



## **Town of Halfmoon Planning Board**

### **AGENDA**

**December 11, 2023 – 7:00 pm**

**Planning Board Workshop – 6:30 PM**

**Approval of Minutes – November 27, 2023 - APPROVED**

#### **Public Hearing:**

##### **Russell Subdivision, 37 Raylinsky Ln - Minor Subdivision (23.193)**

APPROVED. A Public Hearing was held and the Board approved a three-lot minor subdivision for the purpose of constructing two single family homes.

#### **New Business:**

##### **Zoom Room Sign, 1603 Rt 9 – Sign (23.194)**

APPROVED. Board approved new signage for the tenant at 1603 Route 9 (Town Center Plaza).

##### **Mother Teresa Academy Sign, 1 Halfmoon Executive Park Dr– Sign (23.197)**

APPROVED. Board approved a new monument sign, to include a digital display on one of the two sides.

##### **Town Fair Tire, 5 Halfmoon Crossing- Change of Use/Tenant & Sign (23.199/23.200)**

TABLED. Board received a presentation on a proposed tire retail tenant and related signage, and tabled the request to solicit input from the fire department and ensure consistency with the approved site plan.

##### **Tanski Office Building, 207 Rt 146 - Commercial Site Plan (23.188)**

APPROVED. Board approved the site plan for a 6,000 SF office building, with all prior approval conditions.

##### **Codie Development, LLC Subdivision, 1860 Rt 9 – Minor Subdivision (23.196)**

PUBLIC HEARING SET. Board set a public hearing for January 8, 2024 for a proposed two-lot minor subdivision.

##### **Chelsea Place Commercial Building, Chelsea Pl (SBL 272.1-1-4.3) – Site Plan (23.178)**

TABLED. Board received a presentation on a request to construct a 10,000 SF commercial building and tabled it to solicit comments from agencies and the Town Engineer.

##### **Cheema Petro LLC (Valero), 1493 Rt 9 – Site Plan (23.202)**

TABLED. Board received a presentation on a request to construct a new 2,800 SF convenience store and add pumps at the existing gas station, and tabled it to solicit comments from agencies and the Town Engineer.

#### **Old Business:**

##### **Country Dollar Plaza Renovations, 217 Guideboard Rd – Site Plan (23.175)**

APPROVED. Board approved the site plan to add a sidewalk and extend the roof awning along the Rt.236 side.

**The Next Planning Board Meeting will be Monday, January 8, 2024**