



Town of Halfmoon Planning Board

DECISIONS

June 12, 2017 - 7:00 pm

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

Approval of Minutes – May 22, 2017 - APPROVED

Public Hearing:

Hickok Subdivision, 43 Fellows Road - Minor Subdivision (17.107)

PUBLIC HEARING HELD & APPROVED. Board held a Public Hearing and subsequently approved a request to subdivide a 1.01 ac. parcel from a 9.87 ac. lot for the purpose of constructing a single family home.

New Business

Aldi Signs, 1681 Route 9 - Signs (17.125)

APPROVED. Board approved the request to install four wall mounted business signs to read "Aldi" and "Food Market".

Harbor Freight Signs, 1617 Route 9 - Signs (17.126)

APPROVED. Board approved the request to install two wall mounted business signs and one free standing sign to read "Harbor Freight Quality Tools Lowest Prices".

Linden Woods Subdivision Signs, Linden Park Drive/Dunsbach Road) - Signs (17.131)

APPROVED. Board approved the request to install two permanent residential subdivision signs, with one at each entrance on Dunsbach Road, to read "Linden Woods".

Momentive Performance Materials, 3 Corporate Drive - Change of Use/Tenant (17.120)

APPROVED. Board approved a request to occupy 7,242 SF of space for clerical/office staff at 3 Corporate Dr.

King of Credit, 1623-1625 Route 9 - Change of Use/Tenant (17.129)

APPROVED. Board approved a request to expand the use of the lot for used car sales and display.

Lands of Baker Subdivision & Duplexes, 84 & 88 Fellows Road - Minor Subdivision & Special Use Permit (17.113/17.114)

PUBLIC HEARING SET. Board heard a request to reconfigure and subdivide three existing lots to create four lots and construct two duplex homes. The Board set a Public Hearing for June 26, 2017.

McDonald's, 1517 Crescent - Vischer Ferry Road - Site Plan (17.115)

TABLED/REFERRED TO AGENCIES. Board received a presentation seeking to amend the existing site plan to install side-by-side drive thru lanes, construct ADA improvements, relocate the dumpster and install a sidewalk connection, along with other renovations.

Chinese Restaurant, 1383 Crescent - Vischer Ferry Road - Change of Use/Tenant (17.119)

TABLED/SITE VISIT SET. Board heard a request for a 1,566 SF chinese food restaurant to occupy the 1st floor. The Board tabled the request pending a site visit by a committee of the Board.

CGM Construction Duplex, Guideboard & Middletown Roads - Amendment to Site Plan (17.122)

APPROVED. Board approved a change in the driveway location for a previously-approved duplex on the corner of Guideboard and Middletown roads.

Old Business:

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

APPROVED. Board approved an amended site plan to install a seasonal outdoor seating area for up to 40 customers with the following conditions: (1) Customers shall occupy either indoor or outdoor seating at one time; (2) This approval shall be considered seasonal and valid until September 30, 2017.

Ellsworth Solar I & II/Johnson Property Subdivision, 100 Pruyn Hill Road - Site Plans & Special Use Permits (17.051/17.052; 17.071/17.072) & Minor Subdivision (17.068)

PUBLIC HEARING SET. Board received a presentation on revised site plan and subdivision requests for two 2mW solar arrays (farms) and set a Public Hearing for July 10, 2017.

Graybar Electric Co. Inc., 2 Werner Road- PDD Amendment Recommendation (17.073)

PUBLIC INFORMATION MEETING SET. Board received a presentation on a revised site plan related to a PDD amendment request to allow a warehouse, office and wholesale facility with outside storage and reduced minimum setbacks, and set a Public Information Meeting for June 26, 2017.

The Next Planning Board Meeting will be June 26, 2017