



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**July 25, 2016 - 7:00 pm**

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

**Approval of Minutes – July 11, 2016 - APPROVED**

#### **Public Hearing:**

##### **Jon & Diane Riedel, 55 Plank Road - Special Use Permit (16.094)**

APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing and approved the request for an 1,100 SF expansion of the pre-existing 1,472 SF residence in the C-1 Commercial zoning district.

#### **New Business:**

##### **Justin's Automotive Repair, 930 Hudson River Road - Change of Tenant/Use (16.089)**

APPROVED. Board approved the request for a small automotive repair shop, with one employee, to occupy and operate in an existing 1,500 SF building.

##### **Financial Engines, 1581 Route 9 - Sign (16.113)**

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 to reflect the new name of the business, "Financial Engines", formerly known as "The Mutual Funds Store".

#### **Old Business:**

##### **Betts Farm PDD, Betts Lane - PDD Recommendation (14.129)**

TABLED/REFERRED TO TOWN ENGINEER & AGENCIES. The Board received a presentation on a revised concept plan for the proposed 236 unit residential PDD, to include a combination of single family, two family and four unit owner-occupied/townhouse buildings. The Board provided feedback and referred the plan to the Town Engineer and agencies for review.

##### **The Kensington at Halfmoon PDD - Phase II, Stone Quarry Road- PDD Recommendation (12.079)**

NEGATIVE RECOMMENDATION. The Board received a presentation on a proposed 70 unit residential (apartments) PDD that included updated traffic impact and accident report information. The Board issued a Negative Recommendation to the Town Board.

**The Next Planning Board Meeting will be  
Monday August 8, 2016**