



Town of Halfmoon Planning Board

DECISIONS

February 13, 2017 - 7:00 pm

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

Approval of Minutes – January 23, 2017 - APPROVED

New Business:

Polished Nail Salon, 1581 Route 9 (Rekucki Plaza) - Signs (17.017)

APPROVED. Board approved a sign request to replace the panels on the existing signs to reflect the new tenant, "Polished Nail Salon".

Hudson River Road Self Storage, 423 Hudson River Road - Sign (17.016)

APPROVED. Board approved a sign request for a new, two-sided 2' x 6' pylon sign to reflect the business name, "Hudson River Self Storage".

Mattress Firm, 1694 Route 9 (The Crossings) - Signs (17.014)

APPROVED. Board approved a sign request to replace the existing wall-mounted and plaza signs to reflect the new mattress/bedding store name, "Mattress Firm".

The Home Depot, 4 Halfmoon Crossing - Change of Use (Seasonal Outdoor Use) (17.012)

APPROVED. Board approved a change of use request to allow outdoor storage and display of seasonal products from February 14 - September 30.

Walmart, 1549 Route 9 - Change of Use (Seasonal Outdoor Use) (17.015)

APPROVED. Board approved a change of use request to allow outdoor storage and display of seasonal products from March 1 - August 1.

Lowe's, 476 Rt. 146 - Change of Use (Seasonal Outside Use) (17.021)

APPROVED. Board approved a change of use request to allow outdoor storage and display of seasonal products from February 14 - September 30.

Melior Innovations, Inc., 11B Solar Drive - Change of Tenant/Use (17.018)

APPROVED. Board approved a request to use approx. 24,000 SF of the existing building for the development and production of chemical applications and functional engineering materials, with the condition that the applicant provide information detailing the types of byproducts produced from the proposed activities.

Movin Ads, 1604 Route 9 (Shamrock Plaza) - Change of Tenant/Use & Sign (17.019 & 17.020)

APPROVED. Board approved a request to allow a retail storefront for a sign production business, with the condition that the only vehicle with a sign allowed onsite shall be the work vehicle of the employee on duty at that time and there shall be no customer signs awaiting pick-up at the site.

Hank Hudson Brewing Co., 17 Johnson Road (Fairways of Halfmoon) - Addition to Site Plan & Special Use Permit (17.003 & 17.004)

TABLED. Board tabled a request to construct a 1,967.5 SF addition to the existing clubhouse facility for the purpose of establishing a craft brew pub and expansion of the existing pro shop, pending additional information from the applicant and research by the Town Attorney related to the proposed use.

Old Business:

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

TABLED. Board tabled a request for a recommendation on a proposed 236 unit residential PDD, pending execution of a traffic mitigation agreement between the applicant, two additional developers and the Town related to proposed improvements to the Upper Newtown Road/Rt. 146/Rt. 236 corridor.

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

APPROVED. Board approved the Site Plan for a 244 unit multi-family residential development.

**The Next Planning Board Meeting will be
February 27, 2017**