



Town of Halfmoon Planning Board

DECISIONS

November 12, 2024 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – October 28, 2024 APPROVED

Public Hearing:

Sweeney Subdivision, 102 Johnson Rd – Minor Subdivision (24.173)

APPROVED. Board held a Public Hearing and approved a two (2) lot subdivision request with the condition that the existing accessory structures shall be relocated 5 ft. or greater from the property line by June 1, 2025.

Red Maple Lane, LLC, Subdivision & Duplex, 5 & 7 Red Maple Lane – Minor Subdivision & Special Use Permit (Duplex) (24.146 & 24.147)

TABLED. Board held a Public Hearing and tabled a two (2) lot Minor Subdivision and Special Use Permit request to construct two new duplexes.

New Business:

Roland J. Down Sign, 11B Solar Dr – Sign (24.174)

APPROVED. Board approved a new window logo sign.

Mix & Makers Vendor Boutique, 1385 Crescent-Vischer Ferry Rd – Sign (24.182)

APPROVED. Board approved a new sign to reflect the new business/tenant name.

Casella Waste Break Facility, 12 Tabor Rd – Site Plan (24.156)

APPROVED. Board approved the proposed Site Plan to install a break trailer at the existing site.

Dawson Senior Center PDD Berm, 115 Farm to Market Rd – Site Plan (24.160)

APPROVED. Board approved the proposed Site Plan to construct a new berm with associated landscaping along the rear property line of the proposed townhomes along Pruyn Hill Road.

TriCity Associates Duplex #1, Hudson River Rd (SBL 280.-1-22.4) – Special Use Permit (24.166)

TriCity Associates Duplex #2, Hudson River Rd (SBL 280.-1-22.1) – Special Use Permit (24.167)

PUBLIC HEARING SET. Board received a presentation on Special Use Permit requests for two (2) proposed duplexes on adjacent parcels, and set a Public Hearing for December 9, 2024.

Prestige Petroleum Gas Station, 436 & 438 Rt 146 – Site Plan & Special Use (24.183 & 24.184)

TABLED/REFERRED TO AGENCIES. Board received a presentation for a new 3,200 SF convenience store with associated gas canopy and drive-thru, referred it to the necessary agencies for review.

Old Business:

One-Four-Six Marketplace PDD, Old Rt 146 & Rt 146 – Site Plan (24.132)

APPROVED. Board approved the proposed Phase 1 of the One-Four-Six Marketplace Site Plan with conditions related to Town attorney review of proposed easements, obtaining NYSDOT permit(s), dedication of the Town road(s) and final review by the Town Engineer.

The Next Planning Board Meeting will be Monday, November 25, 2024