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**Town of Halfmoon Planning Board  
February 12, 2024**

**Those present at the February 12, 2024, Planning Board meeting were:**

**Planning Board Members:**

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

**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 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.

**Tom Koval:** I have to recuse myself.

**Laurie Barton:** I second

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**Don Roberts:** Okay we have a motion and a second, and Alison and Tom Koval recuse themselves. All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried.

**Public Hearings:**

**Cropsey Subdivision, 46 Hayner Rd – Minor Subdivision (24.010)**

**Fred Metzger:** Fred Metzger, Land Surveyor here this evening for Mathew and Tyler Coughlin Regarding the proposed 2-Lot subdivision of the grandfather's land, of Mr. Cropsey, located at 46 Hayner Road. The two grandsons are looking to take the existing lot with the existing improvements cutting it into two parcels, one with the existing improvements cutting it into 2 parcels. One with the existing improvements that are serviced by well and septic and the other one for a proposed new house, which will have a septic put together by an engineer and tied into the municipal water. The parcel being created has the frontage down on Hayner Road, but he will be utilizing the driveway on his mother's lot next door and bring that the rest of the way in to service his particular house.

**Don Roberts:** And that's it.

**Fred Metzger:** Yea pretty cut and dry.

**Don Roberts:** Okay we'll open the public hearing would anyone in the room wish to speak. (No comments) Anyone online wish to speak? (No comments) again anyone online wish to speak? (No comments) Okay seeing no one wishes to speak we'll close the public hearing, comments by the Board?

**Rich Berkowitz:** I make a motion to have a negative declaration on SEQR.

**Tom Koval:** Ill second.

**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 minor subdivision.

**Tom Koval:** Ill second

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

**Fred Metzger:** Thank you. Have a good night, guys.

***Cropsey Subdivision – Minor Subdivision***

***APPROVED. Board approved the proposed two lot subdivision at 46 Hayner Road.***

**New Business:**

**UPS, 4 Liebich Ln – Sign (24.018)**

**Don Roberts:** Jerrica are you there?

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**Jerrica Grance:** Yes, I am here.

**Don Roberts:** Just say your name and what you're proposing please.

**Jerrica Grance:** First name is Jerrica; last name is Grance. I am representing Blair Image Elements we are the manufacturer for the signs proposed. We are proposing two directional signs on the site as well as an employee entrance identification to the building and the standard logo for UPS which would be the shield sign located on the building.

**Don Roberts:** That's it?

**Jerrica Grance:** Yea.

**Don Roberts:** Thank you. Any comments by the Board?

**Tom Koval:** Ill make a motion to approve the sign application.

**Alison Pingelski:** I second

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

**Jerrica Grance:** Thanks so much

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

**UPS – Sign**

***APPROVED. Board approved new signage for the existing tenant at 4 Liebich Lane.***

#### **Spark Shoppe, 4 Corporate Dr – Sign (24.024)**

**Bryan Lockman:** How's it going I'm Brian Lockman with PVA Campus II LLC. Tonight, we actually we have the 4 Corporate Drive and the 5 Corporate Drive signage, we can start with the 4 Corporate Drive that you mentioned. We're looking at replacing the existing sign that we have, the sign is just falling apart, and we have new tenants in the building. I just want to dress it up. The signs going to be approximately 96 x 42 inches, pillars nothing too crazy and it will hit our three tenants, Spark Shoppe, DCK and Brittany Fitzmaurice.

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

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

**Marcel Nadeau:** Second.

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, and you have the next one too right PVA 5 Corporate Drive sign?

***Spark Shoppe– Sign***

***APPROVED. Board approved new signage for the existing tenant at 4 Corporate Drive.***

**PVA, 5 Corporate Dr – Sign (24.025)**

**Bryan Lockman:** Yup we will be replacing our signage at 5 Corporate Drive with our PVA logo. Its approximately 66 ½ inches x 35 ½ inches. We are going to just reuse the same pillars, make a new sign for the middle and just dress the landscaping up.

**Don Roberts:** Okay, comments?

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

**Alison Pingelski:** Second

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

**Lyn Murphy:** There is another one

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***PVA– Sign***

***APPROVED. Board approved new signage for the existing tenant at 5 Corporate Drive.***

**BCK Asset Management, 4 Corporate Dr – Change of Use/Tenant (24.017)**

**Bryan Lockman:** Yea, Belinda had a family emergency so she couldn't be here tonight, but she's going to be taking over the space on 4 Corporate Drive, currently occupied by Tut Co. LLC. They're moving out, she's moving in. She's just a financial advisor and asset manager.

