



Town of Halfmoon Planning Board

DECISIONS

May 23, 2016 – 7:00 pm

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

Approval of Minutes – May 9, 2016 - APPROVED

New Business:

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

PUBLIC HEARING SET. The Board received a presentation for an In-Home Occupation at 1 Sparrowhawk Circle for a resident seeking to telecommute from home for administrative work. A Public Hearing was set for June 13, 2016.

Allen Financial, 14 Corporate Drive - Change of Tenant (16.076)

APPROVED. The Board approved the Change of Use/Tenant request for a financial consulting firm to occupy approximately 1,300 SF in the 15,200 SF building at 14 Corporate Drive.

Keystone Novelties, Shops of Halfmoon - Change of Use/Tenant & Signs (16.078/16.079)

APPROVED. The Board approved the Change of Use/Tenant and Sign applications for a temporary outdoor tent display and sale of fireworks from June 22 - July 5 in the Shops of Halfmoon parking lot and four (4) wall-mounted signs, to be affixed to the tent, conditioned on: (1) the tent must be removed no later than July 7, 2016; and (2) 24 hour on-site security must be provided.

Modern Day Music, 1673 Route 9 (Healthplex building) - Sign (16.080)

APPROVED. The Board approved the Sign request to replace one of the existing 4' x 15' two-sided, internally lit, free-standing plaza sign panels with a new panel to read "Healthplex Fitness" on top and "Modern Day Music-Lessons, Theory, Studio" on bottom.

Lands of Vogel, 110 Lower Newtown Road - Amendment to Final Site Plan (15.131)

APPROVED. Board approved revisions to the final plan for a residential lot at 110 Lower Newtown Road to allow the installation of a bridge instead of the previously-approved culvert, conditioned on: (1) an annual inspection/certification of the bridge by a licensed professional engineer must be completed and filed with the Town Building Department.

Old Business:

Newmeadow School, 23 Sitterly Road - Site Plan (15.065)

APPROVED. Board approved the site plan for a proposed 20,000 SF non-profit school to serve up to 165 pre-school age children with autism and other special needs, conditioned on: (1) final review and approval by the Town Engineer/CHA on remaining items, including issues related to vegetation/fencing/screening raised at the meeting.

**The Next Planning Board Meeting will be
Monday June 13, 2016**