



Town of Halfmoon Planning Board

AGENDA

December 13, 2021 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – November 22, 2021 APPROVED

Public Hearing:

DCG Development, 1542 Route 9– Minor Subdivision (21.204)

APPROVED. Board held a Public Hearing and approved the proposed three lot subdivision and consolidation with a condition related to proof of consolidation with the adjacent property.

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

APPROVED. Board held a Public Hearing and granted preliminary approval to the proposed 111-lot subdivision located on Staniak Road with conditions related to timing of site line improvements and reviewing intersections potentially in need of improvements.

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

TABLED. Board held a Public Hearing and tabled the application for a solar farm at 48 Smith Road in order for the applicant to address concerns raised by the public and Board.

New Business:

Albany Med, 453 Rt. 146 – Sign (21.196)

APPROVED. Board approved new signage for the existing Albany Med facility at 453 Route 146.

Johnson Real Estate, 1433 Rt. 9 – Change of Use/Tenant & Sign (21.206 & 21.207)

APPROVED. Board approved signage and the use of approx. 1,700 SF of space for a real estate office.

DISH Wireless Antenna, Elizabeth St. Ext. - Telecommunications Co-Location (21.208)

APPROVED. Board approved the request to install new antennas and ground equipment on the existing tower.

DISH Wireless Antenna, 7 Vosburgh Rd - Telecommunications Co-Location (21.209)

APPROVED. Board approved the request to install new antennas and ground equipment on the existing tower.

DISH Wireless Antenna, 15 Solar Dr. - Telecommunications Co-Location (21.210)

APPROVED. Board approved the request to install new antennas and ground equipment on the existing tower.

DISH Wireless Antenna, 15 Rt. 236 - Telecommunications Co-Location (21.211)

APPROVED. Board approved the request to install new antennas and ground equipment on the existing tower.

Old Business:

Lamar Advertising Billboard, Rt 9 (south of Stone Quarry Rd) – Sign (21.103)

APPROVED. Board approved a new digital billboard with conditions related to hours of operation for the sign and interval of image rotation, pursuant to the recent ZBA approval.

Hoffman Car Wash, 1589 Rt. 9 - Site Plan (21.148)

APPROVED. Board approved a site plan amendment for the proposed new carwash at 1589 Route 9, with a condition requiring final review by the Town Engineer.

Twin Bridges Parking Expansion #2, 1626 Rt. 9 & 4 Oakhill Dr (corner) – Site Plan (21.190)

APPROVED. Board approved a site plan amendment to add additional parking for the Twin Bridges facility, with a condition requiring final review by the Town Engineer.

The Next Planning Board Meeting will be Monday, January 10, 2022