



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**September 26, 2022 – 7:00 pm**

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

**Approval of Minutes – September 12, 2022 – APPROVED w/abstentions**

#### **Public Hearings:**

##### **Noradki Subdivision (north side), 3 Tabor Rd – Minor Subdivision (22.067)**

APPROVED. Board held a Public Hearing and approved a two-lot subdivision at 3 Tabor Road.

##### **Lands of Tanski Subdivision, 68 Cemetery Rd – Minor Subdivision (22.133)**

APPROVED. Board held a Public Hearing and approved a three-lot subdivision at 68 Cemetery Road.

##### **Hank's Hollow Subdivision Lot Line Adjustment, 28, 30 & 50 Staniak Rd (Lots 107, 108 & E) – Amendment to Final Subdivision (22.139)**

APPROVED. Board held a Public Hearing and approved a lot-line adjustment at 28, 30 & 50 Staniak Road.

#### **New Business:**

##### **Mack X Barbershop, 1410 Route 9- Change of Use/Tenant (22.141)**

APPROVED. Board approved the use of vacant space at 1410 Route 9 for a barber shop.

##### **Verizon Wireless Co-Location Upgrade, 15 Parkford Dr – Site Plan (22.130)**

APPROVED. Board approved new co-location and ground equipment at the tower at 15 Parkford Drive.

##### **Henry's Detailing, 40 Farm to Market Rd #4A- Change of Use/Tenant (22.132)**

APPROVED. Board approved 1,500 SF for storage of supplies related to their automotive detailing business.

##### **Next Generation Roofing, 40 Farm to Market Rd #2A- Change of Use/Tenant (22.131)**

APPROVED. Board approved the use of 1,500 SF for storage of supplies related to their roofing business.

##### **Next Generation Roofing, Route 9 (adjacent to 1878 Rt. 9) - Site Plan (22.134)**

TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed 6,000 SF warehouse and 1,000 SF office building, and referred it to the Town Engineer and other agencies for review.

##### **Crescent Commons PDD Lot Line Adjustment, 17 Circle Ln - Minor Subdivision (22.135)**

PUBLIC HEARING SET. Board set a Public Hearing for October 24, 2022, for a proposed lot-line adjustment.

##### **Hanks Hollow Cluster Subdivision Phasing, Staniak Rd – Amendment to Final Subdivision (22.126)**

APPROVED. Board approved a revised phasing plan for the approved subdivision.

##### **Capitaland Flooring, 1605 Route 9 - Change of Use/Tenant (22.140)**

APPROVED. Board approved the use of vacant space at 1605 Route 9 for a flooring showroom.

**Old Business:**

**1605 Rt. 9 Showroom, 1605 Route 9 – Site Plan (22.096)**

APPROVED. Board approved a Site Plan for a proposed flooring showroom (see above item).

**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)**

PUBLIC HEARING SET. Board set a combined Public Hearing for October 24, 2022, for a proposed two lot Subdivision & Special Use Permits related to a solar farm proposal.

**The Next Planning Board Meeting will be Tuesday, October 11, 2022**