



Town of Halfmoon Planning Board Decisions

January 11, 2016 – 7:00 pm

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

Approval of Minutes – December 14, 2015 - APPROVED

Public Hearing:

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

APPROVED/PUBLIC HEARING HELD. The Board held a Public Hearing on a Minor Subdivision request to subdivide a 10.55 acre parcel from an existing 96 acre parcel on Liebich Lane. The Board approved the Subdivision and a Commercial Site Plan request to construct a 52,000 SF warehouse/office "flex" building on the 10.55 acre parcel.

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

APPROVED/PUBLIC HEARING HELD. The Board held a Public Hearing and approved a Minor Subdivision (Lot-Line Adjustment) of the existing vacant parcel at 18 Ridgewood Drive to dissolve it and convey 35,597 SF to the Town of Halfmoon (water tower parcel) and 4,997 SF to 16 Ridgewood Drive (private single-family home).

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

APPROVED/PUBLIC HEARING HELD. The Board held a Public Hearing and approved the request to subdivide the Rt. 146 property (adjacent to the Sunoco station and across from the Town Highway Dept.) into three parcels.

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

APPROVED/PUBLIC HEARING HELD. The Board held a Public Hearing and approved a Minor Subdivision (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.

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

APPROVED/PUBLIC HEARING HELD. The Board held a Public Hearing and approved a Minor Subdivision (Lot-Line Adjustment) between two residential lots near the corner of Farm to Market Road and Route 9. The request will convey 2.42 acres from 382 Farm to Market Road to 384 Farm to Market Road for the purpose of eliminating a shared driveway and allowing the construction of separate driveways with access to Farm to Market Road.

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

APPROVED/PUBLIC HEARING HELD. The Board held a Public Hearing and approved a Minor Subdivision (Lot-Line Adjustment) related to the 421 Flex Park project (Amendment to the Parkford & NYSEG PDDs) approved last year. The Board also approved a Site Plan Amendment due to revisions in building design.

Seaway Diving & Salvage Co., Inc., 10 Guideboard Road - Change of Tenant/Use (15.171)

APPROVED. The Board approved the Change of Use/Tenant for a diving and salvage office/business, with the condition that there shall be no outside storage of equipment and vehicles.

Aqua Science, 215 Guideboard Road (Country Dollar Plaza) - Sign (15.177)

APPROVED. The Board approved the Sign request for a 3' x 8' wall mounted facade sign.

Lot Line Adjustment between Lands of Thomas A & Sharon E. Ruchlicki and Rosemarie Wysocki, 362 Farm to Market Road - Minor Subdivision/Lot-Line Adjustment (15.182)

PUBLIC HEARING SET. The Board received a presentation and set a Public Hearing for the January 25, 2016 meeting for a Minor Subdivision (Lot Line Adjustment) request to convey 7,526 SF from 362 Farm to Market Road (Wysocki) to an adjacent, vacant parcel (Ruchlicki).

Tony Mangino Pre-Owned (Auto Sales), 1660 Rt. 9 - Change of Use/Tenant & Sign (15.183 & 15.184)

APPROVED. The Board approved the Change of Use/Tenant and Sign applications for Tony Mangino Pre-Owned to occupy the property for a used automobile sales business in the same manner and scope as the prior used automobile business (Prestige). Wall mounted and pylon signs reflecting the new tenant name were also approved.

Tony Mangino Mitsubishi, 1658 Route 9 - Site Plan Amendment & Sign (15.185 & 15.186)

APPROVED. The Board approved the Site Plan Amendment application for the installation of a 10' x 21' prefabricated storage shed and the relocation of refuse containers at the rear of the site. A Sign application amending the existing wall-mounted sign to reflect the new business name was also approved.

Old Business:

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

APPROVED. Since the last meeting, the Board received confirmation from the Saratoga County EMS Coordinator that he has no concerns with the proposed use of approx. 1,225 SF of office space for dispatching services by the ambulance company. The Board approved the request.

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