



Town of Halfmoon Planning Board

DECISIONS

February 13, 2023 – 7:00 PM

Planning Board Workshop – 6:30 PM

Approval of Minutes – January 23, 2023 – APPROVED

New Business:

Dunkin Donuts, 325 Rt. 146 – Sign (23.015)

APPROVED. Board approved new signage for the existing Dunkin Donuts at 325 Route 146.

RISE Dispensary, 1675 Rt. 9 (Watkins Plaza) – Sign (23.020)

APPROVED. Board approved a new wall mounted sign for the existing tenant at 1675 Route 9.

Lowes of Halfmoon, 476 Rt. 146 – Change of Use/Tenant (Seasonal Outside Display) (23.011)

APPROVED. Board approved the temporary outdoor storage and display of seasonal items from 2/15/23-10/1/23.

Burgess & Associates, 6 Executive Park Dr. – Change of Use/Tenant & Sign (23.023 & 23.024)

APPROVED. Board approved the use of vacant space for a law office, with associated signage.

Lands of Frament Subdivision, 60 Spice Mill Blvd. – Minor Subdivision (23.010)

PUBLIC HEARING SET. Board set a Public Hearing for February 27, 2023, for a three lot Minor Subdivision request.

Lands of Tang Subdivision & Duplex, 20 Stone Quarry Rd – Minor Subdivision & Special Use Permit (23.007 & 23.008)

DENIED. Board denied an application for a two lot Minor Subdivision and Special Use Permit (duplex) due to a failure to meet certain minimum area requirements of the Town Code.

APROJECTS USA, LLC, 430 Hudson River Rd – Change of Use/Tenant, Sign & Special Use Permit (23.012, 23.014 & 23.021)

PUBLIC HEARING SET. Board set a Public Hearing for February 27, 2023, for a Special Use Permit for a proposed warehouse/distribution tenant in the existing building.

Old Business:

One Four Six Marketplace PDD, Rt. 146 & Old Rt. 146 – PDD Recommendation (22.099)

PUBLIC INFORMATIONAL MEETING SET. Board set a Public Information Meeting with expanded notice for March 27, 2023, for a PDD Recommendation for a mixed-use project.

The Next Planning Board Meeting will be Monday, February 27, 2023