



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**May 12, 2025 – 7:00 p.m.**

**Board Workshop – 6:30 PM**

**Approval of Minutes – April 28, 2025 - APPROVED**

#### **Public Hearing:**

**1542 Mixed Use Development, 1542 Rt 9 – Site Plan, Special Use & Major Subdivision (24.131, 25.024 & 25.031)**

**TABLED.** Board held a Public Hearing, further discussed the proposed 79,000 SF mixed-use commercial, retail and self-storage project and tabled it.

#### **New Business:**

**Brookwood Estates Entrance Sign, 2 Faulkner Dr – Sign (25.064)**

**APPROVED.** Board approved the construction of an approx. 12 SF, two-sided residential subdivision sign to be located a minimum of 15' from the property line.

**Aria Kabab, 1525 Rt 9 – Sign (25.068)**

**APPROVED.** Board approved the installation of two (2), new business signs.

**World of Cars, 1387 Crescent-Vischer Ferry Rd – Change of Use/Tenant (25.049)**

**APPROVED.** Board approved the use of a portion of the site for the display and parking of up to 15 used and personal vehicles, use of the existing building as an office an residence and a restriction on the use car carriers.

**Comprebr Brazilian Market, 215 Guideboard Rd – Change of Use/Tenant (24.093)**

**APPROVED.** Board approved the use of the site for baking/cooking and the installation of up to seven (7) tables with 28 chairs.

**Harvest Church Addition, 303 Grooms Rd – Site Plan & Special Use Permit (25.060 & 25.070)**

**REFERRED TO AGENCIES & PUBLIC HEARING SET.** Board received a presentation seeking To construct a 4,906 SF addition, set a Public Hearing for June 23, 2025 and referred it to several agencies for review and comment.

**Northway 8 Golf Center Expansion, Progress Dr – Site Plan (25.063)**

**TABLED & REFERRED TO AGENCIES.** Board received an initial presentation seeking construction of a 7,917 SF (total) addition and referred it to several agencies for review and comment.

**Red Maple Duplexes, 9 & 11 Red Maple Ln – Special Use Permit (25.066)**

**REFERRED TO AGENCIES & PUBLIC HEARING SET.** Board received a presentation seeking to construct two (2) duplexes, set a Public Hearing for June 23, 2025 and referred it to several agencies for review and comment.

**Old Business:**

**1572 Rt 9 Branch Bank, 1572 Rt 9 – Site Plan & Special Use Permit (drive-thru) (24.152 & 24.158) PUBLIC HEARING SET.** Board received a presentation on a revised Site Plan seeking to construct an approx. 2,600 SF bank with drive-thru, and set a Public Hearing for June 9, 2025.

**MJ Properties Site Plan, 103 Tabor Rd (west/adj. to 113 Tabor Rd) – Site Plan (23.019) APPROVED.** Board approved the Site Plan for a proposed four (4) building, 240,000 SF total, light industrial/warehouse project with a condition related to Town Engineer review of proposed landscaping.

**The Next Planning Board Meeting will be Monday, June 9, 2025**