



Town of Halfmoon Planning Board

DECISIONS

April 25, 2016 – 7:00 pm

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

Approval of Minutes – April 11, 2016 - APPROVED

Public Hearing(s):

Key Valley LLC Subdivision, 29 Smith Road - Minor Subdivision (15.191)

APPROVED. Public Hearing was held and the Board approved the request to subdivide a 4.72 ac. residential lot into a 27,202 SF lot; 2.00 ac. lot and a 2.10 ac. with the condition that the driveway for Lots B & C be moved further south, and closer to Lot A as to allow the maximum possible amount of land, approximately 15-feet, between the Lands of Fitch and the Lands of Key Valley LLC.

Subdivision of Linden Woods (Linden Village PDD, Lands of Craver, Wright and Hughes), Dunsbach Road - Major Subdivision (15.010)

TABLED/PUBLIC HEARING HELD AND CLOSED. Public Hearing held and comments received from the public and Board. The Board tabled the request and asked that the applicant provide responses to issues raised by the Board and the Public.

New Business:

Adventure Sworn Inc., 15 Solar Drive (Parkford PDD) - Change of Use/Tenant (16.057)

APPROVED. The Board approved this request for a Change of Use/Tenant for to allow the use of 2,600 SF of the existing 29,520 SF building for a custom knife manufacturer.

Lowe's Seasonal Outside Storage, 476 Rt. 146 - Change of Use/Tenant (16.058)

APPROVED. The Board approved this request for a Change of Use for seasonal outdoor display and storage from April 1 – September 1, 2016 with the conditions that all outstanding fire inspection issues be resolved.

Snow Control Inc., 1471 Rt. 9, Suite 205 (Crescent Commons) - Change of Use/Tenant (16.059)

APPROVED. The Board approved this request for a Change of Use/Tenant for to allow the use of 400 SF of the existing 31,000 SF building for snow removal training and consulting business.

Bobby Z's Automotive Detailing Center, LLC, 1516 Crescent Road - Change of Use/Tenant (16.060)

APPROVED. The Board approved this request for a Change of Use/Tenant for to allow the use of 738 SF of space to operate a full-service auto detailing shop with the following conditions: (1) the applicant will not operate the site as a used car sales dealership; (2) the applicant shall not occupy the space until all U-Hauls have been removed from the existing site.

Lot 22, Stone Crest Preserve, 6 Barn Owl Place - Final Subdivision/Site Plan (16.055)

APPROVED. The Board approved the Amendment to the Final Subdivision/Site Plan to allow for a reduction in the Land Preservation Area to allow the property owner to safely grade around the existing home.

Lock One Marina, 461 Hudson River Road- Addition to Site Plan (16.029)

APPROVED. The Board approved the Site Plan request to construct a new 1,800 SF storage garage for storage of boats and other marina related equipment.

Trick Shots, 1602 Route 9 - Addition to Site Plan (16.032)

APPROVED. The Board approved the Site Plan request to construct a new 1,210 SF indoor/outdoor bar/restaurant with the following conditions: (1) that the applicant apply for a building permit and obtain a Certificate of Occupancy from the Building Department for the existing addition located on the rear of the building; (2) all outdoor music shall end by 11pm.

Route 146 Car Wash, 325 Rt. 146 - Site Plan (16.052)

TABLED/REFERRED TO TOWN ENGINEER. Board received a presentation to construct a 1,800 SF carwash. The Board referred the project to the Town Engineer for review.

Old Business:

Autozone, Shops of Halfmoon, Rt. 9 & Rt. 146 - Amendment to Site Plan & Sign (15.192 & 16.062)

APPROVED. The Board approved the Site Plan and Sign applications construct a 7,380 SF automotive parts store and related parking, landscaping and stormwater management infrastructure, conditioned that the proposed free-standing/monument sign be no higher than 10-feet from grade.

Heavy Hauler Trailers & Truck Equipment, 1489 Route 9 - Change of Use/Tenant & Sign (16.016/16.017)

APPROVED. The Board approved the use of the pre-existing/non-conforming site to allow for the applicant to live in the home, sell and install trailers, plows and bed caps on customer vehicles with the condition that there be no more than 12 trailers on the site at any given time.

Self Storage Facility, 423 Hudson River Road – Commercial Site Plan (Re-approval) (16.069)

APPROVED. The Board re-approved a Commercial Site Plan application, which was granted final approval on 9/9/13 and renewed on 10/27/14, but had since expired. There are no revisions to the previously approved site plan.

**The Next Planning Board Meeting will be
Monday May 9, 2016**