



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**July 24, 2023 – 7:00 pm**

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

#### **Approval of Minutes – June 26, 2023 APPROVED**

#### **Public Hearing: \***

##### **Geleta Subdivision, 199 Farm to Market Road- Minor Subdivision (23.100)**

APPROVED. A Public Hearing was held and the Board approved a Minor Subdivision involving 199 Farm to Market Road and adjacent properties.

##### **ELP Halfmoon Solar, 48 Smith Rd – Site Plan & Special Use Permit (23.047 & 23.048)**

TABLED. The Board held a Public Hearing on the proposed 4MW solar farm and tabled the application for further technical review.

#### **New Business:**

##### **U.S. Budokai Karate, 215 Guideboard Road – Sign (23.103)**

APPROVED. Board approved the new sign for U.S. Budokai Karate at 215 Guideboard Road.

##### **Centrotherm, 428 Hudson River Road- Sign (23.112)**

APPROVED. Board approved the new sign for Centrotherm at 428 Hudson River Road.

##### **Darn Good Yarn, 5 Executive Park Drive – Change of Use/Tenant (23.107)**

APPROVED. Board approved the use of vacant space at 5 Executive Park Drive for a yarn/craft related e-commerce business.

##### **Edelman Financial Engines, 28 Corporate Drive – Change of Use/Tenant (23.108)**

APPROVED. Board approved the use of vacant space at 28 Corporate Drive for a financial services office.

##### **Boutique & Coffee Shop Made Simple, 1471 Rt.9, Ste.110 – Change of Use/Tenant & Sign (23.113 & 23.114)**

APPROVED. Board approved the use of vacant space at 1471 Route 9 for a boutique and coffee shop, with associated signage.

##### **Life Maid Spotless & Simple, 1471 Rt.9, Ste.106 – Change of Use/Tenant & Sign (23.115 & 23.116)**

APPROVED. Board approved the use of vacant space at 1471 Route 9 for a cleaning service, with associated signage.

##### **Sysco Generator, 1 Liebich Lane- Site Plan Amendment (23.102)**

APPROVED. Board approved the the proposed generator at the existing Sysco facility.

##### **RISE Dispensary Generator, 1675 Rt. 9 – Site Plan Amendment (23.105)**

APPROVED. Board approved the proposed generator for the existing business at 1675 Route 9.

**Town Auto, 441 Route 146- Site Plan Amendment (23.084)**

APPROVED. Board approved the the proposed parking addition with conditions related final review by the Town Engineer.

**Norwood Terrace PDD, 268 Grooms Road – PDD Recommendation (23.106)**

TABLED. A presentation was made for a proposed mixed use PDD (professional office and apartments), the Board tabled the application and referred it to various agencies for review.

**GT Toyz Boat & Trailer Sales & Display, 1534 Rt. 9 – Change of Use/Tenant (23.117)**

APPROVED. Board approved the the Change of Use/Tenant to allow for sales and display of boats at 1534 Route 9.

**Old Business:**

**GT Toyz Parking Expansion, 1537 Rt. 9 – Site Plan Amendment (22.010)**

APPROVED. Board approved the proposed parking expansion at the existing facility with conditions related to final review by the Town Engineer and requiring an annual stormwater inspection report to be submitted to the Town.

**The Next Planning Board Meeting will be Monday, August 14, 2023**