



Town of Halfmoon Planning Board

DECISIONS

March 13, 2023 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – February 27, 2023 APPROVED

Public Hearings:

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

APPROVED. A Public Hearing was held and the Board approved a lot line adjustment request between two adjacent parcels.

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

APPROVED. A Public Hearing was held and the Board approved a two-lot subdivision and consolidation between two adjacent parcels.

New Business:

Nercessian Kettle Corn NYC Operation, 1659 Rt. 9 – Change of Use/Tenant (23.034)

APPROVED. Board approved a food truck operation on weekends at 1659 Rt. 9, with conditions related to a one-year expiration and directional/informational signage.

Centrotherm Expansion, 428 Hudson River Rd – Change of Use/Tenant (23.037)

APPROVED. Board approved the request to utilize the existing building for a light manufacturing business (extrusion and injection molding) with associated office and warehouse uses.

US Budokai Karate, 215 Guideboard Road (Country Dollar Plaza) – Change of Use/Tenant (23.042)

APPROVED. Board approved the expansion of the existing martial arts tenant into the adjacent 1,275 SF space.

ACT Laboratories, 16 Corporate Dr – Change of Use/Tenant (23.046)

APPROVED. Board approved the use of 7,358 SF in the existing building for a testing laboratory.

Phantom Fireworks Tent, 1525 Rt 9 – Change of Use/Tenant & Sign (23.040 & 23.041)

APPROVED. Board approved the use of outdoor space for the temporary sale of legalized fireworks from June 10 – July 20, 2023.

New Virtual Medicine, PLLC, 3 Newcastle Rd – Home Occupation (Special Use Permit) (23.033)

TABLED. Board received a presentation and tabled a request for a home-based medical office, pending revisions to the application.

All In Cuts Barbershop, 239A Grooms Road – Change of Use/Tenant (23.049)

APPROVED. Board approved the use of approx. 1,624 SF of the existing 3,654 SF building for use as a hair salon.

Bridgewater Solar 2, Brookwood Rd/Hudson River Rd – Minor Subdivision (23.044)

PUBLIC HEARING SET. Board received a presentation and set a public hearing for a Minor Subdivision request (flag lot) for April 10, 2023.

Old Business:

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

APPROVED. Board approved the request to install a racing fuel sales/storage cage.

Crescent Commons PDD Phase 1, 1471 -1473 & 1475 Rt. 9 – Site Plan (23.038)

TABLED. Board received a presentation on Phase 1A and 1B of the project, tabled the application and referred to to certain agencies for further review.

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