



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**November 14, 2016 - 7:00 pm**

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

**Approval of Minutes – October 24, 2016 - APPROVED**

#### **Public Hearing(s):**

##### **Valente/Fitzgibbon Lot Line Adjustment, 242 Brookwood Road - Minor Subdivision (Lot Line Adjustment (16.155))**

APPROVED. Board held a Public Hearing and subsequently approved a Lot Line Adjustment to convey approximately 0.423 acres from 242 Brookwood Road to 297 Middletown Road.

#### **New Business:**

##### **Linden Woods I.D. Sign, Dunsbach Road - Sign (16.162)**

APPROVED. Board received a presentation and subsequently approved a request to install a temporary "Coming Soon" residential subdivision sign. The sign will be two-sided, 4' x 8' (32 SF) in size and 6' in height.

##### **Tuttle Law Firm, 1520 Crescent Road - Change of Use/Tenant & Sign (16.163 & 16.164)**

APPROVED. Board received a presentation and subsequently approved Change of Use/Tenant and Sign requests for a one-person law firm office to locate in 1660 SF of the existing 6767 SF building; the sign approval includes two 1' x 6' panel inserts in the existing sign.

##### **Metabolic Meltdown, 3 Liebich Lane - Change of Use/Tenant (16.171)**

APPROVED. Board received a presentation and subsequently approved a Change of Use/Tenant request for a fitness center to locate in 8,000 SF of the existing 51,000 SF building.

##### **Al-Arqam Center of Saratoga, Inc., 183 Guideboard Road - Change of Use/Tenant & Sign (16.173 & 16.174)**

TABLED. Board received a presentation to allow a religious worship center at the site. The Board tabled the applications and requested the applicant submit an updated site plan adding additional lined parking spaces and designated "landbanked" parking areas.

##### **Elite Ride Inc., 17B Woodridge Circle - Home Occupation (16.170)**

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the November 28, 2016 meeting for a Home Occupation request to allow a home-based livery business.

##### **Paris Site Plan, 556 Hudson River Road - Site Plan (16.165)**

TABLED/REFERRED TO TOWN ENGINEER & AGENCIES. Board received a presentation and subsequently tabled a concept plan to construct two buildings totaling approximately 6,600 SF to be used for office and garage space on the existing 1.61 acre lot.

**Rt. 9 & Fire Road Office Building/Retail (Phase I Entrance), 1714 Rt. 9 - Site Plan (16.175)**

TABLED/REFERRED TO TOWN ENGINEER & AGENCIES. Board received a presentation and subsequently tabled Phase 1 of a mixed used site plan, predominantly located in the Town of Clifton Park, with a driveway to Rt. 9 located in the Town of Halfmoon.

**Old Business:**

**Betts Farm PDD, Betts Lane & Hayner Road - PDD Recommendation (14.129)**

TABLED/REFERRED TO TOWN ENGINEER & AGENCIES. The Board received a presentation on a revised concept plan for the proposed 236 unit residential PDD, to include a combination of single family, two family and four unit owner-occupied/townhouse buildings. The Board provided feedback and referred the plan to the Town Engineer and agencies for review.

**Brookwood Farms Phase I Residential Subdivision, Brookwood & Devitt Roads - Major Subdivision (16.031)**

PRELIMINARY SUBDIVISION APPROVAL. Board granted preliminary subdivision approval for this 7 lot single-family home development.

**Halfmoon Village PDD, 2 Beach Road - Site Plan (09.024)**

TABLED/REFERRED TO TOWN ENGINEER & AGENCIES. Board received a presentation and subsequently tabled the proposed Site Plan to develop 244 apartment units in 25 buildings at the site. The Board referred the project to the Town Engineer for review.

**Ludovici Custom Hot Rodz, 1554 Route 9 - Change of Use/Tenant & Sign (15.178 & 15.179)**

DENIED. Board received a presentation for Change of Use/Tenant and Sign requests to allow an automotive customization business to operate in the vacant building/garage at 1554 Route 9. The Change of Use/Tenant application was denied based upon a determination by the Board that the proposed uses, as described by the applicant, are not permitted in the C-1 Commercial zoning district.

**Mott Orchard PDD, 165 Farm to Market Road - PDD Recommendation (16.167)**

TABLED/REFERRED TO TOWN ENGINEER & AGENCIES. Board received a presentation on a concept plan for a proposed 91 unit residential Planned Development District (PDD), to include a combination of single-family attached, carriage style detached and conforming single-family detached homes. The Board provided feedback and referred the plan to the Town Engineer and agencies for review.

**The Next Planning Board Meeting will be  
November 28, 2016**