



Town of Halfmoon Planning Board

DECISIONS

April 26, 2021 - 7:00 pm

Planning Board Workshop – 6:15 pm

Approval of Minutes – April 12, 2021 - APPROVED

Public Hearings:

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

PUBLIC HEARING HELD & APPROVED. Board held a Public Hearing and approved a part-time retail stand.

Brookwood Road Subdivision, Phase II, Brookwood Road – Major Subdivision (Preliminary) (19.145)

PUBLIC HEARING HELD & APPROVED. Board held a Public Hearing and granted Preliminary Approval for the proposed 17-lot single family home subdivision.

New Business:

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

APPROVED. Board approved the proposed new signage for the renamed medical marijuana dispensary.

Phantom Fireworks, 1525 Rt. 9 – Change of Use/Tenant & Sign (12.055 & 21.054)

APPROVED. Board approved the temporary sale of legalized fireworks and related signage.

Keystone Novelties Distributors, 1516 Rt. 9 – Change of Use/Tenant & Sign (21.063 & 21.064)

APPROVED. Board approved the temporary sale of legalized fireworks and related signage, with the condition that the tent be located as close as possible to the northern property line.

Before U Trade, 1650 Rt. 9, Suite A – Change of Use/Tenant (21.069)

APPROVED. Board approved the use of office space for an e-commerce automotive sales business.

Fisher & Thompson, Inc., 45 Route 146 – Change of Use/Tenant (12.071)

APPROVED. Board approved the use of the site for retail sales and storage for a dairy equipment supply business.

Capital Asphalt, LLC, 21 Solar Dr. – Change of Use/Tenant & Sign (21.076 & 21.077)

APPROVED. Board approved the use of the site and related signage for an asphalt paving company.

McDonald's USA, LLC Renovations, 1487 Rt. 9 – Site Plan (Renewal) (21.060)

APPROVED. Board renewed the prior Site Plan approval of the proposed site renovations.

Oakhill Drive Lot Line Adjustment, 14 & 16 Oakhill Dr. – Minor Subdivision & Special Use Permit (21.067 & 21.074)

DENIED. Board denied the propose lot line adjustment due to the non-conforming nature of 16 Oakhill Drive, a landlocked parcel.

Old Business

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

APPROVED. Board approved the revised signage plan for the building and site.

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

POSITIVE RECOMMENDATION. Board issued a Positive Recommendation for the proposed PDD amendment to allow the construction of a 110 unit independent senior living facility.

113 Tabor Road Warehouse/Office Building, 113 Tabor Rd – Site Plan (20.121)

PUBLIC INFORMATIONAL MEETING SET. Board discussed the findings of an independent traffic analysis and set a Public Informational Meeting date, with expanded notice, for May 10, 2021.

Shops of Halfmoon Drive-Thru Restaurant, Rt. 146 – Site Plan & Special Use Permit (21.040 & 21.044)

PUBLIC HEARING SET. Board discussed the findings of an independent traffic analysis and set a Public Hearing date for May 10, 2021.

The Next Planning Board Meeting will be Monday, May 10, 2021