



Town of Halfmoon Planning Board

DECISIONS

July 10, 2017 - 7:00 pm

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

Approval of Minutes – June 26, 2017 - APPROVED

Public Hearings:

Subdivision Lands of Arthur and Gale Hayner, Plant Road - Minor Subdivision (17.139)

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and subsequently approved a four lot single family home residential subdivision.

Ellsworth I Solar, 100 Pruyn Hill Road - Site Plan & Special Use Permit (17.051 & 17.052)

Ellsworth II Solar, 100 Pruyn Hill Road - Site Plan & Special Use Permit (17.071 & 17.072)

Johnson Property Subdivision, 100 Pruyn Hill Road - Minor Subdivision (17.068)

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and subsequently approved the site plan and subdivision requests for two 2mW solar arrays (farms), with the following conditions:

(1) the outstanding issues of the Town Engineer are addressed by the applicant; (2) the Town Engineer review the stormwater-related concerns raised at the Public Hearing and determine if additional action by the applicant is warranted; and (3) a decommissioning bond is submitted to the Town .

New Business

The Tire Warehouse, 1428 Route 9 - Change of Use/Tenant (17.134)

APPROVED. Board approved the use of an existing 986 SF building (formerly Carlito's Automotive Detailing) for an office and related storage.

Chinese Restaurant, 1570 Route 9 (Soccer Unlimited Plaza) - Change of Use/Tenant (17.146)

APPROVED. Board approved the use of approximately 2,800 SF of plaza space (currently occupied by Soccer Unlimited) for a chinese food restaurant for up to 60 customers.

Crescent Gateway Properties, 155 Stone Quarry Rd. - Site Plan (17.147)

TABLED/REFERRED TO AGENCIES. Board received a presentation on a request to construct an approximate 4,480 SF office and 11,250 fabric tension accessory/storage building for Adirondack Basement Systems. The Board provided initial feedback and referred it to the Town Engineer and other agencies for review.

Creekview Estates Residential Planned Development District, Upper Newtown Road - PDD Recommendation (17.140)

TABLED/REFERRED TO AGENCIES. Board received a presentation on a Planned Development District (PDD) request for a 70 lot single family home development clustered on 29 acres of a 56 acre site off Upper Newtown Road. The Board provided initial feedback and referred it to the Town Engineer and other agencies for review.

Old Business

Our Place Bar & Grill Seasonal Outdoor Patio, 46 Rt. 146 - Site Plan (17.060)

APPROVED. Board amended the recent approval for a site plan to install a seasonal outdoor seating area for up to 40 customers. The amended decision allows customers to occupy indoor and outdoor seating at the same time, with a maximum of 40 outdoor seats.

**Mott Orchard Residential Planned Development District, 165 Farm to Market Road -
PDD Recommendation (16.167)**

TABLED/PUBLIC INFORMATION MEETING SET. Board received a presentation on a revised concept plan for a 91 unit residential Planned Development District (PDD) clustered on 49 acres of a 97.3 acre site. The Board provided feedback on the revised plan, referred it to the necessary agencies and set a Public Information Meeting date, with expanded notice, for August 14, 2017.

The Next Planning Board Meeting will be July 24, 2017