



Town of Halfmoon Planning Board

DECISIONS

July 9, 2018 - 7:00 pm

Planning Board Workshop – Open to the Public – Conference Room – 6:00 pm

Approval of Minutes – June 25, 2018 - APPROVED (as amended)

New Business:

Lincoln Mattress & Rug Company, 1683 Route 9 (St. John Plaza) - Sign (18.119)

APPROVED. Board received a presentation and approved a new, wall-mounted sign for this recently-approved business.

Salvatore S. Iavarone CPA, 6 Willowbrook Terrace - Home Occupation (18.104)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for July 23, 2018 for an In-Home CPA office.

Integrative Health Solutions, LLC/Teen Empowerment Summer Program, 13 Flintlock Lane - Home Occupation (18.114)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for July 23, 2018 for an In-Home child/teen counseling program.

Freezing Spot, 222 Guideboard Road (Plaza 222) - Change of Use/Tenant & Sign (18.111/18.112)

APPROVED. Board approved approximately 1,200 SF of the 3,800 SF existing plaza building, along with related signage, for a rolled ice cream retail/restaurant business.

Darn Good Yarn, Inc., 11A Solar Drive - Change of Use/Tenant (18.113)

APPROVED. Board approved the use of the existing 12,000 SF building for a yarn sales, distribution, office and research business.

Roots Barber Company, LLC, 1603 Route 9, Unit #2 (Town Center Plaza) - Change of Use/Tenant & Sign (18.115/18.116)

APPROVED. Board approved approximately 900 SF and related signage in the existing plaza for use by a barbershop.

GT Toyz LLC, 1516 Route 9 (Former Louis Henry) - Change of Use/Tenant & Sign (18.117/18.118)

APPROVED. Board approved the use of the approximately 1,000 SF building and parking lot area for a used vehicle business, with the condition that no more than 30 units/vehicles may be located on the lot at one time.

Daphne Jordan for State Senate, 1471 Route 9, Ste 106 (Crescent Commons) - Change of Use/Tenant & Sign (18.120/18.121)

APPROVED. Board approved the use of approximately 450 SF and related signage in the existing plaza for a campaign office.

Monolith Community Solar Farm, Hudson River Road - Site Plan (18.100)

TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed 400 KW solar array/farm and referred it to several agencies and the Town Engineer for review.

Giffy's Bar-B-Cue/Power's Pub Expansion, 130 Meyers Road - Site Plan (18.109)

DENIED. Board received a presentation on a proposed expansion and change of use of the renovated barn. The Board denied the request due to the proposal consisting of an expansion of a pre-existing, non-conforming use.

Old Business:

Lands of Hayes & Tenace (Brady Trust), 298A Grooms Road - Minor Subdivision (18.074)

PUBLIC HEARING SET. Board set a Public Hearing for the July 23, 2018 meeting for a proposed two lot residential subdivision.

The Next Planning Board Meeting will be Monday, July 23, 2018