



Town of Halfmoon Planning Board

DECISIONS

March 28, 2022 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – March 14, 2022 – APPROVED

Public Hearings:

Lands of Fellows/Werner Rd Subdivision & Duplexes, Werner Rd – Minor Subdivision & Special Use Permit (22.023/22.024)

TABLED. The Board held a Public Hearing and tabled the applications for a two lot subdivision and two duplexes.

Townline MCA Development Duplex, 293 Middletown Rd – Special Use Permit (22.031)

APPROVED. The Board held a Public Hearing and approved a request to convert a single-family home into a two-family (duplex) conditioned on meeting all requirements of the NYS Building Code.

Fairways of Halfmoon Pavilion, 17 Johnson Rd - Site Plan & Special Use Permit (21.221 & 21.222)

APPROVED. The Board held a Public Hearing and approved a request to construct a pavilion with conditions prohibiting live music and weddings and requiring all events to be finished by dusk.

New Business:

Impact Athletic Center, 390 Rt. 146 - Sign (22.039)

APPROVED. Board approved new signage for the existing tenant at 390 Route 146.

Forest Lane PDD Amendment, 300 Forest Lane – PDD Amendment Recommendation (22.035)

POSITIVE RECOMMENDATION. Board received a presentation and made a Positive Recommendation to the Town Board to amend the setbacks of the Forest Lane PDD.

Old Business:

ELP Halfmoon Solar, 48 Smith Road – Site Plan & Special Use Permit (21.159/21.160)

POSITIVE DECLARATION. Board made a motion to issue a Positive Declaration pursuant to the NYS Environmental Quality Review Act (SEQR).

The Next Planning Board Meeting will be Monday, April 11, 2022