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**Town of Halfmoon Planning Board  
November 13, 2023**

**Those present at the November 13, 2023, Planning Board meeting were:**

**Planning Board Members:**

Don Roberts –Chairman  
Marcel Nadeau- Vice Chairman  
Tom Koval  
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 the minutes.

**Don Roberts:** Okay Tom Koval recused himself, we have a motion to accept the minutes.

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

**Don Roberts:** Marcel seconds, motion and a second all in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried.

**New Business:**

**Hickok Garage Expansion, 12 Firehouse Rd. – Site Plan (23.171)**

**Paul Hickok:** Good evening, Board, how are you doing this evening, Paul Hickok.

**Don Roberts:** Your name please for the record, this is recorded.

**Paul Hickok:** Paul Hickok, the job is at 12 Firehouse Road. We're proposing to put a truss roof on an existing garage there and add a six-foot addition to the front of the building, and a 10 x 10 office and waiting area for customers to wait in while they are waiting at the thing. You know we've owned the building for several years; I know it's a nonconforming use over there but like I said we take care of the property you know, and we don't have too many problems with the neighbors, we've got one neighbor that we've got problem with but that's what we kind of want to do.

**Don Roberts:** You know we have to deny this because of the expansion of a pre-existing non-conforming use so

**Paul Hickok:** Yea I know you do, yup

**Don Roberts:** That being said, questions by the Board?

**Rich Berkowitz:** I make a motion to deny the site plan, can we give positive recommendation to the Zoning Board?

**Don Roberts:** You can make comments, you can make comments.

**Rich Berkowitz:** I have no problem with this but just for Zoning Board purposes.

**Don Roberts:** Does anyone on the Board have a problem with it? ( no) so okay for the record no one has any problems with it, but we have a motion to deny, can I have a second?

**Tom Koval:** Yes, I second.

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

**Paul Hickok:** Thank you guys, appreciate it.

***Hickok Garage Expansion– Site Plan***

***DENIED. Board denied the proposed expansion to the existing building due to it constituting an expansion of a pre-existing, non-conforming use.***

**Life Maid Simple, 1471 Rt. 9 – Sign (23.185)**

**Boutique & Coffee Made Simple, 1471 Rt. 9 – Sign (23.186)**

**Don Roberts:** Okay the next two items Lyn is going to reclude herself. The next two items are together.

**Adam Wakulenko:** Good evening I'm Adam Wakulenko from Adirondack Sign Company. We're just doing sign face replacements, we're not constructing anything new just swapping out with a new graphic.

**Don Roberts:** Both signs meet the ordinance, right Paul? Questions by the Board?

**Paul Marlow:** Yes

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

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

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

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

**Adam Wakulenko:** Thank you, I appreciate it, have a good night everybody.

**Richard Harris:** Can we record those as two separate votes with the same project?

**Don Roberts:** Yes.

***Life Maid Simple – Sign***

***APPROVED. Board approved new signage for the new tenant at 1471 Route 9 (Crescent Commons).***

**Dirad Technologies Expansion, 9 Corporate Dr – Change of Use/Tenant (23.180)**

**Allan Robison:** My name is Allan Robison, I'm a member of DBI Quality Spaces LLC. We own the property at 9 Corporate Dr. we currently lease that out to Exec Control, Global Solutions which is a DBA for Epiline Associates Inc. they would lease out the entire building and then they sub lease and currently they're sub-leasing to Dirad. I don't know approximately 3,000 square feet. Dirad wishes to consume the space that was being used by the ambulance company, Empire Ambulance when Abele Builders owned the building, and three other vacant offices.

