Steve Cronin:** I don't think we'll need it, but we could if just the visibility from 236 should do the trick.

**Marcel Nadeau:** Okay, just asking.

**Don Roberts:** Okay, good luck take care.

**Steve Cronin:** Good, thanks guys appreciate it.

### ***Country Dollar Plaza Renovations – Site Plan***

***DENIED. Board denied the site plan application for a new awning and sidewalk due to a failure to meet the front yard setback requirements.***

### **Old Business:**

### **Capitaland Flooring Company, 1605 Rt. 9 – Sign (23.164)**

**Tami Grasso:** Sorry I missed the last meeting, my dad was in the hospital I forgot the last meeting.

**Don Roberts:** Your name please

**Tami Grasso:** Oh Tami Grasso

**Don Roberts:** Go ahead.

**Tami Grasso:** So, we're just adding a freestanding sign there's one on the building you guys previously approved.

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

**Rich Berkowitz:** I make a motion to approve the sign.

**Charlie Lucia:** Yes , I'll second

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

***Capitaland Flooring Company – Sign***

***APPROVED. Board approved new signage for the flooring company at 1605 Route 9.***

**Tami Grasso:** Thanks guys

**Don Roberts:** Good job, anyone else?

**Charlie Lucia:** I make a motion to adjourn

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

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