



Town of Halfmoon Planning Board

DECISIONS

November 8, 2021 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – October 25, 2021 APPROVED

Public Hearings:

35 Woodin Road Subdivision, 35 Woodin Rd – Minor Subdivision (21.145)

APPROVED. Board held a Public Hearing and approved the two-lot subdivision for purposes of constructing a single-family home.

Troy Top Soil Subdivision, Lower Newtown, Upper Newtown & Hudson River Rd - Minor Subdivision (21.167)

APPROVED. Board held a Public Hearing and approved the subdivision to create four (4) lots from three (3) existing lots.

New Business:

McDonald's, 1487 Rt. 9 – Sign (21.174)

APPROVED. Board approved new signage for the existing McDonalds located at 1487 Route 9.

Eastpointe Sign, 1 Bradley Circle- Sign (21.191)

APPROVED. Board approved a new permanent residential subdivision sign for Eastpointe Homes.

GT Toyz Sign, 1537 Rt. 9 – Sign (21.194)

APPROVED. Board approved the sign request to swap the existing single panel sign for nine (9) new individual tenant sign panels at the existing business.

LS Power Grid New York Corporation 1 – Communications Antenna, 13 Corporate Dr – Site Plan (Telecommunications) (21.183)

APPROVED. Board approved the Site Plan for the proposed communications antenna/tower.

E.Dalheim Properties Addition, 67 Button Rd – Site Plan (21.181)

TABLED/REFERRED TO AGENCIES. Board received a presentation on a proposed 3,600 SF addition and referred it to the necessary agencies and Town Engineer for review.

Rafalik Solar Drive Warehouse, 9 Solar Drive – Site Plan (21.186)

TABLED/REFERRED TO AGENCIES. Board received a presentation on a proposed 5,000 SF building and referred it to the necessary agencies and Town Engineer for review.

Old Business:

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

APPROVED. Board granted final subdivision approval for the 91-lot single-family home subdivision located at 165 Farm to Market Road.

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

PUBLIC HEARING SET. Board received a presentation on the proposed 111-lot subdivision, located at 73 Staniak Road, and called for a Public Hearing to be held at the December 13, 2021 meeting.

ELP Halfmoon Solar, 48 Smith Road – Site Plan & Special Use Permit (21.159/21.160)

PUBLIC HEARING SET. Board received a presentation on the proposed solar facility and called for a Public Hearing to be held at the December 13, 2021 meeting.

The Next Planning Board Meeting will be Monday, November 22, 2021