



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**March 13, 2017 - 7:00 pm**

**Planning Board Workshop – Open to the Public – Conference Room – 6:00 pm**

**Approval of Minutes – February 27, 2017 - APPROVED**

#### **Public Hearing:**

**Pole Barn - Fairways of Halfmoon, Raylinsky Lane- Site Plan & Special Use Permit (17.029/17.030)**

**APPROVED/PUBLIC HEARING HELD.** Board held a Public Hearing and approved the requests to construct a 3,000 SF pole barn near Raylinsky Lane with the following conditions: (1) relocate and reorient the proposed building away from the property at 33 Raylinsky Lane; and (2) install a berm and 8-10' row of arborvitae to help shield the building from the property at 33 Raylinsky Lane.

#### **New Business:**

**Halfmoon Car Wash, 327 Rt. 146 - Sign (17.038)**

**APPROVED.** Board approved the sign request, amended to allow a monument sign up to 8' in height and located on the same tax parcel as the Car Wash, as shown on the previously-approved Site Plan.

**Evia Auto Sales, Inc., 1514 Vischer Ferry Road - Change of Tenant & Sign (17.039/17.040)**

**APPROVED.** Board approved the request for a used auto sales business for up to 25 cars and a replacement of the sign panels on the existing free-standing pylon sign structure.

**Hometown Healthcare, 26 Corporate Drive - Change of Use/Tenant (17.048)**

**APPROVED.** Board approved the request to locate a sleep apnea/oxygen therapy healthcare business at 26 Corporate Drive.

**Stewarts Shop #305, 1859 Route 9 - Site Plan & Sign (17.007/17.009)**

**TABLED/REFERRED TO AGENCIES.** Board received a presentation on a request to demolish two existing buildings at 1859 Rt. 9 and construct a new 3,675 SF Stewart's Shop store. The request was tabled and referred to various agencies for comment.

**Grace Fellowship Church Expansion, 1 Enterprise Ave. - Site Plan (17.036)**

**TABLED/REFERRED TO AGENCIES.** Board received a presentation on a request to construct an 8,315 SF addition for the purpose of adding classroom, office, storage and loading/unloading space at 1 Enterprise Ave. The request was tabled and referred to various agencies for comment.

**Beeche Light Industrial Outside Storage Enclosure, 356 Hudson River Rd. - Site Plan (17.056)**

**APPROVED.** Board approved the request to enclose the existing outside storage area.

**Old Business:**

**Lot D Improvements - Rexford Group Associates, 5 Rexford Way - Site Plan (16.153)**

**TABLED.** Board received a presentation on a revised plan to construct a 20,100 SF commercial building in two phases, with the initial 10,050 SF constructed to accommodate the expansion of an existing tenant at 3 Rexford Way (H.T. Lyons). The Board tabled the application pending receipt of comments from the Saratoga County Planning Board.

**Mattress Firm, 1694 Route 9 (The Crossings) - Signs (17.014)**

**APPROVED.** Board approved the request to replace existing sign panels with the new business name, "Mattress Firm".

**The Next Planning Board Meeting will be  
March 27, 2017**