



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**March 13, 2023 – 7:00 pm**

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

**Approval of Minutes – February 27, 2023 APPROVED**

#### **Public Hearings:**

##### **Lands of Green & Lands of Tasso Lot Line Adjustment, 22 & 26 Fellows Rd – Minor Subdivision (23.025)**

APPROVED. A Public Hearing was held and the Board approved a lot line adjustment request between two adjacent parcels.

##### **Fronczek Subdivision, 66 Ushers Rd – Minor Subdivision (23.036)**

APPROVED. A Public Hearing was held and the Board approved a two-lot subdivision and consolidation between two adjacent parcels.

#### **New Business:**

##### **Necessian Kettle Corn NYC Operation, 1659 Rt. 9 – Change of Use/Tenant (23.034)**

APPROVED. Board approved a food truck operation on weekends at 1659 Rt. 9, with conditions related to a one-year expiration and directional/informational signage.

##### **Centrotherm Expansion, 428 Hudson River Rd – Change of Use/Tenant (23.037)**

APPROVED. Board approved the request to utilize the existing building for a light manufacturing business (extrusion and injection molding) with associated office and warehouse uses.

##### **US Budokai Karate, 215 Guideboard Road (Country Dollar Plaza) – Change of Use/Tenant (23.042)**

APPROVED. Board approved the expansion of the existing martial arts tenant into the adjacent 1,275 SF space.

##### **ACT Laboratories, 16 Corporate Dr – Change of Use/Tenant (23.046)**

APPROVED. Board approved the use of 7,358 SF in the existing building for a testing laboratory.

##### **Phantom Fireworks Tent, 1525 Rt 9 – Change of Use/Tenant & Sign (23.040 & 23.041)**

APPROVED. Board approved the use of outdoor space for the temporary sale of legalized fireworks from June 10 – July 20, 2023.

##### **New Virtual Medicine, PLLC, 3 Newcastle Rd – Home Occupation (Special Use Permit) (23.033)**

TABLED. Board received a presentation and tabled a request for a home-based medical office, pending revisions to the application.

**All In Cuts Barbershop, 239A Grooms Road – Change of Use/Tenant (23.049)**

APPROVED. Board approved the use of approx. 1,624 SF of the existing 3,654 SF building for use as a hair salon.

**Bridgewater Solar 2, Brookwood Rd/Hudson River Rd – Minor Subdivision (23.044)**

PUBLIC HEARING SET. Board received a presentation and set a public hearing for a Minor Subdivision request (flag lot) for April 10, 2023.

**Old Business:**

**Ians LLC (Sunoco), 1500 Route 9 – Amendment to Site Plan (23.032)**

APPROVED. Board approved the request to install a racing fuel sales/storage cage.

**Crescent Commons PDD Phase 1, 1471 -1473 & 1475 Rt. 9 – Site Plan (23.038)**

TABLED. Board received a presentation on Phase 1A and 1B of the project, tabled the application and referred to to certain agencies for further review.

**The Next Planning Board Meeting will be Monday, March 27, 2023**