



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**April 11, 2016 – 7:00 pm**

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

**Approval of Minutes – March 28, 2016 - APPROVED**

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

##### **Chlopecki Subdivision, 48 McBride Road - Minor Subdivision (16.019)**

APPROVED. Public Hearing was held and the Board approved the request to subdivide a 6.28 ac. residential lot into a 4.68 ac. lot (containing the existing home) and a 1.60 ac. lot (vacant; single family home proposed).

##### **Just For You Salon, 31 Sitterly Road - Change of Use/Tenant & Special Use Permit (16.037/16.038)**

APPROVED. Public Hearing was held, comments received from the public and the Board approved the request to utilize an existing single family home as a residence and beauty salon, with two employees, with the condition that a fence along the western property line be extended to Sitterly Road in a manner mutually agreeable between the applicant and neighbor and not within the Sitterly Road right-of-way.

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

TABLED/PUBLIC HEARING HELD OPEN. Public Hearing held and comments received from the public and Board. The Board tabled the request and kept the Public Hearing open for the April 25, 2016 meeting.

#### **New Business:**

##### **Amendment to Lot 4 Falcon Trace, 175 & 177 Route 236 - Commercial Site Plan (16.039)**

WITHDRAWN BY APPLICANT. After presenting the request to allow six (6) additional parking spaces along Falcon Trace Drive and discussing Board concerns, the applicant withdrew the request. The applicant intends to construct additional "landbanked" parking as shown on the previously-approved Site Plan and remove the spaces along Falcon Trace Dr.

##### **PDM Management, LLC, 175 Route 236 - Change of Tenant (16.040)**

APPROVED. Board approved the use of 1,500 SF of the new 3,000 SF professional office building for a commercial financial consultant office.

##### **Battaglia & Associates, PLLC, 175 Route 236 - Change of Tenant (16.042)**

APPROVED. Board approved the use of 1,500 SF of the new 3,000 SF professional office building for an accounting office.

##### **Low VA Rates, 177 Route 236 - Change of Tenant (16.041)**

APPROVED. Board approved the use of the new 3,000 SF professional office building for a mortgage loan office.

##### **Stewarts Shops, 214 Guideboard Road - Sign (16.048)**

APPROVED. Board approved two 17 sq.ft. wall mounted facade signs and one two-sided free-standing pylon sign (63 SF/side), with the condition that the pylon sign shall be no more than 12 feet in height as measured from the ground.

##### **Parkview Family Dentistry, 173 Route 236 - Sign (16.054)**

APPROVED. Board approved a two-sided free-standing monument sign (15 SF/side) at a maximum height of 8 feet and with the condition that the sign shall read "Halfmoon".

**Catskill Hudson Bank, 1684 Route 9 - Change of Tenant/Use & Sign (16.047/16.051)**

APPROVED. Board approved the Change of Tenant and Sign requests for a new bank in the former Community Bank building, and approved five signs (four one-sided wall-mounted signs and one two-sided free-standing monument sign, 28.5 SF/side).

**Shannon Barr Agency, 1595 Route 9 - Change of Tenant/Use & Sign (16.049/16.050)**

APPROVED. Board approved the use of approximately 1,000 SF of space in the existing building for an insurance agency and a 16 SF two-sided sign panel for the existing free-standing monument sign.

**Halfmoon Motors, 1627 Route 9 - Change of Use/Tenant (16.053)**

APPROVED. Board approved an auto sales and repair business at the space formerly occupied by Rainbow Direct.

**Lussier Commercial Site Plan, 1385 Vischer Ferry Road - Commercial Site Plan Renewal (16.036)**

APPROVED. Board approved a one year renewal of the previously-approved Site Plan to construct a 5,600 SF automobile repair/office building.

**United Rentals, Inc. (Bast Hatfield), 1399 Vischer Ferry Road - Change of Use/Tenant (16.056)**

APPROVED. Board approved the request to sublet approx. 13,500 SF of outside storage area in the rear yard of Bast Hatfield to the adjacent neighbor, United Rentals, for similar outside storage use, and to reconfigure the existing fence to provide access to/from the United Rentals' lot.

**Old Business:**

**Northeast Controls, 3 Enterprise Dr. (Halfmoon Light Industrial Park/NYSEG PDD) - Site Plan (16.004)**

APPROVED. The Board approved the request for an 11,000 SF addition to the existing building, with the condition that the existing driveway remain a minimum 23 ft. in width, per the request of the fire district.

**Paar Estates of Halfmoon PDD, 33 Farm to Market Road - Minor Subdivision & Major Subdivision (16.061/16.024)**

PUBLIC HEARING SET. Board received a presentation on the revised plan to subdivide approx. 91.46 acres to create an 8.24 acre lot (to be retained by the current owner) and subdivide the remaining approx. 83.41 acres to construct 65 twin homes (130 units) and a 9 hole executive golf course. The Board set a Public Hearing on the applications for May 9, 2016.

**The Next Planning Board Meeting will be  
Monday April 25, 2016**