



## **Town of Halfmoon Planning Board Agenda January 13, 2014 – 7:00 pm DECISIONS**

**Planning Board Workshop – Open to the Public – Conference Room – 5:30 PM  
Minutes – December 9, 2013 – APPROVED**

### **Public Hearings:**

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

- APPROVED. Approval was granted for a Minor Subdivision with the condition that a revised plan be submitted that includes the following: (1) a 15 foot No Cut Buffer along the northern edge of Lot 1 and 2 adjacent to the lands of Neumann and Nealon; (2) a 50 foot No Cut Buffer along the northern edge of Lot 3 adjacent to the lands of Dunsic; (3) a 15 foot No Cut Buffer along the southern edge of Lot 3 along the lands of House, in an area currently labeled 209' in length, (4) all requirements requested by the Director of Water related to water service for the new parcels; and (5) all private driveways meet the requirements of the NYS Fire Code.

**06.185 Princeton Heights, Princeton Street- Major Subdivision**

- TABLED. A Public Hearing was held and comments were received from the public and Board members. Item was tabled for further review.

### **New Business:**

**13.117 Millsop/Poe Subdivision, Farm to Market Road- Lot Line Adjustment**

- WITHDRAWN. The applicant requested to be taken off agenda.

**14.001 Sicko Subdivision, 1470 Crescent-Vischer Ferry Road- Minor Subdivision**

- A Public Hearing was set for January 27, 2014. The Board requested the plan be revised to include details regarding water services and septic systems for the proposed and adjacent parcels.

**14.003 Showtime Barbershop, 1471 Route 9 (Crescent Commons)- Change of Tenant/Use & Sign**

- APPROVED. Change of Tenant/Use and Sign applications were approved to permit the applicant to locate a barbershop at 1471 Route 9 and replace existing sign panels.

**14.004 Webzysolutions Inc., 15 Cabot Way- In-Home Occupation**

- A Public Hearing was set for January 27, 2014.

**14.005 Billie's Barbershop, 2A Hayner Heights Drive- Change of Tenant/Use & Sign**

- APPROVED. Change of Tenant/Use and Sign applications were approved to permit the applicant to expand their existing barbershop into vacated space at 2A Hayner Heights Drive and replace existing sign panels.

**Old Business:**

- 13.120      Clemente PDD, Route 146- Amendment to PDD**
- A Public Information Meeting was set for February 24, 2014. The Board requested the applicant provide written clarification regarding the following: (1) The intended use(s) for the site; (2) The expected duration and nature of mining operations; and (3) The expiration of the current mining permit.
- 12.110      Crestmoore at Halfmoon, 410 Route 146- Commercial Site Plan (f/n/a Halfmoon Assisted Living/Special Needs Assisted Living Facility)**
- APPROVED. The application for a Commercial Site Plan was approved with the following conditions: (1) The proposed second ingress/egress from Rt. 146, labeled as "Future Access Drive" on the Site Plan dated 9/4/2013, last revised 1/3/2014, shall be constructed within forty-eight (48) months from issuance of the Certificate of Occupancy (C.O.) for the Crestmoore facility (Phase I) or prior to issuance of a building permit for the next project within the Planned Development District (Phase II), whichever occurs first; (2) A Letter of Credit for the construction of the second ingress/egress, pursuant to Town procedures, and at a minimum of \$50,000 and five (5) years; (3) A left hand turn lane on to Rt. 146 shall be added to the revised Final Site Plan prior to stamping and signature by the Planning Board Chair; and (4) All issues raised in the January 10, 2014 comment letter by CHA shall be addressed.

**The Next Planning Board Meeting will be Monday,  
January 27, 2014**