



Town of Halfmoon Planning Board

DECISIONS

February 27, 2023 – 7:00 PM

Planning Board Workshop – 6:30 PM

Approval of Minutes – February 13, 2023 – APPROVED

Public Hearing(s):

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

APPROVED. Board held a Public Hearing and approved the three lot Minor Subdivision at 60 Spice Mill Blvd.

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

APPROVED. A Public Hearing was held and the Board approved the applications to allow approx. 40,000 SF of the existing building to be used as a storage/warehouse.

New Business:

Precision Valve & Automation, 5 Corporate Dr – Change of Use/Tenant (23.029 & 23.030)

APPROVED. Board approved the use of vacant space for an expansion of the applicant's existing use.

Ians LLC (Sunoco), 1500 Route 9 – Amendment to Site Plan (23.032)

TABLED. Board tabled the application for outside storage of racing fuel.

Lands of Green & Lands of Tasso Lot Line Adj, 22 & 26 Fellows Rd – Minor Subdivision (23.025)

PUBLIC HEARING SET. Board set a Public Hearing for March 13, 2023 for a lot line adjustment request.

Three Jones Road Subdivision, 3 Jones Rd – Minor Subdivision (23.028)

DENIED. Board denied an application for a lot line adjustment due to a failure to meet certain minimum area requirements of the Town Code.

Fronczek Subdivision, 66 Ushers Rd – Minor Subdivision (23.036)

PUBLIC HEARING SET. Board set a Public Hearing for March 13, 2023 for a two lot subdivision request.

Pearl Landscaping, LLC, 556 Hudson River Rd– Site Plan & Special Use Permit (23.026 & 23.027)

TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed 6,000 SF garage and warehouse/storage project, and referred it to the Town Engineer and other agencies for review.

MJ Properties Site Plan, Tabor Road (west/adj. to 113 Tabor Rd.) – Site Plan (23.019)

TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed multi-phase, four building, light industrial-commercial/warehouse project, and referred it to the Town Engineer and other agencies for review.

The Next Planning Board Meeting will be Monday, March 13, 2023