



Town of Halfmoon Planning Board

DECISIONS

January 13, 2025 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – December 9, 2024 APPROVED

Public Hearings:

Rockwood Subdivision, 1460A Crescent-Vischer Ferry Rd – Minor Subdivision & Special Use Permit (24.128 & 24.129)

APPROVED. Board held a Public Hearing and approved the Minor Subdivision & Special Use Permit requests to subdivide the existing parcel into two new parcels for the purpose of constructing a single-family home.

Park Place on the Peninsula Subdivision, 2 Beach Rd – Minor Subdivision (24.196)

APPROVED. Board Held a Public Hearing and approved the three-lot Minor Subdivision to allow the dedication of one parcel to the Saratoga County Sewer District No. 1 and one to the Town of Halfmoon, with conditions.

New Business:

Kruse Athletics, Bldg 6-D, 40 Farm to Market Rd – Change of Use/Tenant (24.204)

APPROVED. Board approved the Change of Use/Tenant request for Kruse Athletics to utilize 1,500 SF of Building #6, Unit D at the Farm to Market Self-Storage Center, for the purpose of storing supplies related to their sports equipment business.

Lowes of Halfmoon, 476 Rt. 146 – Change of Use/Tenant (Seasonal Use) (24.211)

APPROVED. Board approved the Change of Use/Tenant request for Lowes of Halfmoon for the annual seasonal outside storage and display, from February 1, 2025 – October 15, 2025.

Eagle Eye Automotive & Cycle, 1489 Rt 9 – Change of Use/Tenant (24.208)

APPROVED. Board approved the Change of Use/Tenant request to use the garage portion of the existing 2,200 SF building for the purpose of conducting auto repairs and custom cycle work, including steering parts, suspension repair, NYS inspections and periodic vehicle maintenance.

CPE Tree Service, 73 Ushers Rd – Change of Use/Tenant (24.210)

APPROVED. Board approved the Change of Use/Tenant request to utilize a rear portion of the property for vehicles and equipment related to a tree services business.

Sweeney Co. Storage Building, 73 Ushers Rd – Site Plan (24.212)

TABLED. Board received a presentation to construct an 800 SF (20'x40') storage building to protect the materials, tools and equipment related to the existing landscaping business. The Board tabled the request to allow for review by the Saratoga County Planning Board and conduct a Site Plan Notification.

Shafiq Home Based Waxing Studio, 3 Windsor Dr – Home Occupation (Special Use) (24.203)

PUBLIC HEARING SET. Board received a presentation on in-home waxing studio and related services in approx. 384 SF of the 1968 SF home. The Board set a Public Hearing for February 24, 2025.

The Next Planning Board Meeting will be Monday, January 27, 2025