



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**August 23, 2021 - 7:00 pm**

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

#### **Approval of Minutes – August 9, 2021- Approved**

#### **Public Hearing:**

##### **Lands of Crowther Duplex, 752 Hudson River Rd – Special Use (21.117)**

APPROVED. The Board held a Public Hearing and approved the proposed duplex at 752 Hudson River Road.

##### **Case Paving/Richard's Paving & Fuels, 860 Hudson River Rd – Change of Use Tenant, Special Use Permit & Sign (21.119/21.120/21.121)**

APPROVED. The Board held a Public Hearing and approved the proposed paving and fuel supply business in the existing 7,000 SF building at 860 Hudson River Road, with a condition prohibiting the dumping and storage of asphalt onsite.

##### **Rockwood Lot Line Adjustment, 1460 & 1460A Crescent Vischer Ferry Rd – Minor Subdivision & Special Use Permit (21.124 & 21.125)**

APPROVED. The Board held a Public Hearing and approved the proposed Minor Subdivision (lot line adjustment) between two existing residential parcels at 1460 & 1460a Crescent Vischer Ferry Road.

#### **New Business:**

##### **On the Move Health & Fitness, LLC, 217 Guideboard Road (Country Dollar Plaza) – Sign (21.151)**

APPROVED. Board approved new wall-mounted signage to reflect the recently approved tenant name.

##### **Hines Lot Line Adjustment, 20 & 22 Chateau Subdivision – Minor Subdivision (21.154)**

PUBLIC HEARING SET. Board received a presentation requesting a Minor Subdivision (lot line adjustment) between two parcels and set a Public Hearing for September 27, 2021.

##### **Halfmoon Sunoco – Generator, 325 Rt. 146 – Site Plan (21.096)**

APPROVED. Board approved an application for a proposed generator at the existing Sunoco location at 325 Route 146.

##### **Hoffman Car Wash, 1589 Rt. 9 - Amendment to Site Plan (21.148)**

TABLED/REFERRED TO AGENCIES. Board received a presentation on the revised Hoffman's Carwash site plan and referred it to the necessary agencies and Town Engineer for review.

##### **Crescent Commons PDD, 1471 & 1475 Route 9 – PDD Recommendation (21.150)**

TABLED/REFERRED TO AGENCIES. Board received a presentation on the proposed PDD at the existing Crescent Commons Plaza site, referred it to the necessary agencies and Town Engineer for review and requested the Town commission an independent traffic impact study.

**Old Business:**

**Robert Subdivision & Lot Line Adjustment, 2 & 4 Lower Newtown Rd – Minor Subdivision (21.152)**  
PUBLIC HEARING SET. Board received a presentation requesting a Minor Subdivision (lot line adjustment) and set a Public Hearing for September 13, 2021.

**Restaurant (former Salty's Pub), 217 Guideboard Road (Country Dollar Plaza) – Site Plan (21.093)**  
APPROVED. Board approved an application for a proposed patio expansion with a condition allowing acoustic music no later than 9:30PM.

**Creekview Estates – Phasing Plan, Upper Newtown Rd – Site Plan (21.139)**  
APPROVED. Board approved a phasing plan for the development of the Creekview Estates subdivision, with the condition that second entrance must be constructed prior to the issuance of the 20<sup>th</sup> Certificate of Occupancy.

**The Next Planning Board Meeting will be Monday, September 13, 2021**