



## **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 Exceleration, 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**