



Town of Halfmoon Planning Board

DECISIONS

March 14, 2016 – 7:00 pm

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

Approval of Minutes – February 22, 2016 - APPROVED (as revised)

Public Hearing(s):

Cardin Acres Subdivision, 26/27 Chateau Dr./11 David Ln.- Minor Subdivision (Lot-Line Adjustment)

APPROVED/ PUBLIC HEARING HELD. Board held a Public Hearing and subsequently approved a Minor Subdivision (Lot Line Adjustment) to convey 3,738 SF from 11 David Ln. to 26 Chateau Dr. and 3,625 SF from 11 David Ln. to 27 Chateau Dr. for the purpose of creating larger rear yards and building envelopes for the Chateau Dr. lots.

Marcel Dr. & Cardin Dr. Lot Line Adjustment, 26 & 30 Marcel Drive/23 Cardin Drive - Minor Subdivision (Lot-Line Adjustment)

APPROVED/ PUBLIC HEARING HELD. Board held a Public Hearing and subsequently approved a Minor Subdivision (Lot Line Adjustment) to convey 0.13 acre from 23 Cardin Dr. to 26 Marcel Dr. and 0.06 acre from 23 Cardin Dr. to 30 Marcel Dr. for the purpose of addressing existing accessory structure encroachments. The Board requested the applicant revise the final map to accurately reflect the location of wetlands.

Clifton Park Materials LLC., 118 Button Road- Minor Subdivision

APPROVED/ PUBLIC HEARING HELD. Board held a Public Hearing and subsequently approved a proposed three-lot Minor Subdivision to subdivide an approximate 84 acre parcel into a 77 acre lot (existing mine), 7 acre lot (office/garage and parking) and 6 acre lot (vacant/wooded; which shall revert to R-1 Residential zoning).

New Business:

Walmart, 1549 Route 9 - Change of Tenant/Use (Seasonal Outdoor Sales)

APPROVED. Board approved the request for seasonal outdoor sales, display and storage, in a designated area in the parking lot, from March 14, 2016 - August 1, 2016.

Petra V. Enzien, DMD PLLC, 173 Route 236 - Change of Tenant/Use

APPROVED. Board approved the request for a professional office use (dentist) to occupy 2,600 SF of the 4,000 SF building.

Parcland Estates PDD/Carol Jean Estates, Cemetery Road - Amendment to PDD Recommendation

TABLED/PUBLIC INFORMATIONAL MEETING SET. Board received a presentation to amend the Parcland Estates PDD (aka Carol Jean Estates PDD) to add a 0.60 acre parcel for the purpose of constructing one (1) 8 unit apartment building. The Board referred the project to the Town Engineer and relevant agencies for review, and set a Public Informational Meeting, with expanded notice, for March 28, 2016.

Old Business:

Newmeadow School, 23 Sitterly Road - Site Plan

TABLED/REFERRED TO TOWN ENGINEER. Board received a presentation on a revised site plan to construct a 20,000 SF non-profit pre-school for children with special needs. The Board referred the project to the Town Engineer for review and requested the applicant conduct a traffic study and consider the proposed Sitterly Road resurfacing project.

Spare Lots Office Building, 409 Route 146 - Site Plan

APPROVED. Board approved the proposed Site Plan to construct an 18,240 SF professional office, conditioned on the applicant addressing all outstanding items in the latest Town Engineer review letter.

**The Next Planning Board Meeting will be
Monday March 28, 2016**