



Town of Halfmoon Planning Board

DECISIONS

February 10, 2025 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – January 27, 2025 - APPROVED.

Public Hearing:

McCadden Subdivision #2, 128 Johnson Rd – Minor Subdivision (25.002)

PUBLIC HEARING HELD & APPROVED. The Board held a Public Hearing and approved the request for a Minor Subdivision to subdivide the existing, vacant 1.75 ac. lot into two single-family home lots.

New Business:

Hudson Valley Credit Union, 1685 Rt 9 – Sign (25.013)

APPROVED. The Board approved the Sign replacement request for Hudson Valley Credit Union.

Glamorgan Heating & Cooling, 213 Fellows Rd – Change of Use/Tenant (25.016)

APPROVED. The Board approved the Change of Use/Tenant request to utilize 4,000 SF of the existing building for their HVAC business, with the condition that there shall be no outside storage.

Upstate Civil LLC, 14 Corporate Dr – Change of Use/Tenant (25.017)

APPROVED. The Board approved the Change of Use/Tenant request for Upstate Civil LLC, to utilize 1,667 SF of the existing 16,356 SF building as office space for their new heavy/highway construction company, with the condition that there shall be no outside storage..

Lamar Advertising Digital Billboard Conversion, 1700 Rt 9 – Sign (25.018)

DENIED. The Board denied the billboard sign replacement request seeking to convert one side of the two-sided billboard on the corner of Route 9/Route 146 to digital LED. Town Code Section 165-50 states that LED signs cannot change messages more than once/20 seconds, and the applicant proposes to change it once/8 seconds.

Old Business:

Home Depot, 4 Halfmoon Crossing - Change of Use/Tenant (Seasonal Outside Use) (25.003)

APPROVED. The Board approved the seasonal outside use of the east parking lot from February 3, 2025 – September 30, 2025, and the use of the auxiliary parking lot on a permanent basis for a maximum of 8 sheds.

Bell Subdivision, McBride Rd (SBL 261.-2-26.21) - Minor Subdivision (24.112)

PUBLIC HEARING SET. The Board received a presentation on the revised plan for a 3-lot single family home subdivision and set a Public hearing for March 10, 2025.

Al Arqam Center of Saratoga Expansion, 185 Guideboard Rd – Site Plan (24.154)

TABLED. The Board received a presentation on the revised plan for a 9,300 SF addition and 1,200 SF accessory building and tabled the request pending clarification regarding parking needs, traffic and a revised plan showing additional fencing and landscaped buffering.

The Next Planning Board Meeting will be Monday, February 24, 2025