**Don Roberts:** How many employees are going to be in there?

**Allan Robison:** For Dirad?

**Don Roberts:** Yes

**Allan Robison:** It would be adding an additional 20 to 30, I think it's 20 full time, its 10 part time employees.

**Don Roberts:** And the parking is all right, right? Parking is not an issue.

**Allan Robison:** Parking has 50 spots, and we rarely consume 20 and we're only adding an additional 30 people.

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

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

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

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

**Allan Robison:** Thank you.

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

*Dirad Technologies Expansion – Change of Use/Tenant*

**APPROVED.** The board approved the use of approx. 4,414 SF for a call center.

**Ultimus Leverpoint, 3 Corporate Dr. – Change of Use/Tenant (23.182)**

**Tom Lill:** Tom Lill

**Don Roberts:** Who are you with?

**Tom Lill:** I am a partial owner of 3 Corporate Circle. Ultimus Leverpoint is a new tenant they are moving from Maxwell Drive, it's a financial service company. As we've said they are downsizing, and they like this facility a lot better. They have approximately 20 full-time staff members, standard business hours. There are no peak hours.

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

**Rich Berkowitz:** Is it 20 or 10 employees?

**Tom Lill:** 10 yea

**Richard Harris:** We'll just make a note 20 but they've got

**Rich Berkowitz:** There are enough spaces

**Richard Harris:** Yea there are like 200 spaces, they can share with 21 Corporate.

**Tom Lill:** Plenty of parking

**Tom Koval:** Ill 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, if you want a sign you've got to come back, okay good luck.

**Tom Lill:** Thank you for your consideration and approval

*Ultimus Leverpoint– Change of Use/Tenant*

**APPROVED.** Board approved the use of approx. 11,000 SF for a global consulting and financial services office.

**Co-op Center for Learning, 177 Rt. 236 – Change of Use/Tenant (23.183)**

**Bruce Tanski:** Bruce Tanski, Clifton Park. The prospective tenant Lindsy Shalhoub wishes to utilize space at 177 Route 236 for a Co-op Center focused on shared tutorial services with parent participation. This space will serve as a place for students and their families to engage in group learning experiences and collaborate on educational projects. A range of programs and activities geared toward all ages of children and their parents will be offered in an effort to foster a sense of community among the children and their families. As this is a Co-op center utilizing parent participation there will be no employees, operating hours will be from 8:30 in the Morning to 5 o'clock Monday through Friday with 30 people in attendance at a given time.

**Don Roberts:** Thanks Bruce, now a question came up the thirty people in attendance that's going to be the

**Marcel Nadeau:** It could be up to 35 it says

**Don Roberts:** It could be 35, but the question came up for parking but the 30 people is going to be parent and the child right its not going to be...

**Bruce Tanski:** Right, they are not going to have, I think there is enough parking there for sure.

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

**Rich Berkowitz:** Is this like a homeschooling type of

**Bruce Tanski:** It is home schooling

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

**Tom Koval:** I'll second

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

**Bruce Tanski:** Thank you.

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

*Co-op Center for Learning – Change of Use/Tenant*

*APPROVED. Board approved the use of approx. 3,000 SF for an educational services center.*

**Body by Baaden Medical Massage & Hypnotherapy, 1 Vosburgh Rd. – Change of Use/Tenant (23.187)**

**Bruce Tanski:** Body by Baaden Medical Massage and Hypnotherapy, whatever the hell that is, wishes to occupy 105 square feet of vacant space at 1 Vosburgh Road. The wellness practice offers massage therapy as well as hypnotherapy to her clients. The proprietor Barbara Baaden does not have any employees and sees clients by appointment only 7 days a week.

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

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

**Tom Koval:** I'll second

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

**Bruce Tanski:** Thank you very much.

*Body by Baaden Medical Massage & Hypnotherapy– Change of Use/Tenant*

*APPROVED. Board approved the use of approx. 105 SF for a medical massage and hypnotherapy office*

**Guariglia Duplex, 43 Parkford Drive- Special Use Permit (23.174)**

**Thomas Guariglia:** Thomas Guariglia, just looking to see if I can put a duplex there so, a piece of property that's been sitting for a while and it just seemed like it might be difficult to put a single-family house there with it being an industrial area.

