



Town of Halfmoon Planning Board

DECISIONS

December 9, 2024 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – November 25, 2024 APPROVED

Public Hearings:

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)

APPROVED. Board held a Public Hearing and approved the Special Use Permit requests for two (2) duplexes on adjacent parcels on Hudson River Road.

New Business:

Premier Roofing and Siding, 40 Farm to Market Rd (Unit 3B) – Change of Use/Tenant (24.198)

APPROVED. Board approved the use of approximately 1,500 SF of space for storage of construction supplies.

MJ Engineering, 21 Corporate Dr – Change of Use/Tenant (24.199)

APPROVED. Board approved an expansion into 3,238 SF of space for an engineering firm/office.

Elevate Cycles, 215 Guideboard Rd – Change of Use/Tenant (24.200)

APPROVED. Board approved the use of 2,100 SF for a bicycle repair business.

MacGowan Ventures, LLC Cannabis Processing, 6 Rexford Way – Change of Use/Tenant (24.202)

APPROVED. Board approved the use of 7,200 SF of space at 6 Rexford Way for a cannabis processing facility with conditions related to providing additional parking and meeting NYS regulations.

Park Place on the Peninsula Subdivision, 2 Beach Rd – Minor Subdivision (24.196)

PUBLIC HEARING SET. Board received a presentation on a request for a Minor Subdivision at 2 Beach Road and set a Public Hearing for January 13, 2025.

Aries Power Solar Array, 1475 Crescent-Vischer Ferry Rd – Site Plan (24.190)

TABLED/REFERRED TO AGENCIES. Board received a presentation for a 3.5 MW solar array/farm at 1475 Crescent-Vischer Ferry Road and referred the application to the necessary agencies for review.

Old Business:

Rockwood Subdivision, 1460A Crescent-Vischer Ferry Rd – Minor Subdivision & Special Use Permit (24.128 & 24.129)

PUBLIC HEARING SET. Board received a presentation on a request for a Minor Subdivision at 1460A Crescent-Vischer Ferry Road and set a Public Hearing for January 13, 2025.

DCG Development Building, 247 Grooms Rd – Site Plan (24.153)

APPROVED. Board approved the proposed Site Plan to construct a 20,000 SF office building with conditions related to final engineer review, removal of proposed parking spaces along Grooms Road and replacement with enhancement landscaping/greenspace.

The Next Planning Board Meeting will be Monday, January 13, 2025