



Town of Halfmoon Planning Board

DECISIONS

October 10, 2017 - 7:00 pm

Planning Board Workshop – Open to the Public – Conference Room – 6:00 pm

Approval of Minutes – September 25, 2017 APPROVED

Public Hearing:

Lands of Tibbetts, 46 Clamsteam Road - Minor Subdivision (Lot Line Adjustment) (17.200)

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and subsequently approved a lot line adjustment to allow the transfer of 14,468 SF from 42 Clamsteam Road to 46 Clamsteam Road.

New Business:

Studio D LLC, 1604 Rt. 9 (Shamrock Plaza) - Change of Use/Tenant & Sign (17.202/17.203)

APPROVED. Board approved new tenant and sign requests for a hair salon to occupy approximately 1,500 SF in the lower/rear of the existing plaza building.

Wicked Eatery Pub & Entertainment (Trick Shot Billiards), 1602 Rt. 9 - Signs (17.212)

APPROVED. Board approved new wall-mounted and plaza signs indicating the new business name.

Lowe's Temporary Storage, 476 Rt. 146 - Change of Use/Tenant (17.184)

APPROVED. Board approved the request for up to eight temporary storage containers in the rear and side parking lot through 12/31/17, with conditions related to the findings of a scheduled site visit.

Snyder's Restaurant, 1707 Route 9 - Minor Subdivision (17.162)

TABLED/PUBLIC HEARING SET. Board received a presentation on a request to subdivide a 20,515 SF parcel containing Snyder's Restaurant from the 7.10 acre Shoppes of Halfmoon Plaza site. The request was tabled and a Public Hearing scheduled for November 13, 2017.

Tabor Road Flex & Truck Terminal Park/County Waste PDD, 8 Tabor Road - PDD Amendment Recommendation (17.196)

POSITIVE RECOMMENDATION. Board received a presentation on a PDD Amendment Recommendation request seeking to amend the existing County Waste PDD to add a 0.40 acre parcel to the PDD boundaries. The Board issued a Positive Recommendation to the Town Board.

Route 9 Self-Storage, 1751 Route 9 Rear - Site Plan (17.194)

TABLED/REFERRED TO AGENCIES. Board received a presentation on a concept plan to construct two 27,300 SF self-storage facilities (54,600 SF total). The Board tabled the request and referred it to the Town Engineer and other agencies for comment.

51 Harris Road Community Solar, 51 Harris Road - Site Plan & Special Use Permit (17.197/17.215)
TABLED/INTENT TO DECLARE LEAD AGENCY. Board received a presentation on a concept plan to develop a 13 acre solar array (8,379 panels). The Board declared it's intent to serve as Lead Agency and tabled the request pending submittal of more detailed plans.

Old Business

The Kensington of Halfmoon II, Stone Quarry Road - Site Plan (17.083)

APPROVED. Board approved the final site plan for a request to construct a 60-unit residential apartment development.

Crescent Gateway Properties/Adirondack Basement Systems, Stone Quarry Rd - Site Plan (17.147)

TABLED/SITE VISIT SET. Board received a presentation on a request to construct an approximate 4,480 SF office and 11,250 fabric tension accessory/storage building for Adirondack Basement Systems. The Board tabled the request pending a site visit and workshop between the applicant and a subcommittee of the Board.

The Next Planning Board Meeting will be Monday, October 23, 2017