



Town of Halfmoon Planning Board Agenda January 12, 2015 – 7:00 pm

DECISIONS

**Planning Board Workshop – Open to the Public – Conference Room – 6:00 PM
Minutes - December 8, 2014 – APPROVED**

Public Hearings:

- 14.120 Lands of Sabourin, 29 & 33 Church Hill Road - Minor Subdivision (Lot Line Adjustment)**
- APPROVED. A Public Hearing was held and the Board approved a Lot Line Adjustment between two existing lots.
- 14.144 Ballard Subdivision, Lot 15 Smith Road- Minor Subdivision (Lot-Line Adjustment)**
- APPROVED. A Public Hearing was held and the Board approved a Lot Line Adjustment between two existing lots.

New Business:

- 15.001 Jack Byrne Quick Lane, 1003 Hudson River Road – Sign(s)**
- APPROVED. The Board approved five new wall-mounted business signs for the existing Jack Byrne "Quick Lane" service center.
- 15.002 Lands of Joseph N. & Terry A. Bedard, 167 Harris Road – Minor Subdivision**
- TABLED. The Board tabled the proposed four lot Minor Subdivision, pending review by the fire department and Saratoga County.
- 15.003 1 Birchwood Drive Site Plan, 1 Birchwood Drive – Site Plan**
- DENIED. The Board denied the Site Plan application for a 1,934 SF retail boutique due to the failure of the project to meet minimum area-related requirements of the Town Code.
- 15.004 Ushers Machine & Tool Co. Inc., 180 Ushers Road – Addition to Site Plan**
- DENIED. The Board denied the Addition to Site Plan application for a 2,300 SF office space addition to the existing machine shop facility due to the failure of the project to meet minimum area-related requirements of the Town Code.
- 15.005 Stone Management, 420 Hudson River Road – Change of Tenant & Sign**
- APPROVED. The Board approved the Change of Tenant and Sign applications to utilize 37,500 SF space in an existing facility (former Yankee One Dollar; shared with Fred's Tents) for warehouse purposes, with conditions related to restrictions on overnight tractor trailer parking and the location of the monument sign.
- 15.006 Hoss's Tavern & Marina LLC, 32 Clamsteam Road- Change of Tenant & Sign**
- APPROVED. The Board approved the Change of Tenant and Sign applications for a restaurant and marina facility at the site of the former Klamsteam Tavern & Marina.

15.007/15.008

Premier Dance PAC, 1580 Route 9-Change of Tenant & Sign

- APPROVED. The Board approved the Change of Tenant and Sign applications for a dance studio to be located in the former Crossfit space at the Pai's Tae Kwon Do facility.

Old Business:

14.105

Stewart's Shop #112, 1403 Route 9 - Addition to Site Plan

- APPROVED. The Board approved the Addition to Site Plan application to replace and enlarge the gas canopy, remove the existing monument sign and reconfigure the Route 9 ingress/egress access points.

**The Next Planning Board Meeting will be Monday,
January 26, 2015**