



Town of Halfmoon Planning Board Decisions

December 14, 2015 – 7:00 pm

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

Approval of Minutes – November 23, 2015 - APPROVED

Public Hearing:

Liebich Lane Flex Building, 3 Liebich Lane- Minor Subdivision & Commercial Site Plan (15.108/15.122)

PUBLIC HEARING HELD. The Board received a presentation and held a Public Hearing on a Minor Subdivision request for the purpose of constructing a 52,000 SF warehouse/office "flex" building. The Board continued the Public Hearing for the January 11, 2016 meeting and deferred action on the Site Plan request until that meeting.

Tanski Commercial Subdivision, Route 146- Minor Subdivision (15.145)

PUBLIC HEARING HELD. The Board received a presentation and held a Public Hearing on the request to subdivide the Rt. 146 property (adjacent to the Sunoco station and across from the Town Highway Dept.) into three lots. The Board continued the Public Hearing for the January 11, 2016 meeting.

New Business:

Lands of Baker Lot #1, 88 Fellows Road- Minor Subdivision (Lot Line Adjustment) (15.170)

PUBLIC HEARING SET. The Board received a presentation for a lot-line adjustment to convey 1,161 SF from the Lands of Tanski to the Lands of Baker, for the purpose of correcting a driveway encroachment. The Board set a Public Hearing for the January 11, 2016 meeting.

Rolling Hills-Water Tower Subdivision, 16 & 18 Ridgewood Drive- Minor Subdivision (15.173)

PUBLIC HEARING SET. The Board received a presentation for a lot-line adjustment of the existing vacant property at 18 Ridgewood Drive to dissolve it by conveying 35,597 SF to the Town of Halfmoon (water tower parcel) and 4,997 SF to 16 Ridgewood Drive (private single-family home). The Board set a Public Hearing for the January 11, 2016 meeting.

CaNine to Five, 1534 Route 9 – Sign (15.164)

APPROVED. The Board approved the Sign request to replace the existing two-sided pylon sign panels to read "CaNine to Five".

Jean Paduanno-Teal CPA dba Accounting for All, 5 Corporate Drive- Sign (15.172)

APPROVED. The Board approved the Sign request to add panels to the existing two-sided building monument sign to read "Accounting for All CPAs".

Lands of Hoffman, 382 & 384 Farm To Market Rd - Minor Subdivision (Lot Line Adjustment) (15.160)

PUBLIC HEARING SET. The Board received a presentation for a lot-line adjustment between two lots on the corner of Farm to Market Road and Route 9. The request seeks to convey 2.42 acres for the purpose of relocating and constructing a new shared driveway. The Board set a Public Hearing for the January 11, 2016 meeting.

421 Halfmoon Flex Park, 421 Rt. 146 - Minor Subdivision & Site Plan Amendment (15.154/15.168)

PUBLIC HEARING SET. The Board received a presentation for a lot-line adjustment related to the 421 Flex Park (Amendment to the Parkford & NYSEG PDDs), approved earlier this year, and amendments to the final site plan. The Board set a Public Hearing for the January 11, 2016 meeting and deferred action on the Site Plan request until that meeting.

Metabolic Meltdown LLC, 1466 Route 9- Change of Tenant/Use & Sign (15.161/15.162)

APPROVED. The Board approved the Change of Use/Tenant and Sign requests for a group fitness training facility to occupy 3,000 SF and add a wall-mounted sign and replace panels on the existing two-sided pylon sign.

Misty Morning Art Studio, 1471 Route 9 (Crescent Commons) - Change of Tenant/Use (15.163)

APPROVED. The Board approved the Change of Use/Tenant to allow an art studio to occupy 400 SF.

Cumboto Properties LLC, 1503 Route 9 (Halfmoon Plaza/Glennpeter) - Change of Tenant/Use & Sign (15.165/15.167)

APPROVED. The Board approved the Change of Use/Tenant and Sign requests for a Venezuelan-style fast food restaurant to utilize 1,360 SF of space formerly occupied by Subway and add new sign panels to the existing wall-mounted sign and the two-sided plaza sign.

Princeton Heights, Princeton Ave- Major Subdivision (15.176)

PUBLIC HEARING SET. The Board received a presentation seeking approval of a 51 lot residential subdivision, which was granted final approval on 6/22/15 and signed by the Chairman on 7/23/15, but has since expired. The sole revision to the project is a renumbering of street addresses, as required by National Grid. The Board set a Public Hearing for the January 25, 2016 meeting.

Rafferty Minor Subdivision, Hudson River Road- Minor Subdivision (15.174)

PUBLIC HEARING SET. The Board received a presentation for approval of a three lot Minor Subdivision, which was granted final approval on 7/13/15 and signed by the Chairman on 7/23/15, but has since expired. No revisions have been made to the proposal since the prior approval. The Board set a Public Hearing for the January 25, 2016 meeting.

Greg & Gary Mincher, Harris Road- Minor Subdivision (15.149)

PUBLIC HEARING SET. The Board received a presentation for a Minor Subdivision to subdivide a 12.08 parcel located on Harris and Middletown roads into four residential lots. The Board set a Public Hearing for the January 25, 2016 meeting.

Old Business:**Empire Ambulance Service, 9 Corporate Drive- Change of Tenant/Use (15.148)**

TABLED. The Board tabled the request for an ambulance company to use approx. 1,225 SF of office space, pending review by County officials regarding the potential impact, if any, of the dispatching technology on County emergency services communications.

Regency Park Planned Development District, Route 9- PDD Recommendation (13.044/13.045)

TABLED/REFERRED TO TOWN ENGINEER. The Board received a presentation on the revised, proposed PDD to develop 71.8 acres on Rt. 9 (north of Farm to Market Road) to include two, three story mixed-use buildings fronting on Rt. 9 (15,050 SF commercial space and 62 apartments) and approximately 451,000 light industrial-commercial space (warehouse/office). The Board referred the project to the Town Engineer for further technical review.

**The Next Planning Board Meeting will be
Monday January 11, 2016**