



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**August 9, 2021 - 7:00 pm**

#### **Planning Board Workshop – 6:30 PM**

#### **Approval of Minutes – July 26, 2021- Approved**

#### **Public Hearing:**

##### **Dorrough Subdivision, 93 Cemetery Rd – Minor Subdivision (21.118)**

ADJOURNED. Board held a Public Hearing, heard comments regarding the proposed Minor Subdivision, and tabled the application pending receipt of comments from Army Corps of Engineers (ACOE).

#### **New Business:**

##### **PVA, 6 Corporate Drive – Sign (21.142)**

APPROVED. Board approved new wall-mounted signage to reflect the recently-approved tenant name.

##### **Popeye's Louisiana Chicken, 1701 Rt. 9 (Shops of Halfmoon) – Sign (21.143)**

APPROVED. Board approved new signage with conditions related to limiting the height of the free-standing/monument road sign to 12' and eliminating the top portion of the drive-thru canopy sign.

##### **35 Woodin Road Subdivision & Duplex, 35 Woodin Rd – Minor Subdivision & Special Use Permit (21.145 & 21.146)**

DENIED. The Board received a presentation requesting a Minor Subdivision and Special Use Permit to allow a two-family/duplex structure. The Board denied the application due to the fact that one of the proposed lots would fail to meet the minimum lot frontage/front yard setback.

##### **Robert Subdivision/Lot Line Adjustment, 2 & 4 Lower Newtown Rd – Minor Subdivision (21.152)**

Applicant failed to appear.

##### **Creekview Estates – Phasing Plan, Upper Newtown Rd – Site Plan (21.139)**

TABLED. Board tabled the request to establish a phasing plan for the previously-approved Creekview Estates subdivision pending review by the Saratoga County Planning Board and fire department.

##### **Hoffman Car Wash, 1589 Rt. 9 - Amendment to Site Plan (21.148)**

Removed from the agenda at the request of the applicant.

#### **Old Business:**

##### **Twin Bridges Parking Expansion, 1626 Rt. 9 & 4 Oakhill Blvd. – Site Plan (21.092)**

APPROVED. Board approved an application for a parking lot expansion conditioned on the applicant providing the necessary ACOE permit and habitat assessment documentation.

##### **Dr. Detail Auto Spa, 12 Roger Lane – Home Occupation (21.136)**

PUBLIC HEARING SET. Board received a presentation requesting an In-Home Occupation for an auto-detailing business and set a Public Hearing for September 13, 2021.

**The Next Planning Board Meeting will be Monday, August 23, 2021**