



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**April 28, 2025 – 7:00 p.m.**

**Board Workshop – 6:30 PM**

**Approval of Minutes – April 14, 2025 – APPROVED**

#### **Public Hearing:**

##### **Carola, Amann & Chlopecki Subdivision & Lot Line Adjustment, 42, 48 & 60 McBride Rd – Minor Subdivision (25.034)**

APPROVED. The Board approved the request for a lot line adjustment and subdivision involving three existing lots, resulting in the creation of two new vacant, single-family home lots.

#### **New Business:**

##### **Eagle Eye Automotive & Cycle, 1489 Rt 9 – Sign (25.027)**

APPROVED. The Board approved the request to install two new business signs.

##### **The Residences at Crescent Commons, 19 Plank Rd – Sign (25.054)**

APPROVED. The Board approved the request to install one new free-standing monument sign near Plank Road, with the condition that it shall be located on private property with the front post even with the new light pole.

##### **Staucet Barber Company, 217 Guideboard Rd – Sign (25.055)**

APPROVED. The Board approved the request to install one new wall-mounted business sign.

##### **Hank's Hollow Subdivision, Staniak Rd (Island Dr & Seashore Wy) – Sign (25.056)**

APPROVED. The Board approved the request to install one new free-standing, monument subdivision sign.

##### **Field Industries, 1520 Crescent-Vischer Ferry Rd – Change of Use/Tenant (25.053)**

APPROVED. The Board approved the use of the existing accessory building for vehicles and equipment storage for an HVAC company, with the condition there shall be no outside storage.

##### **Saratoga Contractors Inc., 4 Jones Rd – Change of Use/Tenant (25.043)**

APPROVED. The Board approved the use of approx. 1,337 SF of the existing building for a construction company office, with the condition there shall be no outside storage.

##### **Hayner's Farm Stand Lighting Project, 148 Rt 236 – Site Plan (25.059)**

APPROVED. The Board approved the site plan to install new parking lot lighting.

##### **Pearl Landscaping, 556 Hudson River Rd – Site Plan (Renewal) (25.032)**

APPROVED. The Board re-approved the site plan for a proposed 6,000 SF warehouse/storage building and outside storage area.

**Aurora Meadows, 34 Woodin Rd – Major Subdivision (25.050)**

TABELED. The Board received a presentation on a proposed twelve lot single-family home residential subdivision, tabled the request and referred it to several agencies for review.

**Old Business:**

**Turf Bunny, 9 Morris Ln – Change of Use/Tenant (25.048)**

APPROVED. The Board approved the use of 2,000 SF (Bldg. 3A) for indoor warehouse/storage related to a landscaping business.

**Farm to Market Rd Self-Storage Phase II, 20 Farm to Market Rd – Site Plan (25.009)**

TABELED. The Board received a presentation on the proposed construction of 40,800 SF of self-storage space, tabled the request and referred it to several agencies for review.

**MJ Properties Site Plan, 103 Tabor Rd (west/adj. to 113 Tabor Rd) – Site Plan (23.019)**

TABELED. The Board received a presentation on a revised site plan seeking the construction of 240,000 SF of warehouse/flex space, tabled the request, and requested additional information related to the proposed buildings, including building elevations and the potential visual impact to surrounding properties.

**The Next Planning Board Meeting will be Monday, May 12, 2025**