



Town of Halfmoon Planning Board

DECISIONS

April 11, 2022 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – March 28, 2022 – APPROVED

New Business:

Walmart Seasonal Outside Storage & Sales, 1549 Rt. 9 – Change of Use/Tenant (22.049)

APPROVED. Board approved the temporary outdoor storage and display of seasonal items from 4/12/22-9/5/22.

American Promotional Events (Fireworks Tent Sales), 1549 Rt. 9 (Walmart) – Change of Use/Tenant & Sign (22.054 & 22.055)

APPROVED. Board approved the temporary use and related signage for the sale of legalized fireworks from June 20 – July 10, 2022.

Care Access, 9 Parkford Drive – Change of Use/Tenant (22.064)

APPROVED. Board approved the request to use and occupy 7,500 SF for storage of supplies related to their clinical research company for activities/trials conducted at other locations.

Henry's Detailing, 40 Farm to Market Rd (Farm to Market Self-Storage) – Change of Use/Tenant (22.060)

APPROVED. Board approved the request to use 1,500 SF for storage of supplies related to their auto detailing business, with a condition prohibiting onsite detailing activities.

Coughlin's Landscaping, 40 Farm to Market Rd (Farm to Market Self-Storage) – Change of Use/Tenant (22.061)

APPROVED. Board approved the request to use 1,500 SF for storage of supplies related to their landscaping and snow removal business.

Lands of Johnson – Subdivision of Lot 2, 115 Farm to Market Rd – Minor Subdivision (22.045)

PUBLIC HEARING SET. The Board received a presentation on a proposed two-lot subdivision and set a Public Hearing for May 9, 2022.

Old Business:

Lands of Fellows/Werner Rd Subdivision & Duplexes, Werner Rd – Minor Subdivision & Special Use Permit (22.023 & 22.024)

APPROVED. The Board approved the revised request for a two-lot single family home subdivision with conditions related to Town access to the property for maintenance of an existing water line. (Applicant withdrew Special Use Permit application for the construction of two (2) duplex homes).

King PDD Retail Building, 5 Halfmoon Crossing Blvd – Site Plan (21.171)

APPROVED. The Board approved the application to construct a new 21,250 SF retail building with a condition requiring final Town Engineer review.

Hanks Hollow Subdivision, 73 Staniak Rd – Major Subdivision (Cluster) (20.076)

FINAL APPROVAL. The Board granted Final Subdivision Approval to the proposed Major Subdivision with conditions related sight distance improvements and review by the Town Engineer for additional street signage.

Noradki Subdivision & Warehouses, 3 Tabor Road – Minor Subdivision & Site Plan (22.066 & 22.067)

TABLED/REFERRED TO AGENCIES. The Board received a revised proposal to construct up to three (3) light industrial/warehouse buildings. The Board tabled the application and requested a revised plan that meets NYS Building Code requirements for access.

ELP Halfmoon Solar, 48 Smith Road – Site Plan & Special Use Permit (21.159 & 21.160)

SEQR FINDINGS/PART 3 FEAF. The Town Engineer and Board reviewed the SEQR Findings for completion of the Part 3 FEAF.

The Next Planning Board Meeting will be Monday, April 25, 2022