



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**June 10, 2024 – 7:00 pm**

**Planning Board Workshop – 6:15 PM**

**Approval of Minutes – May 13, 2024 APPROVED**

#### **Public Hearing:**

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

Board held a Public Hearing and subsequently approved a three lot subdivision at 45 Spice Mill Blvd.

#### **New Business:**

**James Lawn Care Services, 182 Ushers Rd – Change of Use/Tenant & Sign (24.074 & 24.075)**

APPROVED. Board approved the use of a 2,155 SF space for a lawn care service business with associated signage.

**Rocket Science Corp., 1385 Vischer Ferry Rd – Change of Use/Tenant (24.077)**

APPROVED. Board approved the use of a 4,000 SF space for a software development company.

**Couch Dale Marshall P.C., 14 Corporate Drive – Change of Use/Tenant (24.085)**

APPROVED. Board approved the use of a 1,391 SF space for a legal office/law firm.

**H&T Engineering, 14 Corporate Drive - Change of Use/Tenant (24.088)**

APPROVED. Board approved the use of a 3,706 SF space for an engineering firm.

**Childhood Friends, Inc., 1406 B/C Rt. 9 – Change of Use/Tenant & Sign (24.086 & 24.087)**

APPROVED. Board approved the use of a 5,400 SF space for a daycare for up to 60 students with associated signage.

**Aquatica Pool & Patio, 45 Rt. 146 – Change of Use/Tenant (24.089)**

APPROVED. Board approved the use of a 5,600 SF space for the sale and service of swimming pools and hot tub/spa equipment.

**Griner Construction Subdivision, 8 Linden Park Dr – Minor Subdivision (24.071)**

PUBLIC HEARING SET. Board received a presentation on a request for a two lot subdivision of 8 Linden Park Drive and set a Public Hearing for June 24, 2024.

**Russell Subdivision, 37 Raylinsky Lane – Minor Subdivision (24.084)**

PUBLIC HEARING SET. Board received a presentation on a request for a three lot subdivision of 37 Raylinsky Lane and set a Public Hearing for June 24, 2024.

**Hank's Hollow Lot Line Adjustments, Island Dr – Major Subdivision (24.058)**

PUBLIC HEARING SET. Board received a presentation on a request for a 14-lot subdivision (lot-line adjustment) of the existing parcels in the Hanks Hollow subdivision and set a Public Hearing for June 24, 2024.

**DeVoe's Orchard Verizon Cell Tower, 52 Plant Rd (278.-2-56.22) – Site Plan (Telecommunications Facility/Tower), Minor Subdivision & Verizon Co-Location Antenna (24.046, & 24.079, 24.091)**

TABLED/REFERRED TO AGENCIES. Board received a presentation for a new telecommunications tower, subdivision and co-location antenna request and referred it to the necessary agencies for review.

**329 Rt 146 Office/Retail Building, 329 Rt 146 – Site Plan & Minor Subdivision (24.060 & 24.061)**

TABLED/REFERRED TO AGENCIES. Board received a presentation for a new 21,740 office and retail space building at 329 Route 146 and referred it to the necessary agencies for review.

**Prestige Petroleum Gas Service Station, 436 & 438 Rt 146 – Site Plan & Special Use (drive-thru) (24.081 & 24.082)**

DENIED. Board received a presentation for a new 4,500 SF convenience store and associated gas pumps and denied the application due to a failure to meet the minimum front yard setback requirement.

**Old Business:**

**Lock One Marina, 461 Hudson River Rd – Minor Subdivision (lot line adjustment) (24.001)**

PUBLIC HEARING SET. Board received a presentation on a request for a minor subdivision (lot-line adjustment) at 461 Hudson River Road and set a Public Hearing for June 24, 2024.

**The Next Planning Board Meeting will be Monday, June 24, 2024**