



Town of Halfmoon Planning Board

DECISIONS

February 22, 2016 – 7:00 pm

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

Approval of Minutes – February 8, 2016 - APPROVED

Public Hearing(s):

Noradki Subdivision, 30 Ushers Road - Minor Subdivision & Special Use Permit (15.187 & 15.188)

APPROVED/ PUBLIC HEARING HELD. Board held a Public Hearing and subsequently approved a proposed two-lot Minor Subdivision and Special Use Permit to subdivide a 7.126 acre parcel into a 1.38 acres and a 5.726 acres, for the purpose of constructing a single family home on the smaller lot.

Key Valley LLC Subdivision, 29 Smith Road - Minor Subdivision (15.191)

TABLED/PUBLIC HEARING HELD. The Board held a Public Hearing on a proposal to subdivide an existing 4.72 acre parcel into three new lots, totaling 27,202 SF/.62 acres (Lot A), 2.00 acres (Lot B), and 2.10 acres (Lot C), for the purpose of constructing three single family homes. The Board subsequently tabled the application and requested the applicant respond to the concerns raised by the Board, the public and the Clifton Park-Halfmoon Fire Department.

New Business:

Home Depot, 4 Halfmoon Crossing- Change of Tenant/Use (16.020)

APPROVED. Board approved the request for seasonal outdoor sales, display and storage, in a designated area similar to prior years, from February 23, 2016 - September 30, 2016.

The Church at Newtown Road, 142 Lower Newtown Road - Sign (16.023)

APPROVED. Board approved the request for two, one-sided monument signs, with one to be installed at each driveway entrance.

Clifton Park Church of Christ - Minor Subdivision (15.156)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the 3/28/2016 meeting for a proposed two-lot Minor Subdivision to subdivide a 1.82 acre lot into 1.26 acres (Lot 1), which contains the existing church, and 0.46 acres (Lot 2), which contains a vacant office building.

CGM Construction Duplex, Guideboard & Middletown Roads - Major Subdivision & Special Use Permit (16.011/16.022)

PUBLIC HEARING SET/SITE VISIT. Board received a presentation and set a Public Hearing for the 3/28/2016 meeting for proposed Major Subdivision and Special Use Permit requests to subdivide 1.54 acres from the existing 9.08 acre parcel currently bisected by Middletown Road and construct a two-unit/duplex on the smaller lot. The Board also established a committee to visit the site.

Sokolowski & Jacon, 2 Stage Run - Minor Subdivision (Lot Line Adjustment) (16.012)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the 3/28/2016 meeting for a proposed Minor Subdivision (Lot Line Adjustment) to convey 2,589 SF of land from Jacon to Sokolowski to address a pre-existing side-yard setback encroachment.

Cardin Acres Subdivision, 26/27 Chateau Dr./11 David Ln.- Minor Subdivision (Lot-Line Adjustment) (16.013)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the 3/14/2016 meeting for a proposed Minor Subdivision (Lot Line Adjustment) to convey 3,738 SF from 11 David Ln. to 26 Chateau Dr. and 3,625 SF from 11 David Ln. to 27 Chateau Dr. for the purpose of creating larger rear yards and building envelopes for the Chateau Dr. lots.

Marcel & Cardin Lot Line Adjustment, 26 & 30 Marcel Drive/23 Cardin Drive - Minor Subdivision (Lot-Line Adjustment) (16.014)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the 3/14/2016 meeting for a proposed Minor Subdivision (Lot Line Adjustment) to convey 0.13 acre from 23 Cardin Dr. to 26 Marcel Dr. and 0.06 acre from 23 Cardin Dr. to 30 Marcel Dr. for the purpose of addressing existing accessory structure encroachments.

Clifton Park Materials LLC., 118 Button Road- Minor Subdivision (16.015)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the 3/14/2016 meeting for a proposed two-lot Minor Subdivision seeking to subdivide a 6 acre parcel from the larger 77 acre mining property at 118 Button Road. If approved by the Board and subsequently removed from the mining permit by the applicant, the zoning for the 6 acre parcel will revert to R-1 Residential.

Old Business:

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

TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed Major Subdivision to subdivide and create 65 twin homes (130 residential units), with a nine hole executive golf course. The Board referred the project to the Town Engineer and other agencies for review and comment.

Linden Woods Subdivision, Part A & B (fr. Linden Village PDD & Craver/Wright/Hughes Subdivision), Dunsbach Road- Major Subdivision (15.010/11.143)

PUBLIC HEARING SET. Board received an updated presentation and set a Public Hearing with expanded notice for the 4/11/2016 meeting for the proposed two-part Major Subdivision request to create 47 residential lots per the Linden Village PDD ("Part A") and 40 conventional residential lots on the lands owned by the Hughes, Cravers and Wrights ("Part B").

**The Next Planning Board Meeting will be
Monday March 14, 2016**