



Town of Halfmoon Planning Board

DECISIONS

April 10, 2023 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – March 27, 2023 APPROVED

Public Hearing:

Bridgewater Solar 2, Brookwood Rd/Hudson River Rd – Minor Subdivision (23.044)

APPROVED. A Public Hearing was held and the Board approved a lot line adjustment request for the approved Bridgewater Solar 2 project.

New Business:

Laser Tattoo Removal, 1602 Rt 9 – Sign (23.069)

APPROVED. Board approved new sign for the existing salon at 1602 Route 9.

McRoberts Development, LLC, 15–17 Liebich Ln – Sign (23.065)

APPROVED. Board approved new plaza-style monument sign for 15-17 Liebich Lane.

A+ Beverage Systems, 9 Morris Ln (Bldg. 7N) – Change of Use/Tenant (23.053)

APPROVED. Board approved the request to occupy approx. 2,000 SF at 9 Morris Lane for storage of equipment and supplies for a beverage equipment repair and installation company.

Aftermath Restoration, Unit 7D, 40 Farm to Market Rd – Change of Use/Tenant (23.064)

APPROVED. Board approved the request to occupy approx. 1,500 SF of space at 40 Farm to Market Road for storage of equipment and supplies related to a fire and water damage restoration company.

Keystone Fireworks, 994 Hudson River Rd – Change of Use/Tenant & Sign (23.062 & 23.063)

The applicant failed to appear.

Comprebr Brazilian Supermarket, 217 Guideboard Rd – Change of Use/Tenant & Sign (23.066 & 23.067)

APPROVED. Board approved the use of vacant space at 217 Guideboard Road for a Brazilian grocery store, with associated signage.

King PDD Site Plan Amendment, 5 Halfmoon Crossing Blvd. – Site Plan (23.068)

APPROVED. Board approved the application to amend the previously approved site plan at 5 Halfmoon Crossing Blvd.

ELP Halfmoon Solar, 48 Smith Rd – Site Plan & Special Use Permit (23.047 & 23.048)

TABLED. Board received a presentation and tabled a request for a solar farm at 48 Smith Road and referred the application to the necessary agencies for review.

Old Business:

Hickock Duplex, 4 & 6 Lansing Ln – Special Use Permit (Duplex) (23.009)

PUBLIC HEARING SET. Board set a Public Hearing for April 24, 2023 for a duplex at 4 & 6 Lansing Lane.

Tribley Residential PDD, 315 Farm to Market Rd – Major Subdivision (22.157)

PUBLIC HEARING SET. Board set a Public Hearing for May 22, 2023 for a major subdivision at 315 Farm to Market Road.

Town Auto Inc, 441 Rt 146- Change of Use/Tenant & Site Plan (22.176/22.177)

APPROVED. Board approved the application to operate a used car sales business with conditions related to the number of vehicles on site, approval and installation of the proposed stormwater and curb cut modifications, and designation of ADA compliant/handicapped parking spaces.

The Next Planning Board Meeting will be Monday, April 24, 2023