



Town of Halfmoon Planning Board

DECISIONS

December 12, 2022 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – November 28, 2022 – APPROVED

Public Hearing:

Stone Management, 428 Hudson River Rd – Change of Use/Tenant & Special Use Permit (22.155/22.181)

PUBLIC HEARING/APPROVED. A Public Hearing was held and the Board approved the applications to allow approx. 80,000 SF of the existing building to be used as a storage/warehouse.

New Business:

Hoffman Car Wash, 1589 Rt. 9 – Site Plan Renewal (22.187)

APPROVED. Board renewed the Site Plan approval for a new drive-thru carwash at 1589 Route 9.

Catricala Funeral Home, 1597 Rt. 9 - Amendment to Site Plan (22.171)

APPROVED. Board approved the site plan for construction of a garage at 1597 Route 9.

Rollin' Smoke BBQ, 1613 Rt. 9 – Site Plan Amendment & Sign (22.191 & 22.192)

TABLED/APPROVED. Board approved the proposed sign application and tabled the site plan application for installation of a covered smoker, pending review by Saratoga County Planning Board.

Lot 52/95 Seashore Way (Hank's Hollow) – Minor Subdivision (Lot Line Adj.) (22.175)

PUBLIC HEARING SET. Board set a Public Hearing for the January 9, 2023 meeting for the proposed Minor Subdivision (lot-line adjustment).

Delsignore Paving Extension, 47 Clamsteam Rd- Amendment to Site Plan (Site Plan Condition Extension) (22.178)

APPROVED. Board granted an extension until May 25, 2023 to complete the berm and landscaping as shown on the approved plans.

Milczarek Subdivision, 12 English Rd – Minor Subdivision & Special Use Permit (22.186/22.190)

PUBLIC HEARING SET. Board set a Public Hearing for January 9, 2023 for the proposed three lot subdivision.

Fairway Meadows Phase 3 Re-Subdivision/Consolidation, Timothy Way & Back Spin Drive – Minor Subdivision (22.174)

TABLED. Board tabled the Minor Subdivision (lot-line adjustment) application pending submittal of a timeline to complete Timothy Road by the applicant.

Old Business:

True Realty LLC, 405 Hudson River Rd- Change of Use/Tenant & Sign (22.169/22.170)

APPROVED. Board approved the use of vacant space at 405 Hudson River Road for a real estate office and associated signage.

Summit at Halfmoon, 1620 Rt. 9 & 29 Sitterly Rd - Amendment to Site Plan (22.156)

APPROVED. Board approved the proposed site plan changes to the existing senior apartment project.

**Farm to Market Storage Center (Halfmoon Self-Storage PDD), 40 Farm to Market Rd
- PDD Recommendation (21.225)**

POSITIVE RECOMMENDATION. Board granted a Positive Recommendation to amend the Halfmoon Self-Storage PDD to allow for warehouse/storage facilities.

One Four Six Marketplace PDD, Rt. 146 & Old Rt. 146 – PDD Recommendation (22.099)

TABLED. Board received an update on the proposed mixed-use Planned Development District pending further engineering review.

The Next Planning Board Meeting will be Monday, January 9, 2022