



## **Town of Halfmoon Planning Board**

### **Decisions**

**November 24, 2025 – 7:00 p.m.**

#### **Board Workshop – 6:30 PM**

**Approval of Minutes – November 10, 2025 APPROVED**

#### **Public Hearings:**

##### **Bowen & Everitt Lot Line Adjustment, 11 & 13 Canal Rd – Minor Subdivision (25.138)**

PUBLIC HEARING HELD AND APPROVED. A Public Hearing was held and the Board approved the Minor Subdivision request to subdivide one lot and consolidate it into two existing lots.

##### **Barbera Subdivision & Duplex, 266 & 268 Grooms Rd – Minor Subdivision & Special Use (25.149 & 25.150)**

PUBLIC HEARING HELD AND APPROVED. A Public Hearing was held and the Board approved the Minor Subdivision and Special Use Permit (duplex) requests for the proposed four lot subdivision.

##### **Haney & Olesen Lot Line Adjustment, 28, 30, 32 & 34 Rt 146 – Minor Subdivision (25.163)**

PUBLIC HEARING HELD AND APPROVED. A Public Hearing was held and the Board approved the lot line adjustment among four properties.

#### **New Business:**

##### **Elevate Cycles, 215 Guideboard Rd – Sign (25.167)**

APPROVED. The Board approved the request to install a wall-mounted business sign for the existing tenant.

##### **Lamar Advertising Digital Sign, 1700 Rt. 9 (272.10-2-13) – Sign (25.166)**

APPROVED. The Board approved the request to install a digital sign on one side (west facing) of the existing billboard.

##### **Empire State Events/Great Upstate Rentals, 1466 Rt 9 – Change of Use/Tenant (25.165)**

APPROVED. The Board approved the Change of Use/Tenant application for 3,000 SF of existing office/warehouse space conditioned upon the applicant not storing or staging anything on the outside of the building.

##### **Outage Technology Solutions, LLC, 180 Ushers Rd – Change of Use/Tenant (25.170)**

APPROVED. The Board approved the Change of Use/Tenant application to use 17,480 square feet of space as a site for machining power generation parts and tooling.

##### **Toyota of Clifton Park Expansion, 201 Rt 236 & 202-204 Rt 146 – Site Plan (25.156)**

TABLED. The Board tabled the application for the proposed expansion of the car dealership pending review by the Town Engineer, Saratoga County Planning Board and Clifton Park-Halfmoon Fier District.

##### **Griner Townhomes, 11 Cemetery Rd – Site Plan (25.164)**

APPROVED. The Board approved the Site Plan application for a 3 unit town home.

**Collett Mechanical, 113 Tabor Rd – Change of Use/Tenant & Site Plan (25.158 & 25.159)**

TABLED. The applicant's Change of Use/Tenant and Site Plan applications were tabled pending a site visit by a committee of the Board and inspection by the Town Engineer of the Tabor Road widening improvements.

**Old Business:**

**Walmart Grocery Pick-Up Expansion, 1549 Rt 9 – Site Plan (25.079)**

APPROVED. The Board approved the expansion of the grocery pick-up area contingent upon the following conditions: (1) installation of new fire lane signs stating "no parking or standing"; and (2) a new water meter shall be installed pursuant to the requirements of the Halfmoon Water Department.

**The Next Planning Board Meeting will be Monday, December 8, 2025**