



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**March 27, 2017 - 7:00 pm**

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

**Approval of Minutes – March 13, 2017 - APPROVED**

#### **New Business:**

##### **Merrill Lynch (Parkford Square 2), 453 Route 146 - Change of Tenant/Use (17.049)**

APPROVED. Board approved the use of 4,372 SF of a 12,000 SF building for a financial consulting office.

##### **Architectural Glass & Metal, 3 Liebich Lane - Change of Tenant/Use (17.057)**

APPROVED. Board approved the use of approximately 24,000 SF of the existing 52,000 SF light industrial/commercial building for the fabrication of aluminum, windows, doors, curtain walls and metal panels.

##### **Glen Meadows PDD Phase 5, Upper Newtown Road - Site Plan (Final Subdivision Plan) (17.061)**

APPROVED. Board granted final approval to Glen Meadows Phase 5, previously approved in June 2012, and including 28 total residential units (24 single family homes and four twin homes).

##### **Carol Jean Estates Storage Building, Cemetery Road - Site Plan (17.058)**

TABLED/REFERRED TO TOWN ENGINEER. Board received a presentation on a proposal to construct a 2,400 SF (40' x 60') storage building for equipment and material related to the maintenance and operation of the Carol Jean Estates apartment complex. The project was referred to the Town Engineer for review.

##### **Ballard - Vosburgh Road Subdivision, Vosburgh Road - Major Subdivision (17.059)**

TABLED/REFERRED TO TOWN ENGINEER & AGENCIES. Board received a presentation on a proposed 9-lot subdivision on approx. 7.29 acres. The project was referred to the Town Engineer and agencies for review.

#### **Old Business:**

##### **Lot D Improvements, Rexford Group Associates, 5 Rexford Way - Site Plan (16.153)**

APPROVED. Board approved a plan to construct a 20,100 SF commercial building in two phases, with the initial 10,050 SF constructed for an expansion of an existing tenant at 3 Rexford Way (H.T. Lyons).

##### **Paris Site Plan, 556 Hudson River Road - Site Plan (16.165)**

APPROVED. Board approved the request to construct two buildings (office building and garage), totaling 6,600 SF to accommodate the existing construction business (Paris Companies) at the site.

##### **Fairways of Halfmoon Brew Pub (formerly Hank Hudson Brewing Co.), 17 Johnson Road - Site Plan & Special Use Permit (17.003 & 17.004)**

PUBLIC HEARING SET. Board received a presentation responding to questions/comments previously raised by the Board on a plan to construct a 1,967.5 SF addition to the existing clubhouse for a craft brew pub and expanded pro shop. A Public Hearing was set for April 10, 2017.

**The Next Planning Board Meeting will be April 10, 2017**