



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**March 14, 2022 – 7:00 pm**

**Planning Board Workshop – 6:30 PM**

**Approval of Minutes – February 28, 2022 – APPROVED**

#### **New Business:**

**Tao Best Spa, 1673 Rt. 9 (Healthplex) – Change of Use/Tenant & Sign (22.029 & 22.030)**

APPROVED. Board approved Change of Use/Tenant and Sign applications for a massage and wellness office.

**Townline MCA Development Duplex, 293 Middletown Rd – Special Use Permit (22.031)**

PUBLIC HEARING SET. Board received a presentation on a proposed conversion of a single-family home to a two-family (duplex) and set a Public Hearing for March 28, 2022.

**T-Mobile/Centerline Communications Co-Location, Elizabeth St. Ext. – Telecommunication Co-Location/Site Plan (22.025)**

APPROVED. Board received a presentation on a proposal to install new co-location and ground equipment on The existing tower with conditions that the proposed generator meet Town specifications.

**Park Place on the Peninsula PDD, Beach Rd – PDD Amendment Recommendation (22.038)**

POSITIVE RECOMMENDATION. Board received a presentation and made a Positive Recommendation to the Town Board to amend the Park Place on the Peninsula PDD (Halfmoon Village PDD).

**Tribley Residential PDD, 315 Farm to Market Rd – PDD Recommendation (22.009)**

TABLED/REFERRED TO AGENCIES. Board received a presentation on the proposed 42-lot single-family home residential PDD, requested an independent traffic study and referred it to various agencies for review.

#### **Old Business:**

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

REMOVED AT THE REQUEST OF THE APPLICANT.

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

DENIED MOTION TO ISSUE A NEGATIVE DECLARATION. Board denied a motion to issue a Negative Declaration pursuant to the NYS Environmental Quality Review Act (SEQR).

**Brookwood Road Subdivision, Phase II, Brookwood Road – Major Subdivision (Final) (19.145)**

APPROVED. Board granted final subdivision approval for Ph. II, with a condition regarding National Grid.

**Crescent Commons PDD, 1471 & 1475 Route 9 – PDD Recommendation (21.150)**

TABLED/REFERRED TO AGENCIES/PUBLIC HEARING SET. Board received presentations on the independent traffic study and a revised plan by the applicant. Board referred the revised plan to various agencies for review and scheduled a Public Hearing for the April 25, 2022 meeting.

**The Next Planning Board Meeting will be Monday, March 28, 2022**