



Town of Halfmoon Planning Board

DECISIONS

April 12, 2021 - 7:00 pm

Planning Board Workshop – A. James Bold Meeting Room, Halfmoon Town Hall - 6:30 pm

Approval of Minutes – March 22, 2021 APPROVED

Public Hearing:

Forest Lane Apts., 300 Forest Lane – PDD Amendment Recommendation (21.035)

PUBLIC HEARING HELD & POSITIVE RECOMMENDATION ISSUED. Board held a Public Hearing and issued a Positive Recommendation for a PDD amendment request to allow an increase in the square footage of apartments, and allow construction of an office, covered parking structures and signage.

New Business:

Rise, 1675 Rt. 9 (JS Watkins Plaza) – Sign (21.049)

TABLED. Applicant failed to appear.

United Ag & Turf, 1917 Rt. 9 – Sign (21.053)

APPROVED. Board approved a wall-mounted building sign for the new business name.

Trader Joe's, 3 Halfmoon Crossing – Sign (21.058)

TABLED. Board tabled the request to install tenant signage pending the submittal of revisions by the applicant.

Matchless Stove & Chimney, 1581 Rt. 9 (1581 Plaza) – Change of Use/Tenant (21.056)

APPROVED. Board approved the use of approx. 6,000 SF for a retail showroom/sales space.

Extreme Sandblasting & Paint, 28 Corporate Drive – Change of Use/Tenant (21.065)

APPROVED. Board approved the use of approx. 674 SF for a temporary office.

LS Power Location #2, 12 Corporate Drive – Change of Use/Tenant (21.066)

APPROVED. Board approved the use of approx. 3,242 SAF for a temporary office/operations center.

Jen's Hens, Odds & Ends, 57 Canal Road – Home Occupation (21.068)

PUBLIC HEARING SET. Board set an April 26, 2021 Public Hearing for a request to operate a part-time retail stand from the home.

Hoffman Carwash, 1589 Rt. 9 - Site Plan (Renewal) (21.057)

APPROVED. Board renewed the Site Plan approval for a proposed 6,400 SF drive-thru car wash.

Eastpointe Homes, Cemetery Road – Amendment to Final Subdivision (Minor Subdivision) (21.070)

PUBLIC HEARING SET. Board set a May 10, 2021 Public Hearing for proposed lot line and setback modifications.

Summit at Halfmoon Planned Development District, 1620 Rt. 9 - PDD Amendment Recommendation (21.062)

TABLED & REFERRED TO AGENCIES. Board received a presentation on a PDD Amendment Recommendation request to allow the construction of a 110 unit senior living building and related amenities and facilities. Board requested additional traffic, site distance, stormwater/drainage and grading information for the project.

Old Business

Gridworks Office/Warehouse, 13 Liebich Lane – Minor Subdivision & Site Plan (20.118 & 20.119)

TABLED & REFERRED TO AGENCIES. Board received a presentation on a revised request to construct two warehouse/office/flex space buildings totaling 60,000 SF and subdivide 6 ac. from an existing 95 ac. parcel. Board tabled the item and referred it to several agencies and the Town Engineer for review.

The Next Planning Board Meeting will be Monday, April 26, 2021