



Town of Halfmoon Planning Board

DECISIONS

June 13, 2016: 7:00 pm

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

Approval of Minutes – May 23, 2016 - APPROVED

Public Hearing:

Ryan Tele-Commute, 1 Sparrowhawk Circle (Falcon Trace) - In-Home Occupation (16.069)

APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing and approved an In-Home Occupation at 1 Sparrowhawk Circle for the purpose of telecommuting for administrative-related work.

New Business:

Allen Financial, 14 Corporate Drive- Sign (16.090)

APPROVED. Board approved the Sign request to install a two-sided panel (4" x 32" = 5 SF/side) on the existing monument sign, to read "Allen Financial".

Duke's Grove, 486 Hudson River Road- Sign (16.088)

APPROVED. Board approved the Sign request to install a two-sided 32 SF (64 SF total) free-standing sign, approximately 8 feet from the front property line to read "Welcome to Duke's Grove".

A.Valente Minor Subdivision, 58 Tabor Road- Minor Subdivision/Lot Line Adjustment (16.086)

PUBLIC HEARING SET. Board received a presentation requesting re-approval of an expired four lot single-family home Minor Subdivision (three new lots and one lot line adjustment) on Tabor Road and set a Public Hearing for June 27, 2016.

Our Place Bar & Grill (Frankie C's Family Pub), 46 Route 146-Change of Tenant/Use (16.083)

APPROVED. Board approved the Change of Use/Tenant request for a change in operation and ownership for a restaurant/bar.

Old Business:

Parcland Estates PDD (Carol Jean Estates Apts.) - Amendment to PDD Recommendation (16.026)

POSITIVE RECOMMENDATION. Board issued a Positive Recommendation to the Town Board for the proposed PDD amendment to add one 8 unit building to Carol Jean Apartments within the Parcland Estates PDD.

Subdivision of Linden Woods A & B (Linden Village PDD & Lands of Craver/Wright/Hughes), Dunsbach Road - Major Subdivision (15.010)

PRELIMINARY SUBDIVISION APPROVAL GRANTED. Board granted preliminary subdivision approval for this 87 lot single-family home development.

**Next Planning Board Meeting:
Monday June 27, 2016**