



Town of Halfmoon Planning Board

DECISIONS

June 24, 2024 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – June 10, 2024 APPROVED

Public Hearing:

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

APPROVED. Board held a Public Hearing and approved a lot-line adjustment at 461 Hudson River Road.

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

APPROVED. Board held a Public Hearing and approved a lot-line adjustment to several lots on Island Drive.

Russell Subdivision, 37 Raylinsky Ln – Minor Subdivision (24.084)

APPROVED. Board held a Public Hearing and approved a three-lot subdivision at 37 Raylinsky Lane.

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

APPROVED. Board held a Public Hearing and approved a two-lot subdivision at 8 Linden Park Drive.

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

NEGATIVE RECOMMENDATION. Board held a Public Hearing and issued a Negative Recommendation for a proposed 110-town home/condominium Planned Development District (PDD).

New Business:

Mi Mexico Lindo Tienda y Taqueria LLC, 1509 Rt 9 – Change of Use/Tenant (24.090)

APPROVED. Board approved the use of 1,556 SF for an expansion of the existing market/restaurant.

Cruet Wood Fired Pizza Truck, 1500 Rt 9 – Change of Use/Tenant (24.092)

DENIED. Board denied the application to allow a pizza food truck to utilize a portion of the existing parking lot at 1500 Route 9.

Nercessian Kettle Corn Truck, 1500 Rt 9 – Change of Use/Tenant (24.098)

DENIED. Board denied the application to allow a popcorn food truck to utilize a portion of the existing parking lot at 1500 Route 9.

Clifton Park Halal Market, 1525 Rt 9 – Change of Use/Tenant (24.097)

APPROVED. Board approved the use of 3,000 SF for a Halal market.

Lands of Hickok Subdivision, Firehouse Rd (284.02-3-28.1) – Minor Subdivision & Special Use Permit (24.094 & 24.095)

PUBLIC HEARING SET. Board received a presentation on a request for a two-lot subdivision and proposed duplexes and set a Public Hearing for July 22, 2024.

Davey's Realty Office/Storage Bldg, 1615 Rt 9 – Site Plan (24.009)

TABLED/REFERRED TO AGENCIES. Board received a presentation for a new 19,200 SF office and storage building for their real estate business.

Next Generation Roofing (2nd Flr Addition), 1890 Rt 9 – Site Plan (24.083)

APPROVED. Board approved the proposed second story addition for their existing office at 1890 Route 9 with a condition to provide an updated site plan.

Old Business:

Christopher Subdivision, 98 Werner Rd – Minor Subdivision (24.038)

PUBLIC HEARING SET. Board received a presentation on a request for a four-lot subdivision and set a Public Hearing for July 22, 2024.

Murray Auto Sales, 315 Rt 146 – Site Plan (24.035)

PUBLIC INFORMATIONAL MEETING. Board received a presentation on a request for a used automobile sales lot and set a Public Informational Meeting for July 22, 2024.

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

APPROVED. Board approved the revised Site Plan and Change of Use/Tenant applications for a new 10,000 SF daycare facility with conditions related to satisfying outstanding comments from the Town Engineer.

The Next Planning Board Meeting will be Monday, July 22, 2024