



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

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

### **Public Information Meeting:**

**14.009**

#### **Oak Brook Commons LLC PDD, Route 9 – Amendment to PDD**

- POSITIVE RECOMMENDATION. The Board approved a Positive Recommendation to the Town Board regarding this proposed PDD amendment to construct two new four (4) unit apartment buildings, one new seven (7) bay detached garage and a new ten (10) space parking lot in Halfmoon that will serve a new proposed office building, to be located on the Clifton Park portion of the project. If approved by the Town Board, this project will need to return to the Planning Board for Site Plan approval.

### **Public Hearing:**

**14.014**

#### **Windsor Woods Phase II, Vosburgh Road – Major Subdivision**

- APPROVED. The Board approved this Major Subdivision to create three (3) single family home lots from a larger lot originally created as part of the Windsor Woods project (August 2012). For purposes of SEQRA, the Board also determined this project to be consistent with the Negative Declaration previously declared for the Windsor Woods project.

### **New Business:**

**13.109**

#### **AT&T (Co-location), 7 Vosburgh Road – Addition to Site Plan**

- APPROVED. The Board declared a Negative Declaration under SEQRA and approved this co-location request to install antennas and related tower and ground equipment on an existing telecommunications tower.

**14.008**

#### **Olesen Duplex, 30 Route 146 – Special Use Permit**

- TABLED. The Board tabled this request for a Special Use Permit to allow a two-family (duplex) use at an existing single-family home until open building code violations cited by the Code Enforcement/Building Department have been satisfied.

**14.016**

#### **Ballard Duplex, 23 Smith Road – Special Use Permit**

- The Board set a Public Hearing for March 24, 2014 for this request to construct a two family (duplex) structure. The Board also established a committee to visit the site prior to the next meeting.

**14.023**

#### **Woodloch Residential Subdivision, 31 Cemetery Road – Major Subdivision**

- The Board referred this proposed seven (7) Major Subdivision to the Town Engineer/CHA for technical review and comment. The Board requested the applicant consider further consolidation of the proposed driveways.

**14.024****Point 146, Old Plant Road – Commercial Site Plan**

- The Board referred this proposed Commercial Site Plan to construct a bank to the Town Engineer/CHA for technical review and comment. The Board requested the applicant relocate the proposed handicapped parking space and review and address existing stormwater issues at the site.

**14.026****The Home Depot (Outdoor Seasonal Sales), 4 Halfmoon Crossing Blvd., – Change of Use**

- APPROVED. The Board approved this request for a Change of Use for seasonal outdoor display and storage from March 1 – September 30, 2014.

**14.031****Lowe's (Outdoor Seasonal Sales), 476 Route 146 – Change of Use**

- APPROVED. The Board approved this request for a Change of Use for seasonal outdoor display and storage from March 1 – September 30, 2014. The Board requested the applicant consider installing "STOP" signs at the intersection of the parking lot aisles and the access road/driveway along the western property line.

**14.027****U.S. Post Office @ Devoe's Rainbow Orchards, 1569 Route 9 – Sign**

- APPROVED. The Board approved a Sign request for a two-sided "United States Post Office, Approved Postal Provider" monument sign.

**14.030****O.C.D. Auto Spa, LLC, 44 Route 146 (Morris Pipe) – Change of Tenant/Use & Sign**

- APPROVED. The Board approved a Change of Tenant/Use request for an automotive detailing business, with the following conditions: (1) automotive repairs and the retail and wholesale sales of automobiles are prohibited; and (2) overnight parking for customer automobiles shall be limited to no more than six (6). The Board also approved a one-sided wall-mounted business.

**14.032****Dorrough Construction, Inc., 1471 Route 9 (Crescent Commons) – Change of Tenant**

- APPROVED. The Board approved a Change of Tenant/Use request for a construction business office.

**Old Business:****13.044/13.045****Regency Park Planned Development District, Rt. 9 – PDD Recommendation**

- The applicant presented a revised proposal for development of a mixed use residential/commercial/light industrial PDD. The Board referred the proposal to the Town Engineer/CHA for technical review and comment.

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