



Town of Halfmoon Planning Board

DECISIONS

March 28, 2016 – 7:00 pm

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

Approval of Minutes – March 14, 2016 = APPROVED

Public Hearing(s):

Sokolowski & Jacon, 2 Stage Run/134 Harris Road - Minor Subdivision (Lot Line Adjustment) (16.012)

APPROVED. A Public Hearing was held and the Board approved a Minor Subdivision (Lot Line Adjustment) to convey approximately 2,589 SF from 2 Stage Run (Jacon) to 134 Harris Road (Sokolowski) to address a pre-existing side yard setback encroachment.

Clifton Park Church of Christ, 7 Old Route 146 - Minor Subdivision (15.156)

APPROVED. A Public Hearing was held and the Board approved a Minor Subdivision request to subdivide the existing 1.82 acre lot into two lots, as follows: one parcel will be approximately 59,500 SF and contain the existing church; the second parcel will be 20,000 SF and contain the existing office building.

CGM Construction Duplex, Guideboard & Middletown Roads - Major Subdivision & Special Use Permit (16.011/16.022)

APPROVED. A Public Hearing was held and the Board approved the request to subdivide 1.54 acres from an existing 9.08 acre lot bisected by Middletown Road, and a Special Use Permit to allow the construction of a duplex (two-family) residence on the 1.54 acre lot.

Parcland Estates PDD/Carol Jean Estates, Cemetery Road - Amendment to PDD Recommendation (16.026)

TABLED/REFERRED TO TOWN ENGINEER. A Public Hearing was held on this request for a recommendation on a PDD Amendment to add 0.6 acre to the existing Parcland Estates PDD (Carol Jean Estates) for the purpose of constructing one 8 unit apartment building on the existing apartment complex site. The Board tabled the application, pending the submittal of detailed, engineered plans and subsequent review by the Town Engineer, and to allow research into a prior PDD amendment.

New Business:

Chlopecki Subdivision, 48 McBride Road - Minor Subdivision (16.019)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for April 11, 2016 for a request to subdivide a 6.28 acres lot (Lot 3) at 48 McBride Road into two lots, as follows: Lot 3A (4.68 acres) to contain the existing home and improvements; and Lot 3B (1.60 acres) proposed for construction of a new single family home.

Creative Ink Tattoo (Billie's Barber Shop), 2A Hayner Heights Drive - Change of Use/Tenant (16.044)

APPROVED. Board received a presentation and approved a Change of Use/Tenant request from Billie's Barber Shop to add one tattoo station/employee in approx. 100 SF in the existing building.

Just For You Salon, 31 Sitterly Road - Change of Use/Tenant & Special Use Permit (16.037/16.038)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing on a Special Use Permit request and Change of Use/Tenant request to convert a portion of the existing home at 31 Sitterly Road for Just For You Salon.

Brookwood Subdivision, Brookwood Road - Major Subdivision (16.031)

TABLED/REFERRED TO TOWN ENGINEER. Board received an initial presentation on a concept plan for a 23 lot conventional subdivision, located on approximately 56.42 acres on Brookwood and Devitt roads. The Board tabled the application, pending the submittal of detailed, engineered plans and subsequent review by the Town Engineer.

Old Business:

Stewart's Shop, 214 Guideboard Road - Commercial Site Plan (16.005)

APPROVED. Board approved a Site Plan request to construct a 3,675 SF convenience store, 3,358 SF gas canopy and related parking, landscaping and stormwater management infrastructure, conditioned on revised plans that satisfy the remaining technical comments of the Town Engineer.

Angle Road Residential Subdivision, 39 Angle Road - Major Subdivision (14.090)

TABLED/REFERRED TO TOWN ENGINEER. Board received an initial presentation on a concept plan for a 23 lot conventional subdivision, located on approximately 20.7 acres off Angle Road and the stub street off Ridgewood Drive. The Board provided feedback and tabled the application, pending the submittal of detailed, engineered plans and subsequent review by the Town Engineer.

Creek View Estates Residential Subdivision, Upper Newtown Road - Major Subdivision (14.007)

TABLED/REFERRED TO TOWN ENGINEER. Board received a presentation on a revised concept plan for a 55 lot conventional subdivision, located on approximately 45 acres on Upper Newtown Road. The Board provided feedback and tabled the application, pending the submittal of detailed, engineered plans and subsequent review by the Town Engineer.

**The Next Planning Board Meeting will be
Monday April 11, 2016**