



Town of Halfmoon Planning Board

DECISIONS

January 25, 2021 - 7:00 pm

Planning Board Workshop – Halfmoon Senior Center & via Microsoft Teams - 6:15 pm
Approval of Minutes – January 11, 2021 – APPROVED

Public Hearing:

Lands of Pingelski Subdivision & Lot Line Adjustment, 246 Upper Newtown Rd – Major Subdivision (20.148)

APPROVED. Board approved the Minor Subdivision and Lot-Line Adjustment to create a new residential lot.

New Business:

Baetz Barre Fitness, 1603 Rt. 9 (Town Plaza) – Change of Use/Tenant (21.001)

APPROVED. Board approved the use of 2,958 SF in the existing building for a pilates and fitness studio.

293 Middletown Road Re-Use, 293 Middletown Road – Change of Use/Tenant (21.007)

DENIED. Board denied the use of the vacant building for storage of materials related to their tent business due to the fact that is not a permitted use in an R-1 (residential) zoning district.

Life Storage, 1406 Rt. 9 – Sign (20.166)

APPROVED. Board approved new signage for the existing self-storage facility.

Garden Gate Plaza, 1516 Rt. 9 – Site Plan Renewal (20.177)

APPROVED. Board re-approved the request to construct a 9,000 SF commercial/retail building.

Rexford Way Site Plan, 5 Rexford Way – Site Plan (21.018)

TABLED. Board received a presentation for an Addition to Site Plan request to expand the existing parking area and referred the project to the necessary agencies for review.

Impact Athletic Center (Volleyball Court Relocation, Rt. 146 – Amendment to Site Plan (21.000)

APPROVED. Board approved the relocation of the proposed volleyball courts to the west side of the property.

Tech Electric Site Plan, 570 Hudson River Rd – Site Plan & Special Use Permit (21.004 & 21.005)

TABLED. Board received a presentation to construct two new 4,000 SF buildings at 570 Hudson River Road.

Old Business:

Robleno Mixed Use Development, 9 Parkford Drive – Site Plan (20.134)

APPROVED. Board approved the request to construct a 15,000 SF warehouse/flex space building.

The Next Planning Board Meeting will be Monday, February 8, 2021