



**Town of Halfmoon Planning Board Agenda
January 27, 2014 – 7:00 pm
DECISIONS**

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

Public Hearings:

- 13.114 Valente Subdivision, 58 Tabor Road - Minor Subdivision & Lot Line Adjustment**
- TABLED. A Public Hearing was held for this Minor Subdivision request to create four lots (three new lots and one lot line adjustment) and comments from the public and Board were received. The Board tabled the application and requested the Applicant develop a plan for Town review to determine the impact of the development of another well at 58 Tabor Road on existing wells in the area.
- 14.001 Sicko Subdivision, 1470 Crescent-Vischer Ferry Road – Minor Subdivision (Lot Line Adjustment)**
- APPROVED. A Public Hearing was held on this Minor Subdivision (Lot Line Adjustment) request for two lots (1460 and 1470 Crescent-Vischer Ferry Road). No public comments were received and the Board approved the Minor Subdivision.
- 14.004 Webzysolutions, Inc., 15 Cabot Way – In-Home Occupation**
- APPROVED. A Public Hearing was held on this In-Home Occupation request to establish a part-time computer services business. No public comments were received and the Board approved the In-Home Occupation.

New Business:

- 14.010 H&R Block, 1675 Route 9 (Watkins Plaza) - Sign**
- APPROVED. The Board approved the request for a new wall-mounted, internal lit LED sign.
- 14.011 Rutnik and Company, CPA P.C., 1407 Route 9, Bldg. #2 – Suite 8 (Nine North) – Change of Tenant**
- APPROVED. The Board approved this Change of Tenant request to allow an accounting office, with the condition that the outstanding sign permit for another tenant be resolved with the Building Department prior to occupancy.
- 14.012 JB's Tire Service, 81 Devitt Road – In-Home Occupation**
- DENIED. The Board denied this request for a tire repair business due to the determination that the use is commercial and not permitted in the R-1 Zoning District and is not authorized under the definition of an In-Home Occupation.

14.013 Beautique Salon, 1471 Route 9 (Crescent Commons) – Change of Tenant & Sign

- APPROVED. The Board approved the Change of Tenant and Sign requests to allow a beauty salon at this site and install a new wall mounted sign and sign panels in the existing free-standing/monument sign.

Old Business:

13.085 Falcon Trace of Halfmoon PDD – Lot #4, 181 Route 236 – Commercial Site Plan

- APPROVED. The Board approved a Commercial Site Plan request to construct three new professional office buildings on Lot #4 of the Falcon Trace of Halfmoon Planned Development District (PDD) with the following conditions:
 - 1) By June 1, 2014 and before a Certificate of Occupancy may be issued for the buildings, the following conditions related to the outstanding issues of the approved PDD shall occur:
 - a. the waterline shall be installed, record drawings shall be submitted, and the waterline shall be dedicated and accepted by the Town;
 - b. Fellows Road shall be widened from the northern entrance to Route 236;
 - c. the 100' Right of Way (ROW) shall be offered, and dedicated and accepted by the Town; and
 - d. an application for an amendment to the PDD shall be submitted or other solution acceptable to the Town related to construction of the proposed trail connection.
 - 2) The Site Plan shall be amended to include one additional handicapped parking space for the proposed 4,000 S.F. building, for a total of two handicapped parking spaces for this building.

13.085 CHROME Inc., 405 Hudson River Road – Change of Tenant & Sign

- APPROVED. The Board approved the Change of Tenant and Sign requests for a restaurant facility with the following conditions:
 - 1) The handicapped parking spaces shall comply with all building code and Americans with Disabilities Act requirements; and
 - 2) Sign and site-related lighting shall not project onto Routes 4 & 32.

**The Next Planning Board Meeting will be Monday,
February 10, 2014**