



Town of Halfmoon Planning Board

DECISIONS

December 12, 2016 - 7:00 pm

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

Approval of Minutes – November 28, 2016 - APPROVED

Public Hearing:

Lands of Kilmer & Fronczek, 57 & 59 Ushers Road - Minor Subdivision (16.184)

APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing and approved a Lot Line Adjustment to convey 1.1 acres from 59 Ushers Road to 57 Ushers Road.

New Business:

LMLS Holdings, LLC, 10 Executive Park Drive - Sign (16.189)

APPROVED. Board received a presentation and approved a request to replace the existing two-sided freestanding sign to accommodate a recently-approved Change of Use/Tenant.

The Brody Apartments, Sitterly Road - Sign (16.203)

APPROVED. Board received a presentation and approved a request to replace the existing two-sided free-standing sign to accommodate the new apartment complex name "The Brody".

Arborcare Landscape Services & Products, LLC, Hudson River Road - Site Plan (16.190)

TABLED. Board received a presentation for a Site Plan request to establish a landscaping/farm operation with two 20 x 40' canopies and a gravel parking area. The request was tabled pending County Planning review.

Old Business:

Paar Estates of Halfmoon PDD, 33 Farm to Market Rd - Major Subdivision (16.024)

APPROVED. Board granted Final Subdivision Approval for this residential subdivision including 65 twin homes (130 units) and a 9 hole executive golf course on approximately 83.41 acres.

Falcon Trace Lot 4 Parking Lot Expansion, 175/177 Route 236 - Addition to Site Plan (16.111)

APPROVED. Board approved a revised parking lot layout adding additional parking, with the following conditions: (1) Town Engineer (CHA) review, in consultation with emergency services; and (2) county review.

**The Next Planning Board Meeting will be
January 9, 2017**