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

**Richard Berkowitz:** Motion to have a public hearing on November 27<sup>th</sup>.

**Tom Koval:** I'll second

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

**Thomas Guariglia:** Alright, thank you guys.

*Guariglia Duplex- Special Use Permit*

*PUBLIC HEARING SET. Board set a Public Hearing November 27, 2023, for a proposed two-family home (duplex).*

**Staniak Rd Lot Line Adjustment, 26 Staniak Rd (Lot 109) & 50 Staniak Rd (Lot E) –  
Minor Subdivision (23.179)**

**Pat Jarosz:** Hi, good evening my name is Pat Jarosz with VanGuilder Associates I am here tonight on behalf of the owner Bruce Tanski to request a lot line adjustment between lot 109 Staniak Road and lot E. The deal for the lot has fallen through and this will return the lots to the original configuration as previously approved by the Planning Board. The portion of land that will be transferred from lot 109 Staniak to Lot E is .72 acres or a little less than  $\frac{3}{4}$  of an acre. Lot 109 is 2.05 acres after adjustment. Lot E is 39.02 acres after adjustment. Thank you.

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

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

**Marcel Nadeau:** I'll second

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

**Pat Jarosz:** Thank you, can I make a request to waive the public hearing because we've already had this approved once.

**Don Roberts:** No

**Pat Jarosz:** We can't, okay, thank you.

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**Pat Jarosz:** Okay so what is the date of the public hearing?

**Don Roberts:** We'll see you on the 27<sup>th</sup>.

**Pat Jarosz:** Thank you, appreciate it.

***Staniak Rd Lot Line Adjustment – Minor Subdivision***

***PUBLIC HEARING SET. Board set a Public Hearing November 27, 2023 for a proposed residential subdivision (lot-line adjustment) at 26 Staniak Road and 50 Staniak Road.***

**Tarar 2- Lot Subdivision, 34 Woodin Road – Minor Subdivision (23.184)**

**Brian Ragone:** Brian Rangone, Environmental Design Partnership, I'm here representing MJ Tarar who is the applicant and the owner of the property now. It's 34 Wooding Road, located along the westerly side, it's in between Stone Quarry and Ponderosa Drive. The site is about 28 acres, it's zoned R-1 residential. It's currently comprised of an existing single-family home and a two-car detached garage along with mostly forested areas that include deciduous and coniferous trees throughout. There's approximately 5 acres of wetlands that includes both DEC and Army Corps. The southern portion of the site is directed by a national grid easement. So we're proposing a subdivision right now for 2 separate lots, the one lot will contain the existing house and the detached garage and the second one will contain the new single family home up in the back there for his daughter. The long driveway will lead to the new home and both lots will have to utilize the existing driveway from Wooding Road now, so we don't have to open up a new curb cut for that. An access easement will have to be granted from lot 1, and the plan right now it to have onsite septic and connect to municipal water and run a lateral to the back for water.

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

**Tom Koval:** What are the future intentions I see a lot of stub offs that driveway?

**Brian Ragone:** That driveway that's for the emergency turnarounds now, for fire code every 500 feet.

**Richard Harris:** But I think, does the driveway kind of generally follow Prescott?

**Brian Ragone:** The driveway does kind of generally follow what he hopes to have a future possible subdivision obviously you know it will have to be built to Town Road standards, or at that time but right now he is just looking. Into putting kind of like a regular driveway in.

**Rich Berkowitz:** I was just curious.

**Brian Rangone:** Yea, yea, you know I don't know exactly when he is planning on that, but he wants to build this house for his daughter, he is hoping to get it started and we decided that this was the best route rather than bringing in the other thing and just going with this first.

**Tom Koval:** Speed it up.

**Brian Rangone:** Yea

**Rich Berkowitz:** Does the driveway need to meet fire regulations?

**Brian Rangone:** Yes, it will, yes.

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**Richard Harris:** That's the bulk balance and it's got to hold an 80,000-pound vehicle.

**Rich Berkowitz:** I make a motion for a public hearing on November 27th.

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

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, see you the 27<sup>th</sup>,

**Brian Rangone:** Thank you

*Tarar 2-Lot Subdivision– Minor Subdivision*

*PUBLIC HEARING SET. Board set a Public Hearing November 27, 2023, for a proposed two lot residential subdivision.*

**Don Roberts:** anyone have anything else?

**Charlie Lucia:** I make a motion to adjourn the meeting.

**Marcel Nadeau:** I'll second

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