



**Town of Halfmoon Planning Board Agenda  
February 10, 2014 – 7:00 pm  
DECISIONS**

**Planning Board Workshop – Open to the Public – Conference Room – 6:00 PM  
Minutes – January 13, 2014 & January 27, 2014 – APPROVED**

**New Business:**

- 13.117 Millsop/Poe Subdivision, Farm To Market Road- Lot Line Adjustment**
- A Public Hearing was set for February 24, 2014.
- 14.015 Wal-Mart (Outdoor Season Sales), 1549 Route 9- Change in Use**
- APPROVED. The Change in Use was approved with the following condition(s): All dead trees and vegetation be replaced according to the approved site plan.
- 14.017 Inglewood PDD, Inglewood Drive- Sign**
- APPROVED. The Board approved the request for a new free-standing residential subdivision sign.
- 14.018 Enterprise/Nicky V's Auto Sales, 1636 Route 9- Change of Tenant & Use**
- APPROVED. The applications for a Change of Tenant and Sign to permit a used car sales office to operate at 1636 Route 9 with the following condition(s): (1) two parking spaces on the north end of the lot labeled "car sales parking" on the site plan be set aside for one handicap space and an adjacent loading/unloading area; (2) two spaces on the north end of the lot labeled "car sales parking" on the site plan be set aside for customer parking; (3) no transport trucks shall park or unload on Route 9.
- 14.019 Capital Renegades Baseball, 217 Guideboard Road- Change of Tenant**
- APPROVED. The Change of Tenant was approved to temporarily operate a youth baseball program with the following condition(s): (1) no charity events or clinics be held; (2) the tenants are limited to the use of three parking spaces; (3) the tenant must vacate the space by May 1, 2014.
- 13.115 Dahoda Subdivision, Dunsbach Road- Minor Subdivision/Lot Line Adjustment**
- A Public Hearing was set for February 24, 2014.
- 14.009 Oak Brook Commons LLC PDD, Route 9- Amendment to PDD**
- TABLED. The item was referred to CHA for technical review, a committee was established to conduct a site visit and the Board requested a review of prior meeting minutes related to past approvals.

**14.006 Mott Orchard Residential Subdivision, 165 Farm to Market Road- Major Subdivision**

- TABLED. An initial presentation for a proposed conventional residential subdivision was made by the applicant. The Board provided feedback and referred the plan to CHA for technical review.

**14.007 Creek View Estates Residential Subdivision, Upper Newtown Road- Major Subdivision**

- TABLED. An initial presentation for a proposed conventional residential subdivision was made by the applicant. The Board provided feedback and referred the plan to CHA for technical review.

**Old Business:**

**13.118 Ballard Subdivision, Smith Road- Minor Subdivision**

- A Public Hearing was set for February 24, 2014 and the Board required the applicant to revise the plan to relocate the house outside the 100-foot NYSDEC wetlands buffer.

**13.098 Lussier Site Plan Development, 1385 Crescent-Vischer Ferry Road- Commercial Site Plan**

- TABLED. The Board provided feedback to the applicant and referred the plan to CHA for technical review.

**08.068 Plant Road Estates PDD, 91 Plant Road- Major Subdivision/PDD**

- APPROVED. The Board granted Final Subdivision approval for this Major Subdivision with the following condition(s): All off-site improvements and/or public benefits must be completed prior to the issuance of a Certificate of Occupancy (C.O.) for the 51st unit.

**The Next Planning Board Meeting will be Monday,  
February 24, 2014**