



Town of Halfmoon Planning Board

DECISIONS

June 10, 2019 - 7:00 pm

Planning Board Workshop – Open to the Public – Conference Room – 6:15 pm

Approval of Minutes – May 28, 2019 APPROVED

New Business:

First New York Federal Credit Union, 1533 Route 9 – Sign (19.091)

APPROVED. Board approved new wall-mounted and free-standing/monument signs with a condition that the sign shall change a maximum of once per day.

Aroma Foot Spa, 1602 Route 9 (rear) – Change of Use/Tenant & Sign (19.094 & 19.095)

APPROVED. The Board approved the request to occupy the vacant space at 1602 Route 9 (rear) for a day spa. The Board also approved the replacement of the existing free-standing sign.

Ponderosa Realty & Brown Lot Line Adjustment, 239A & 243 Grooms Road, & 1506 Rt. 9 – Minor Subdivision (Lot Line Adjustment) (19.093)

PUBLIC HEARING SET. Board received a presentation on a proposed Minor Subdivision (lot-line adjustment) and set a Public Hearing for June 24, 2019.

Al Arqam Center of Saratoga Community Center & Duplex, 185 Guideboard Road – Addition to Site Plan (19.083)

TABLED/REFERRED TO AGENCIES. Board received a presentation for an 8,000 SF community center and two-family home on the existing property at 185 Guideboard Road. The request was tabled and referred to agencies for review.

421 Flex Park, Route 146 – Addition to Site Plan (19.096)

APPROVED. Board received a presentation and approved the site plan to construct two new flex space buildings (Building 3= 25,000 SF & Building 4= 20,000 SF) at the 421 Flex Park.

CM Fine Arts, 17 Executive Park Drive – Change of Use/Tenant & Sign (19.089 & 19.090)

APPROVED. The Board approved the request to occupy 17 Executive Park Drive for theater, dance, music and fine arts training and education. The Board also approved the replacement of the existing free-standing sign and the installation of a new wall-mounted sign.

Old Business:

JGS Recycling, 392 Hudson River Road – Addition to Site Plan (18.145)

APPROVED. Board received a presentation and approved a request to construct a 525 SF garage at the scrap recycling business.

Kenworth Northeast Group, Inc., 1 Rexford Way – Addition to Site Plan (19.080)

APPROVED. Board received a presentation and approved a revised site plan for a 6,000 SF addition to the existing building at 1 Rexford Way.

GT Toyz, 1537 Route 9 – Addition Site Plan & Sign (19.056 & 19.057)

TABLED. Board received a presentation for a motor vehicle and outdoor sports sales and repair business and various proposed site improvements. The Board tabled the request for further review.

The Next Planning Board Meeting will be Monday, June 24, 2019