



Town of Halfmoon Planning Board

DECISIONS

May 13, 2024 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – April 22, 2024 APPROVED

Public Hearing & Public Informational Meeting:

Proctor & Eggleston Subdivision, 28 & 28B Firehouse Rd – Minor Subdivision (24.048) (PH)

PUBLIC HEARING HELD & APPROVED. Board held a Public Hearing and subsequently approved a subdivision (lot-line adjustment) between 28 & 28B Firehouse Road.

Tabor Road Warehouse Revised Plan, 113 Tabor Road – Site Plan (24.043) (PIM)

PUBLIC INFORMATIONAL MEETING & APPROVED. Board held a Public Informational Meeting and approved the proposed site plan amendment with all prior conditions included, and new conditions related to lighting, parking space size and landscaping.

New Business:

Juniper Ridge, Betts Lane – Sign (24.042)

APPROVED. Board approved the proposed sign for the residential subdivision, with a condition that the applicant provide the necessary legal documents to the Town and maintain the sign and associated areas.

Evexia Therapeutics LLC/ dba Evexia Cannabis, 217 Guideboard Rd – Sign (24.070)

APPROVED. Board approved the proposed sign for the approved tenant, Evexia Cannabis.

Two Buttons Deep, 1403 Rt 9 – Change of Use/Tenant (24.062)

APPROVED. Board approved the use of space at 1403 Route for their digital media and marketing company.

Aria Kabab, 1525 Rt 9 – Change of Use/Tenant (24.064)

APPROVED. Board approved the use of space for a restaurant with take-out and in-house seating options.

Sunbelt Rentals, 1651 & 1653 Rt 9 – Change of Use/Tenant & Sign (24.072 & 24.013)

APPROVED. Board approved the use of the existing building and site for the leasing and rental of large equipment for construction activities, along with associated new signage.

Gabriel Subdivision, 45 Spice Mill Blvd – Minor Subdivision (24.063)

PUBLIC HEARING SET. Board received a presentation on a request for a three lot subdivision of the existing parcel at 45 Spice Mill Blvd and set a Public Hearing for June 10, 2024.

The Learning Experience, 5 Halfmoon Crossing – Change of Use/Tenant & Site Plan (24.068 & 24.069)

TABLED/REFERRED TO AGENCIES. Board heard a presentation for a new 10,000 SF childcare facility at 5 Halfmoon Crossing Blvd and referred the application to the necessary agencies for review.

Old Business:

Shea Pointe PDD, 12 Dunsbach Road – PDD Recommendation (20.131)

PUBLIC HEARING SET. Board received a presentation on the findings of a supplemental traffic study for a 110-unit residential PDD and set a Public Informational Meeting, with expanded notice, for June 24, 2024.

Mott Orchard PDD, 165 Farm to Market Rd – Major Subdivision (24.044)

APPROVED. Board approved the Major Subdivision for a proposed 91-lot single family home development at 165 Farm to Market Road.

The Next Planning Board Meeting will be Monday, June 10, 2024