



Town of Halfmoon Planning Board

AGENDA

December 11, 2023 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – November 27, 2023 - APPROVED

Public Hearing:

Russell Subdivision, 37 Raylinsky Ln - Minor Subdivision (23.193)

APPROVED. A Public Hearing was held and the Board approved a three-lot minor subdivision for the purpose of constructing two single family homes.

New Business:

Zoom Room Sign, 1603 Rt 9 – Sign (23.194)

APPROVED. Board approved new signage for the tenant at 1603 Route 9 (Town Center Plaza).

Mother Teresa Academy Sign, 1 Halfmoon Executive Park Dr– Sign (23.197)

APPROVED. Board approved a new monument sign, to include a digital display on one of the two sides.

Town Fair Tire, 5 Halfmoon Crossing- Change of Use/Tenant & Sign (23.199/23.200)

TABLED. Board received a presentation on a proposed tire retail tenant and related signage, and tabled the request to solicit input from the fire department and ensure consistency with the approved site plan.

Tanski Office Building, 207 Rt 146 - Commercial Site Plan (23.188)

APPROVED. Board approved the site plan for a 6,000 SF office building, with all prior approval conditions.

Codie Development, LLC Subdivision, 1860 Rt 9 – Minor Subdivision (23.196)

PUBLIC HEARING SET. Board set a public hearing for January 8, 2024 for a proposed two-lot minor subdivision.

Chelsea Place Commerical Building, Chelsea Pl (SBL 272.1-1-4.3) – Site Plan (23.178)

TABLED. Board received a presentation on a request to construct a 10,000 SF commercial building and tabled it to solicit comments from agencies and the Town Engineer.

Cheema Petro LLC (Valero), 1493 Rt 9 – Site Plan (23.202)

TABLED. Board received a presentation on a request to construct a new 2,800 SF convenience store and add pumps at the existing gas station, and tabled it to solicit comments from agencies and the Town Engineer.

Old Business:

Country Dollar Plaza Renovations, 217 Guideboard Rd – Site Plan (23.175)

APPROVED. Board approved the site plan to add a sidewalk and extend the roof awning along the Rt.236 side.

The Next Planning Board Meeting will be Monday, January 8, 2024