



Town of Halfmoon Planning Board

DECISIONS

October 13, 2020 - 7:00 pm

Planning Board Workshop – A. James Bold Meeting Room - 6:15 pm

Approval of Minutes – September 28, 2020 - APPROVED

Public Hearing(s):

Pagoda Duplex, 315 Grooms Road – Minor Subdivision & Special Use Permit (20.032 & 20.033)

APPROVED. Board held a Public Hearing and subsequently approved a proposed two-lot Minor Subdivision and Special Use Permit to allow two residential duplex homes, with a condition that the applicant shall determine the location of a fire hydrant in consultation with the Chief of the Halfmoon-Waterford Fire Department.

Fluffy Paws Dog Grooming, 18 Cambridge Ave. – Home Occupation (20.092)

DENIED. Board held a Public Hearing and subsequently denied a proposed Home Occupation request for a dog grooming business.

Impact Athletic Center, Rt. 146 – Minor Subdivision (Lot Line Adjustment) (20.098)

APPROVED. Board held a Public Hearing and subsequently approved a proposed Minor Subdivision (lot-line adjustment) related to the Impact Athletic Center project.

Old Business:

Mott Orchard Planned Development District, 165 Farm to Market Road – Major Subdivision (20.108)

TABLED & REFERRED TO AGENCIES. Board initiated the Subdivision Review process for the 91 unit residential PDD and referred it to the Town Engineer and various agencies for comment.

Nichols Marine & TNT Boat Tops, 929 Hudson River Road – Change of Use/Tenant (19.158)

APPROVED. Board granted final approval to the marine repair and boat top business uses, as previously approved by the Board.

New Business:

T & J Electrical Associates LLC, 419 Rt. 146 – Sign (20.110)

APPROVED. Board received a presentation and approved an 11 SF wall-mounted business sign.

C & S Siding, Teton Roofing LLC & Sanza Design & Build LLC, 77 Ushers Road – Change of Use/Tenant (20.107)

APPROVED. Board approved the use of the site for two (2) additional business entities owned/operated by the owner of C&S Siding, an existing, approved tenant.

Evolution Construction, 6 Enterprise Ave. – Change of Use/Tenant (20.113)

APPROVED. Board approved the use of approx. 1,800 SF for a construction business office.

Tri-County Construction, 40 Farm to Market Road – Change of Use/Tenant (20.109)

APPROVED. Board received a presentation and approved a Change of Use/Tenant application to use 1,500 SF of warehouse space in Building #1 to store supplies and materials for a construction business.

Five Star Vending, Inc. 40 Farm to Market Road – Change of Use/Tenant (20.114)

APPROVED. Board received a presentation and approved a Change of Use/Tenant application to use 1,500 SF of warehouse space in Building #2 to store supplies and materials for a vending machine business.

Alta Industrial Management, 40 Farm to Market Road – Change of Use/Tenant (20.115)

APPROVED. Board received a presentation and approved a Change of Use/Tenant application to use 1,500 SF of warehouse space to store supplies for a fire restoration business.

Roots Barbershop, 1603 Rt. 9 (Suite 2 & 3 Town Center Plaza) – Change of Use/Tenant (20.117)

APPROVED. Board received a presentation and approved a Change of Use/Tenant application to allow Roots Barbershop, an existing tenant, to expand into the adjacent suite.

The Next Planning Board Meeting will be Monday, October 26, 2020