



Town of Halfmoon Planning Board

DECISIONS

October 28, 2024 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – October 15, 2024 APPROVED

Public Hearing:

Haswell Lot Line Adjustment, 41 & 17 Domenica Dr – Minor Subdivision (24.157)

APPROVED. Board held a Public Hearing and approved a two (2) lot Minor Subdivision (lot-line adjustment).

Martin - Tironi Subdivision, 107 Johnson Rd (261.-2-39.32) – Minor Subdivision (24.164)

APPROVED. Board held a Public Hearing and approved a two (2) lot Minor Subdivision request.

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)

APPROVED. Board held a Public Hearing and approved a two (2) lot Minor Subdivision, Site Plan and Co-Location request with conditions related to Town Engineering review and a decommissioning bond.

New Business:

Halfmoon Autos, Inc., 315 Rt 146 - Sign (24.169)

APPROVED. Board approved a new sign to reflect the new business/tenant name, Halfmoon Autos Inc.

Town Auto, Inc., 441 Rt 146 – Sign (24.170)

APPROVED. Board approved a new sign to reflect the new business/tenant name, Town Auto Inc.

BT Miners, 21 Executive Park Dr – Change of Use/Tenant (24.168)

APPROVED. Board approved the use of 2,200 SF of space for the new tenant, BT Minors.

Parma Pizza, 1525 Rt 9 – Change of Use/Tenant & Sign (24.171 & 24.126)

APPROVED. Board approved the use of 2,700 SF for a pizza-style takeout restaurant with associated signage.

Sweeney Subdivision 102 Johnson Rd – Minor Subdivision (24.173)

PUBLIC HEARING SET. Board received a presentation on a request for a three-lot subdivision and set a Public Hearing for November 12, 2024.

Haney's Automotive, 32 Rt 146 – Site Plan (24.165)

TABLED/REFERRED TO AGENCIES. Board received a presentation for a new 2,280 automotive repair shop at 32 Route 146 and referred it to the necessary agencies for review.

Old Business:

Synergy Park Warehouse, 17 Synergy Dr (@ Rt 9) – Site Plan (24.148)

APPROVED. Board approved the proposed Site Plan as it relates to a portion of the 50,000 SF warehouse project located in the Town of Halfmoon.

Chelsea Place Commercial Building, Chelsea Place (SBL 272.1-1-4.3) – Site Plan (23.178)

APPROVED. Board approved the proposed Site Plan to construct a 10,000 SF warehouse/office building with conditions related to Town Engineer and Attorney review, lot consolidation, maintenance agreement of the private road and related matters.

The Next Planning Board Meeting will be Tuesday, November 12, 2024