**Tom Koval:** So, this is a change.

**Don Roberts:** Change of use, tenant. How many employees?

**Bryan Lockman:** Just her, just one. She's occupying about 1000 square feet of office space.

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

**Rich Berkowitz:** I second

**Don Roberts:**

All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried.

**Bryan Lockman:** Thank you.

**Don Roberts:** You're welcome. Sir if she wants a sign, she will have to come back just so she knows.

**Bryan Lockman:** Her logo is actually already on the sign.

**Don Roberts:** Okay we are all set then, thank you.

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***BCK Asset Management– Change of Use/Tenant***

***APPROVED. Board approved the use of approx. 1,000 SF for a financial planning office.***

**Phantom Fireworks, 1525 Rt 9 – Change of Use/Tenant & Sign (Temporary Sales) (24.019 & 24.020)**

**Vincent Szabo:** Basically, we're doing the same thing we've done in the prior years. Our sale dates are from June 20<sup>th</sup> until July 4<sup>th</sup>, we start setting up on the 8<sup>th</sup>, and we're out of there by the 12<sup>th</sup>.

**Don Roberts:** So, June 8<sup>th</sup> through July 12<sup>th</sup>? That's what you want?

**Vincent Szabo:** I'm sorry?

**Don Roberts:** You want June 8<sup>th</sup> through July 12<sup>th</sup>?

**Vincent Szabo:** Yea well June 8<sup>th</sup> to get a container in there it could be the 8<sup>th</sup> or the 12<sup>th</sup> or whatever but we usually stretch it to the 8<sup>th</sup> just in case.

**Don Roberts:** If we give you June 8<sup>th</sup>, you'll be safe okay.

**Vincent Szabo:** Perfect.

**Don Roberts:** You'll be safe okay, so June 8<sup>th</sup> and you'll be out of there by July 12<sup>th</sup>?

**Vincent Szabo:** Yup.

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

**Tom Koval:** We had no issues with garbage or anything?

**Richard Harris:** No, this site is public.

**Tom Koval:** Ill make a motion to approve the temporary sales of fireworks during June 8<sup>th</sup> through July 12<sup>th</sup>.

**Alison Pingelski:** Second.

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

**Tom Koval:** Ill make a motion to approve the signs.

**Alison Pingelski:** Second.

**Don Roberts:** Charlie, you seconded that too, or Alison seconded, okay all in favor Aye. (All were in favor) Opposed? (None were opposed) Motion carried, now you're all set.

**Bryan Lockman:** Thank you.

***Phantom Fireworks – Change of Use/Tenant & Sign (Temporary Sales)***

***APPROVED. Board approved the temporary tent sale and storage of legalized fireworks.***

**Chens Perfect Clean, 1689 Rt 9 – Change of Use/Tenant (24.027)**

**Maylin:** I want to add the hood cleaning to my restaurant because Halfmoon Town Hall requires every restaurant require a quarterly hood clean. So, I already learn and got a certificate.

**Don Roberts:** I guess in short what you want to do, you want to clean your own but also be allowed to clean other businesses right?

**Maylin:** Yes, yes

**Don Roberts:** That's what you want to do right?

**Maylin:** Yes, yes

**Don Roberts:** Okay that's fine, questions by the Board?

**Tom Koval:** What type of certifications through the State do you need to do this?

**Maylin:** I am hood cleaning certified. I did it I have certification already.

**Tom Koval:** So, I guess that really falls to the fire inspector.

**Richard Harris:** Correct, well when we do the annual fire inspections, we will now have noted down that there are two businesses operating in there.

**Tom Koval:** So, you're just adding another name, business to your location.

**Maylin:** Yes.

**Rich Berkowitz:** Are you bringing the hoods to your business, or do you go out and clean the hoods at their site?

**Tom Koval:** They are fixed units.

**Lyn Murphy:** You clean at the other restaurants?

**Maylin:** So first I want to clean my own restaurants, later I will try to clean other restaurants.

**Don Roberts:** And you would travel to that site, you have to travel there.

**Maylin:** Yes, yes.

**Tom Koval:** Are you going to bring any of the filters back to your restaurant for cleaning?

**Maylin:** I don't think so because we don't have the space, I just put equipment in, the pressure washer, and also have the chemical to degrease.

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**Tom Koval:** So, you're not going to be able to bring their removeable filters back to your place and pressure wash them out back or anything, that's not allowed.

**Maylin:** If I go outside to do other restaurants then I will clean the hood and the filter in their restaurant, not bring to my restaurant yes.

