



Town of Halfmoon Planning Board

DECISIONS

June 25, 2018 - 7:00 pm

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

Approval of Minutes – June 11, 2018 - APPROVED

Public Hearing:

25 Route 146 Duplex (Karam), 25 Route 146 - Site Plan (18.044)

APPROVED. Board held a Public Hearing and subsequently approved the request to convert a single family residence into a two-family home (duplex).

McBride Irrevocable Trust/St. Luke's Episcopal Church Lot Line Adjustment & Subdivision, 12 McBride Road & 40 McBride Road - Minor Subdivision (18.090)

APPROVED. Board held a Public Hearing and subsequently approved a request for a lot line adjustment and subdivision of 12 McBride Road and 40 McBride Road to create a single family home flag lot.

Gier Lot Line Adjustment, 10 Sunny Hill Ct. - Minor Subdivision (Lot Line Adjustment) (18.091)

APPROVED. Board held a Public Hearing and subsequently approved a request for a lot line adjustment between 10 Sunny Hill Court and a vacant parcel on the corner of Liebich Lane and Tabor Road.

Crown Castle CCT 06-2, LLC Tower Relocation, 1525 Crescent Road - Site Plan (18.087)

APPROVED. Board held a Public Hearing and subsequently approved a request to relocate the existing telecommunications tower, T-Mobile antenna and ground equipment at 1525 Crescent Road approximately 40' to the northwest from the current location.

Verizon Wireless Co-Location, 1525 Crescent Road - Site Plan (Co-Location) (18.088)

APPROVED. Board held a Public Hearing and subsequently approved a request to co-locate telecommunications equipment and related ground equipment on the proposed relocated tower and site at 1525 Crescent Road (see above).

421 Flex Park Subdivision, 421 Route 146 - Minor Subdivision (18.098)

APPROVED. Board held a Public Hearing and subsequently approved a request to subdivide a 1.59 ac. lot at the 421 Halfmoon Flex Park that includes an existing 15,000 SF building.

Pinebrook Hills PDD, Farm to Market Road - Major Subdivision (18.036)

APPROVED. Board held a Public Hearing and granted Preliminary Subdivision approval for a proposed 66 lot single family home residential Planned Development District (PDD).

New Business:

Secure-It Self Storage, 443 & 445 Rt. 146 - Sign (18.103)

APPROVED. Board received a presentation and approved two new business signs (wall-mounted and free-standing) for this recently-approved business.

Adams Express Inc., 3 Liebich Lane - Change of Use/Tenant (18.099)

APPROVED. Board approved approximately 4,000 SF of the 52,000 SF existing building at 3 Liebich Lane for use by a local freight delivery and warehouse company, with the condition that there shall be no outside storage except work-related vehicles.

Old Business

Curvy Girls Food Truck & Catering, 1541 Route 9 (Lindsey's Country Store) - Site Plan & Sign (18.081 & 18.082)

APPROVED. Board granted temporary approval of the Site Plan request for a seasonal food service business, with the conditions (1) that a revised Site Plan showing the additional proposed parking spaces and location of potable restrooms must be submitted by August 1, 2018 and, (2) that the applicant return to the Board for permanent approval prior to re-opening for the 2019 season.

Halfmoon Commercial, LLC PDD, Rt. 146 (former Pino PDD) - PDD Recommendation (18.073)

PUBLIC INFORMATION MEETING SET. Board received a presentation on a revised plan for a light industrial - commercial Planned Development District (PDD) at the former Pino PDD site and set a Public Information Meeting for July 23, 2018.

Betts Farm Residential Planned Development District (PDD), Betts Lane & Hayner Road - PDD Recommendation (14.129)

NEGATIVE RECOMMENDATION. Board reviewed a revised PDD plan showing a reduced number of residential units (201) and additional Public Benefit. The Board issued a Negative Recommendation to the Town Board.

The Next Planning Board Meeting will be Monday, July 9, 2018