



## Town of Halfmoon Planning Board

### DECISIONS

September 13, 2021 - 7:00 pm

#### Planning Board Workshop – 6:30 PM

#### Approval of Minutes – August 23, 2021- Approved

#### ***Public Hearing:***

#### **Dr. Detail Auto Spa, 12 Roger Lane – Home Occupation (21.136)**

DENIED. The Board held a Public Hearing and denied a Home Occupation request for an automotive detailing business.

#### **Robert Subdivision & Lot Line Adjustment, 2 & 4 Lower Newtown Rd – Minor Subdivision (21.152)**

APPROVED. The Board held a Public Hearing and approved the Minor Subdivision between 2 & 4 Lower Newtown Road.

#### ***New Business:***

#### **Impact Athletic Center Sign, 390 Route 146 – Sign (21.166)**

APPROVED. Board approved new wall-mounted sign for the Impact Athletic Facility.

#### **Emma Jayne's Restaurant, 1475 Route 9 – Change of Use/Tenant (21.164)**

APPROVED. Board approved a Change of Use/Tenant application to use utilize the vacant building at 1475 Route 9 for a new restaurant.

#### **Farm to Market Self-Storage Center (Halfmoon Self-Storage PDD) Phase III – Site Plan (21.156)**

APPROVED. Board approved a Site Plan application for Phase III of the Halfmoon Self-Storage PDD.

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

TABLED/REFERRED TO AGENCIES. Board received a presentation on the proposed solar farm at 48 Smith Road and referred it to the necessary agencies and Town Engineer for review.

#### ***Old Business:***

#### **Tech Electric Site Plan, 570 Hudson River Road – Site Plan, Special Use Permit & Minor Subdivision (21.004, 21.005 & 21.091)**

PUBLIC HEARING SET. Board received a presentation on the revised site plan and called for a Public Hearing to be held at the October 12, 2021 meeting for the Special Use Permit and & Minor Subdivision requests.

#### **Gridworks Office/Warehouse Development, 13 Liebich Lane – Minor Subdivision & Site Plan (20.118 & 20.119)**

PUBLIC HEARING SET. Board received a presentation on the revised site plan and called for a Public Hearing to be held at the October 12, 2021 meeting for the Minor Subdivision request.

**The Next Planning Board Meeting will be Monday, September 27, 2021**