



Town of Halfmoon Planning Board

DECISIONS

July 26, 2021 - 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – June 28, 2021 APPROVED

New Business:

Fireside Plaza, 1581 Rt. 9 – Sign (21.126)

APPROVED. Board approved replacement signage to reflect the new plaza and tenant names, with the condition that the applicant demonstrate NYSDOT approval/permit for the free-standing sign location in the NYS ROW or relocate the sign onto private property.

Dave the SIGN Guy, 3A Plant Road – Sign (21.123)

APPROVED. Board approved new LED building signage.

Magnolia Hair Studio, 1707 Rt. 9 (Shops of Halfmoon) – Sign (21.133)

APPROVED. Board approved new wall-mounted signage to reflect the recently-approved tenant name.

Mitsubishi Motors (Mangino), 1658 Rt. 9 – Sign (21.135)

APPROVED. Board approved replacement wall-mounted and free-standing signage to reflect new branding.

On the Move Health & Fitness, 217 Guideboard Rd – Change of Use/Tenant (21.132)

APPROVED. Board approved the request to use approx. 2,100 SF in the plaza for a fitness studio.

Dr. Detail Auto Spa, 12 Roger Lane – Home Occupation (21.136)

TABLED. Applicant failed to appear.

Lands of Crowther Duplex, 752 Hudson River Rd – Special Use (21.117)

PUBLIC HEARING SET. Board received a presentation requesting to construct a two-family (duplex) and set a Public Hearing for August 23, 2021.

Dorough Subdivision, 93 Cemetery Rd – Minor Subdivision (21.118)

PUBLIC HEARING SET. Board received a presentation requesting a three lot single-family home subdivision and set a Public Hearing for August 23, 2021.

Case Paving/Richard's Paving & Fuels, 860 Hudson River Rd – Change of Use Tenant, Special Use Permit & Sign (12.119/21.120/21.121)

PUBLIC HEARING SET. Board received a presentation seeking to allow a paving and fuel supply business in the existing 7,000 SF building and site and set a Public Hearing for August 23, 2021.

Rockwood Lot Line Adjustment, 1460 & 1460A Crescent Vischer Ferry Rd – Minor Subdivision & Special Use Permit (21.124 & 21.125)

PUBLIC HEARING SET. Board received a presentation requesting a lot line adjustment between two existing residential parcels and set a Public Hearing for August 23, 2021.

NPPM Industrial Park, 1867 Rt. 9 – Site Plan & Special Use Permit (21.130/21.144)

TABLED/REFERRED TO AGENCIES. Board received a presentation on a proposal to construct 145,200 SF of light-industrial space in five (5) buildings, a glass pulverizing machine/pad site and related parking and uses. Board provided feedback and referred the project to several agencies and the Town Engineer for review.

Old Business:

Earl – NPPM Industrial Park Temporary Use/Glass Processing Pad, 1867 Route 9 – Site Plan (21.102)

TABLED. Board discussed combining review of the proposed temporary uses and glass pulverizing machine/pad site with the overall development plan (see above Agenda item).

Rocks Two Holding (Rock's Automotive), 190 Route 146 – Amendment to Site Plan (20.097)

TABLED. Board tabled the request to expand the parking area at the site until the tractor trailer is removed and the total number of vehicles at the site is reduced to 40.

The Next Planning Board Meeting will be Monday, August 9, 2021