



Town of Halfmoon Planning Board

DECISIONS

September 9, 2024 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – August 26, 2024 APPROVED

Public Hearing:

The Church of Newtown Road & Lambertsen Lot Line Adjustment, 142 & 144 Lower Newtown Rd – Minor Subdivision (24.133)

APPROVED. Board held a Public Hearing and approved a Minor Subdivision (lot-line adjustment) to convey approx. 1.22 ac. from 142 Lower Newtown Road to 144 Lower Newtown Road.

New Business:

Hudson Valley Credit Union, 7 Halfmoon Crossing – Sign (24.143)

APPROVED. Board approved new signs to reflect the new tenant name.

Valor Wellness, 10 Executive Park Dr – Change of Use/Tenant (24.127)

APPROVED. Board approved the use of 2,500 SF of space for the new tenant.

Rocks Two Holding/Rock's Automotive Site Plan, 190 Rt 146 – Site Plan Renewal (24.135)

APPROVED. Board re-approved the previously approved site plan expansion for 190 Route 146.

Hayner Country Store Expansion, 148 Rt 236 – Site Plan (24.130)

TABLED/REFERRED TO AGENCIES. Board received a presentation for the proposed 1,500 SF addition and referred it to the necessary agencies for review.

Davey's Realty Warehouse & Fence, 1917 Rt 9 – Site Plan (24.066 & 24.124)

TABLED/REFERRED TO AGENCIES. Board received a presentation for the proposed 10,000 SF warehouse and fence and referred it to the necessary agencies for review.

Old Business:

Advanced Controls & Automation (Frank Warehouse), 574 Hudson River Rd – Site Plan (24.047)

APPROVED. Board approved the application for a 2,200 SF addition onto the existing building for warehouse/storage purposes.

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)

PUBLIC HEARING SET. Board received an update regarding a proposed telecommunications tower, co-location antenna and related subdivision request and set a Public Hearing for October 28, 2024.

The Next Planning Board Meeting will be Monday, September 23, 2024