



Town of Halfmoon Planning Board

DECISIONS

June 27, 2022 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – June 13, 2022 – APPROVED

Public Hearings:

Marchand Subdivision, 91 Devitt Road – Minor Subdivision (22.091)

APPROVED. Board held a Public Hearing and approved a two-lot subdivision at 91 Devitt Road.

Grande Duplex, 116 Lower Newtown Road – Special Use Permit (22.090)

APPROVED. Board held a Public Hearing and approved a proposed duplex at 116 Lower Newtown Road.

New Business:

Hidalgo Tacos and Produce, 1505 Rt. 9 – Change of Use/Tenant (22.100)

APPROVED. Board approved the request for a Mexican restaurant to operate at 1505 Route 9 with conditions related to outside seating and bollard installation.

Other One Brewing Company Sidewalk Seating, 1505 Rt. 9 – Change of Use/Tenant (22.092)

APPROVED. Board approved the request for outside seating for the existing brewery at 1505 Route 9.

King PDD Lot Line Adjustment, 3 & 5 Halfmoon Crossing Blvd – Minor Subdivision (22.095)

PUBLIC HEARING SET. Board set a Public Hearing for July 25, 2022 for a proposed lot-line adjustment.

Park Place on the Peninsula, 2 Towpath Rd – Site Plan (22.053)

APPROVED. Board approved the site plan to construct a new public park and amend the project phasing plan.

1605 Rt. 9/Lands of Tanski – Site Plan (22.096)

DENIED. Board received a presentation and denied a request to convert the existing single-family home into a flooring showroom due to the pre-existing/non-conforming status of the site.

Dawson Senior Center PDD, Pruyn Hill Rd & Farm to Market Rd – PDD Recommendation (22.094)

TABLED. Board received a presentation and tabled the application seeking to create a Planned Development District (PDD) for a senior living apartment and townhome development.

Twin Bridges Eco Park, 411 Route 146 – PDD Recommendation (22.098)

TABLED. Board received a presentation and tabled the application seeking to create a PDD for a multi-phase waste processing facility and referred it to various agencies for review.

Old Business:

Noradki Subdivision & Warehouses, 3 Tabor Road – Minor Subdivision & Site Plan (22.066 & 22.067)

TABLED. Board received a presentation on a revised plan to construct flex space warehouses and referred it to various agencies for review.

Prestige Vending Expansion, 4 Enterprise Ave. – Site Plan (22.075)

APPROVED. Board approved an amended site plan to construct a new loading dock and freezer at the existing building at 4 Enterprise Ave.

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

PUBLIC HEARING SET. Board received presentations on a revised 42-lot single family home residential PDD, including the findings of a Town independent traffic study, and set a Public Hearing for July 25, 2022.

The Next Planning Board Meeting will be Monday, July 25, 2022