



Town of Halfmoon Planning Board

DECISIONS

January 24, 2022 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – January 10, 2022 APPROVED

New Business:

Brow Rx Beauty, 1581 Rt. 9 (Fireside Plaza) – Sign (21.214)

TABLED. The applicant failed to appear.

The Cleaning Authority, 1581 Rt. 9 (Fireside Plaza) – Change of Use/Tenant (21.224)

APPROVED. Board approved the request to use 1,800 SF space for an office and storage for a cleaning business.

Rome Bath Remodeling Warehouse/Operation, 9 Parkford Dr. – Change of Use/Tenant (22.004)

APPROVED. Board approved the request to use 7,500 SF for an office, showroom and storage for their bath remodeling business, noting that any future addition of onsite retail business shall require Board approval.

Home Depot Seasonal Outside Use, 4 Halfmoon Crossing–Change of Use/Tenant (22.006)

APPROVED. Board approved the temporary outdoor storage and display of seasonal items from 2/2/22-9/30/22.

Neddo–Boulerice Lot Line Adjustment, 1 Allen Dr & 267 Lower Newtown Rd–Minor Subdivision (21.227)

PUBLIC HEARING SET. Board set a February 28, 2022 Public Hearing for the proposed minor subdivision.

Cole’s Collision Addition (Renewal), 1624 Rt. 9 – Site Plan (Renewal) (22.003)

APPROVED. Board renewed the site plan approval for an approx. 4,200 SF addition and additional parking spaces for the existing Cole’s Collision Center with conditions related to Fire Department and Engineer review.

Betts Farm Phase 1 Revisions, Betts Lane/Hayner Rd – Final Subdivision (Revised) (22.005)

TABLED. Board heard a presentation on proposed changes to Phase 1 and referred it to the Town Engineer.

Old Business:

E. Dalheim Properties Addition, 67 Button Rd – Site Plan (21.181)

TABLED. Board reviewed a revised plan for a building and parking addition and referred it to the Town Engineer.

Rafalik Solar Drive Warehouse, 9 Solar Drive – Site Plan (21.186)

This application was removed at the applicant’s request.

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

TABLED. Board reviewed a revised site plan for a solar array, requested additional information and referred it to the Town Engineer.

The Next Planning Board Meeting will be Monday, February 14, 2022