



Town of Halfmoon Planning Board

DECISIONS

June 14, 2021 - 7:00 pm

Planning Board Workshop – 6:30 pm

Approval of Minutes – May 24, 2021

Public Hearings:

Full Mag Guns, 37C Pointe West Drive – Home Occupation (21.088)

DENIED. The Board held a Public Hearing and denied the proposed In-Home Occupation at 37C Pointe West Drive seeking to allow gun sales by appointment.

Lot 2 Subdivision, Shops of Halfmoon, 1707 Route 9 – Minor Subdivision (21.082)

APPROVED. The Board held a Public Hearing and approved the proposed two-lot subdivision with the condition that the necessary easements be filed with the Town for land needed for potential road improvements.

New Business:

Arise Fitness, 1707 Rt. 9, Suite 200 (Shops of Halfmoon) – Sign (21.108)

APPROVED. Board approved the proposed wall-mounted signage related to Arise Fitness.

JB Exceleation, LLC, 9 Morris Lane – Change of Use/Tenant (21.099)

APPROVED. Board approved a Change of Use/Tenant application to use 3,000 SF of warehouse space at Mabey's Self-Storage to store supplies and materials for their wholesale electrical supply company.

Window Genie, 9 Morris Lane – Change of Use/Tenant (21.100)

APPROVED. Board approved a Change of Use/Tenant application to use 2,000 SF of warehouse space at Mabey's Self-Storage to store supplies and materials for their window cleaning business.

Smart Car Motors, Inc., 9 Morris Lane – Change of Use/Tenant (21.101)

APPROVED. Board approved a Change of Use/Tenant application to use 4,000 SF of warehouse space at Mabey's Self-Storage vehicles related to the automotive sales business with the condition that no cars shall be parked against the building.

Empire Building Products of NY, 40 Farm to Market Rd (Bldg 5) – Change of Use/Tenant (21.104)

APPROVED. Board approved a Change of Use/Tenant application to use 1,500 SF of warehouse space in Building #5 to store supplies and materials for their window and door business.

Saratoga Roofing Contractors, 40 Farm to Market Rd (Bldg 5) – Change of Use/Tenant (21.105)

APPROVED. Board approved a Change of Use/Tenant application to use 1,500 SF of warehouse space in Building #5 to store supplies and materials for their roofing business.

Advanced Controls, 40 Farm to Market Rd (Bldg 5) – Change of Use/Tenant (21.106)

APPROVED. Board approved a Change of Use/Tenant application to use 1,500 SF of warehouse space in Building #5 to store supplies and materials for their automated assemblies business.

DN Hardscaping, 40 Farm to Market Rd (Bldg 5) – Change of Use/Tenant (21.107)

APPROVED. Board approved a Change of Use/Tenant application to use 1,500 SF of warehouse space in Building #5 to store supplies and materials for their masonry business.

Twin Bridges Parking Expansion, 1626 Rt. 9 & 4 Oakhill Blvd. – Site Plan (21.092)

TABLED. The Board heard a presentation for the proposed parking lot expansion at Twin Bridges and referred it to the necessary agencies for review.

Earl – NPPM Glass Processing Concrete Pad, 1867 Route 9 – Site Plan (21.102)

TABLED. The Board heard a presentation for the proposed concrete pad and glass processing site and referred it to the necessary agencies for review.

DeSignore Blacktop Paving, 47 Clamsteam Rd – Site Plan (21.109)

DENIED. The Board heard and denied a Site Plan application to expand the area and uses of the pre-existing/non-conforming use at 47 Clamsteam Road.

Old Business:

Oakhill Drive Lot Line Adjustment, 14 & 16 Oakhill Dr. – Minor Subdivision & Special Use Permit (21.067 & 21.074)

APPROVED. The Board set a Public Hearing date for June 28, 2021 for a proposed lot line adjustment to convey approx. 0.98 ac. from 14 Oakhill Drive to 16 Oakhill Drive.

113 Tabor Road Warehouse/Office Building, 113 Tabor Rd – Site Plan (20.121)

APPROVED. The Board approved the proposal for a 43,250 SF building at 113 Tabor Road with conditions related to limiting the type of vehicles until road improvements on Tabor Road have been completed.

The Next Planning Board Meeting will be Monday, June 28, 2021