



Town of Halfmoon Planning Board

DECISIONS

May 9, 2022 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – April 25, 2022 – APPROVED

Public Hearings

Lands of Johnson – Subdivision of Lot 2, 115 Farm to Market Rd – Minor Subdivision (22.045)

APPROVED. Board held a Public Hearing and approved a two-lot subdivision at 115 Farm to Market Road.

New Business:

Keystone Novelties Fireworks Tent Sale, 994 Hudson River Rd – Change of Use/Tenant & Sign (22.056 & 22.057)

APPROVED. Board approved a Change of Use/Tenant and Sign applications to sell fireworks on the vacant parcel at 994 Hudson River Road, conditioned on obtaining the required NYS permit and Town tent permit.

Kpb Architecture, 1426 Crescent–Vischer Ferry Rd. – Change of Use/Tenant (22.074)

The applicant failed to show.

Curvy Girls Food & Catering Truck, 1472 Crescent-Vischer Ferry Rd – Change of Use/Tenant (22.078)

APPROVED. Board approved a Change of Use/Tenant application to operate a seasonal food truck/trailer with conditions related to no outside seating/tables and approval expiration on December 1, 2022.

M and C Electrical Solutions, 13 Morris Lane (Mabey's) - Change of Use/Tenant (22.068)

APPROVED. Board approved a Change of Use/Tenant application to operate their electrical contracting business at 13 Morris Lane.

Forest Lane Apts Expansion, 300 Forest Lane – Site Plan (21.223)

APPROVED. Board approved the proposed site plan to enlarge the existing apartment buildings and modify the setbacks for the apartments consistent with recent amendments to the Forest Lane PDD.

Prestige Vending Expansion, 4 Enterprise Ave. – Site Plan (22.075)

TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed 4,200 SF addition and other site plan changes, and referred it to the Town Engineer and other agencies for review.

1613 – 1615 Subdivision, 1613 – 1615 Rt. 9 – Minor Subdivision (22.076)

PUBLIC HEARING SET. Board received a presentation on a proposed three-lot subdivision and set a Public Hearing for May 23, 2022.

Bridgewater 1 Solar, 6 Brookwood Rd. – Site Plan & Special Use (22.050 & 22.043)

Bridgewater 2 Solar, 4 Brookwood Rd - Site Plan & Special Use (22.051 & 22.042)

Bridgewater 1 Solar & Bridgewater 2 Solar, 4 & 6 Brookwood Rd - Minor Subdivision (22.044)

TABLED/REFERRED TO AGENCIES. Board received a presentation for two related solar array projects and a subdivision/lot line adjustment request. The projects were referred to the Town Engineer and several agencies for review.

Old Business:

Beeche Properties, LLC, 367 Hudson River Rd. – Site Plan (9.122)

APPROVED. Board approved the use of 367 Hudson River Road for purposes of storage and staging related to their existing business at 356 Hudson River Road (Beeche Logistics), with conditions related to the maximum height of on-site storage, removal of logs along Lock One Road, and the status and future use of the vacant residence.

Greg Beeche Logistics, LLC, 356 Hudson River Rd. – Site Plan (19.123)

APPROVED. Board approved the amended site plan to allow outside storage and use of Briggs Lane with conditions related to providing updated structural reports of stacked cargo containers, securing cables when not in use and allowing access to Briggs Lane for employee vehicles.

The Next Planning Board Meeting will be Monday, May 23, 2022