**Tom Koval:** No clean for offsite, only your own cleaning done.

**Maylin:** Yes, yes.

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

**Joe Landi:** Second.

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

**Maylin:** Thank you.

***Chen's Perfect Clean– Change of Use/Tenant***

***APPROVED. Board approved the use of a portion of their existing space for a commercial hood cleaning office***

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**Hoffman Car Wash Temporary Generator, 1589 Rt 9 – Change of Use/Tenant (24.028)**

**Tom Hoffman:** Hello, Tom Hoffman Jr. with Hoffman Car Wash. So, we got thrown a curve ball by NYSEG a few weeks ago, they told us that they have no idea when our transformer was coming, they expected it in March, but they couldn't give us a definitive date, so we needed to rent a generator to run the business which we were hoping to open mid this month.

**Don Roberts:** And we're thinking by May 31<sup>st</sup> you should be all set, right?

**Tom Hoffman:** For sure, I mean they're really optimistic its going to be in March but they still wont tell us exactly which day and the person we talked to tells us that their own people wont tell him but he said it's March so I really expect it as soon as possible we're going to close for a day put the new transformer in and send the generator away.

**Don Roberts:** So, we give to May 31<sup>st</sup> that should cover it, and if for some reason it doesn't just come back, and we can revisit it okay.

**Tom Hoffman:** Correct

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

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

**Laurie Barton:** I second

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

***Hoffman Car Wash Temporary Generator – Change of Use/Tenant***

***APPROVED. Board approved the temporary use of an onsite generator to power the facility until 5/31/24.***

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

**Tom Hoffman:** So what's strange about that is Frank Palumbo from CT Male would normally be here right now and I think you guys go so fast plus there was a bad accident on route 9 a little while ago so I don't know if he is held up, he didn't take my calls but you probably have all the information so part of our process to automate our locations and improve production and reduce the amount of lines that occur at all of our locations. Everyone of our unlimited customers has an RFID sticker that allows for quick passage through the entrance of the car wash, the gate opens up and they can move forward. It's the wave of the future and the car wash industry you know the automated cashier, it just speeds things up dramatically. We've done it at nearly every one of our locations and we're planning on eliminating zig zag pattern through the current location up by the crossings and where the customer just goes straight in, and they don't have to serpentine through the entrance. So, they'll be 2 gated lanes and they'll be able to go into the far vacuum area, the far vacuum lane on the right which will no longer be used for vacuuming. We also expect that as you can imagine that the new location when it opens will dramatically reduce the amount of traffic which is why we delayed the project so long because we were scared to death of it. That we were basically going to shoot ourselves in the foot, but anyway it should help improve traffic by adding this new automation and opening the new car wash because we all know it's a big nuisance on a busy day when all of the cars are salty, and this project will really improve production and modernize our facility.

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

**Tom Koval:** Tom, are you doing away with that side entrance that's currently your exterior entrance?

**Tom Hoffman:** Well, the door will still be there, but it was always a, I think we added it years later, but it will be closed, it won't be used.

**Tom Koval:** IT's not going to be, I have a tough time making that turn in a truck.

**Tom Hoffman:** There will be no reason to use it right, plus it lets heat escape out of the building so that would be closed off, yup.

**Tom Koval:** Sure, cross breeze, yup.

**Don Roberts:** Now I've got the thing on my windshield that will automatically be read right?

**Tom Hoffman:** Correct

**Don Roberts:** Okay, good



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**Tom Hoffman:** Because right now they do it manually with a handheld tablet and sometimes they can't read it right and it takes a little while, plus the new pay stations also will have license plat recognition so it actually would read either one, whichever wins opens the gate.

**Don Roberts:** Okay, right.

**Tom Hoffman:** It's nearly simultaneous.

**Lyn Murphy:** So just a few quick things, obviously the Board has to refer this to the appropriate agencies before they can approve it but those stickers that you get on your car, they are like plastic is there a secret to getting them out of your car?

**Tom Hoffman:** Well, a razor blade will scrape them off, and we would do it for you if you need help.

**Lyn Murphy:** Thank you.

**Don Roberts:** So, like Lyn said we've got to refer this to Saratoga County Planning Board and then we'll get back, right?

**Richard Harris:** We would expect that for the next meeting. Is it on there?

**Paul Marlow:** I've got to look.

**Don Roberts:** Okay, we'll let you know okay.

**Tom Hoffman:** Okay

***Hoffman Car Wash Automatic Pay Stations – Site Plan***

***TABLED. Board received a presentation seeking the installation of automatic pay stations at the existing carwash and referred it to the Saratoga County Planning Board for review.***

**Don Roberts:** Okay, thank you, anyone else have anything? Pretty quick.

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

**Alison Pingelski:** I'll second

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