



Town of Halfmoon Planning Board

DECISIONS

July 11, 2016 - 7:00 pm

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

Approval of Minutes – June 27, 2016 - APPROVED

Public Hearing:

Lands of Kilmer/Fronczek, 57 & 59 Ushers Road - Minor Subdivision & Special Use Permit (16.082/16.109)

APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing and approved a Lot Line Adjustment, conditioned on removal of the existing sheds at 57 Ushers Road and resolution of the filling/grading issues.

New Business:

RCC Enterprises dba Maple Leaf Childcare Inc., 41 Werner Road - Site Plan (16.102)

TABLED/REFERRED TO AGENCIES. Board received a presentation on the proposed construction of a new 15,000 SF child care facility and referred the project to the Town Engineer and local agencies for comment.

Our Place Bar & Grill, 46 Route 146-Sign (16.105)

APPROVED. Board approved the Sign request to replace a two-sided panel insert on the existing free-standing sign and install a new wall-mounted business sign.

Speedway, 1513 Crescent Road- Sign (16.106)

APPROVED. Board approved the request to replace a two-sided panel on the existing free-standing sign.

Service Solutions, 931 Hudson River Road- Change of Tenant/Use (16.099)

APPROVED. Board approved the Change of Use/Tenant request to allow the storage of equipment (siding, windows, gutters, painting tools, etc.) related to a home improvement business.

Platinum Limousine, 931 Hudson River Road- Change of Tenant/Use (16.100)

APPROVED. Board approved the Change of Use/Tenant request to allow the storage of limousines on site.

OrthoNY, 1673 Route 9 (Healthplex) - Change of Tenant/Use (16.104)

APPROVED. Board approved the use of approx. 3,500 SF for physical therapy services.

Ludovici Custom Hot Rodz, 1554 Route 9 - Change of Tenant/Use & Sign (15.178/15.179)

TABLED/SITE VISIT. Board received a presentation to allow an automotive customization business at the site. The Board tabled the request and established a committee to conduct a site visit.

Halfmoon Village PDD Amendment, 2 Beach Road- PDD Amendment Recommendation (16.107)

TABLED. Board received a presentation on the proposed amendment to the existing Planned Development District (PDD) to allow up to 244 apartment units in 25 buildings at the site. The Board referred the project to the Town Engineer and Fire Department for comment.

The Next Planning Board Meeting will be Monday July 25, 2016