



Town of Halfmoon Planning Board

DECISIONS

September 24, 2018 - 7:00 pm

Planning Board Workshop – Open to the Public – Conference Room – 6:15 pm

Approval of Minutes – September 10, 2018 APPROVED

New Business:

Gas Turbine Parts & Services, Inc. Office Relocation, 421 NYS Route 146 - Change of Use/Tenant (18.165)

APPROVED. Board approved the request to utilize the 15,000 SF building for both office and storage/warehouse use, with a condition that the proposed storage container be located on the north side of the building.

Lowe's Temporary Storage Units, 476 NYS Route 146 - Change of Use/Tenant (18.163)

TABLED. Applicant failed to appear.

Kinetic Towing Expansion, 211 Fellows Road - Change of Use/Tenant (18.164)

TABLED. Board tabled the request to add 30 parking spaces to the site, pending submittal of a revised site plan.

Klapija Duplex, 281 Grooms Road - Special Use Permit (18.093)

COMMENTS OFFERED. Board discussed the proposed two-family (duplex) home denied by the Zoning Enforcement Officer and currently before the Zoning Board of Appeals. Board members indicated support for the proposed use, citing changes in Grooms Road minimizing the appropriateness of a single-family home and the potential negative impact of an office use, along with the current character of the neighborhood that includes several two-family homes and a child care facility.

Lissmac Site Plan & Subdivision (Halfmoon Commercial PDD), NYS Route 146 - Site Plan (18.157/18.158)

TABLED/REFERRED TO AGENCIES. Board tabled a request to construct a 31,290 SF building (full build out) and related subdivision for a company that assembles sheet metal for various purposes. The Board referred the project to the Town Engineer/CHA, Saratoga County Planning Board and Fire Department, for review.

Halfmoon Self Storage Center PDD, Phase 1 (Self Storage & Flex Space), Farm to Market Road (18.159/18.160)

APPROVED. Board approved the request to construct Phase 1 of the warehouse/self-storage project, to include two 8,800 SF self-storage buildings and three 6,000 SF 'flex' space light industrial - commercial buildings, with conditions that the final plan clarify the landscaping to be installed during Phase 1 and a plan note indicating the cross access easement.

Lands of BWD Steel Inc., Batchelder, Niles, Fronzek, & O'Conner, 864 Hudson River Road - Lot Line Adjustment (Minor Subdivision)(18.161)

PUBLIC HEARING SET. Board set a Public Hearing for October 22, 2018 for a lot line adjustment involving five properties and the construction of a new town road.

Old Business:

Koehler Industrial Design Storage Building, 131 Round Lake Avenue - Site Plan (18.141)

APPROVED. Board approved the request to construct a 5,000 SF storage building and outside storage/parking area, with a condition that cross access easements be noted on the plan.

Giffy's Bar-B-Cue/Power's Pub Expansion, 130 Meyers Road - Site Plan (18.109)

TABLED/REFERRED TO AGENCIES. Board tabled a request to construct a deck and additions totaling approx. 1566 SF at the newly-renovated barn and referred it to the Town Engineer/CHA, Saratoga County Planning and Fire Department for review.

The Next Planning Board Meeting will be Monday, October 22, 2018