



Town of Halfmoon Planning Board

DECISIONS

November 23, 2020 - 7:00 pm

Planning Board Workshop – A. James Bold Meeting Room - 6:15 pm

Approval of Minutes – November 9, 2020 – APPROVED

Public Hearing(s):

McBride/Mechanicville – Stillwater Youth Soccer League Lot Line Adjustment, McBride Rd – Minor Subdivision (20.116)

APPROVED. Board held a Public Hearing and subsequently approved a lot-line adjustment at 12 McBride Road.

King PDD Halfmoon Crossing Subdivision, 3/5 Halfmoon Crossing – Minor Subdivision (20.135)

APPROVED. Board held a Public Hearing and approved a two lot subdivision at 3/5 Halfmoon Crossing Blvd.

Mott Orchard Planned Development District, 165 Farm to Market Rd – Major Subdivision (20.108)

APPROVED. Board held a Public Hearing and granted Preliminary Subdivision Approval for the proposed 91 lot subdivision.

Old Business:

Bayberry Drive Subdivision – Major Subdivision (17.221)

PUBLIC HEARING SET. Board set a Public Hearing for December 14, 2020 for a proposed 5 lot subdivision.

Hanks Hollow Subdivision, 73 Staniak Rd – Major Subdivision (Cluster) (20.076)

TABLED. The Board received a presentation on a revised cluster subdivision plan, provided feedback on the maximum number of cluster lots and referred the proposed subdivision to the necessary agencies.

New Business:

Al-Amin Asian Supermarket, 217 Guideboard Rd (Country Dollar Plaza) – Sign (20.144)

APPROVED. Board approved a new wall-mounted sign for the specialty Asian food grocer.

Birchwood – Grooms Conex Container, 238 Grooms Rd – Change of Use/Tenant (20.146)

APPROVED. The Board approved the temporary storage container with the condition that it shall be removed no later than April 1, 2021.

Quality Lighting Systems, 3 Executive Park Dr – Change of Use/Tenant (20.143)

APPROVED. Board approved the use of the vacant 3,400 SF space for an office related to their lighting and control business.

Green Mountain Electric Supply, Inc., 11B Solar Dr – Change of Use/Tenant (20.145)

APPROVED. Board approved the use of the vacant 24,000 SF space for a wholesale electric supply distributor with a condition that the applicant shall return to the Board for Change of Use/Tenant approval if retail use is initiated at the site.

Precision Valve & Automation, 6 Corporate Dr – Change of Use/Tenant & Site Plan (20.139 & 20.140)

APPROVED. Board approved the Change of Use/Tenant and Site Plan applications to allow the use of the existing 76,200 SF building and construct a 1,500 SF addition for purposes related to developing and constructing automated dispensing solution systems.

Shea Pointe PDD, 12 Dunsbach Road – PDD Recommendation (20.131)

TABLED. Board received a presentation on a proposed 100 unit residential PDD, provided feedback and referred it to the necessary agencies for review.

The Next Planning Board Meeting will be Monday, December 14, 2020