



Town of Halfmoon Planning Board Agenda

November 23, 2015 – 7:00 pm

DECISIONS

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

Approval of Minutes – November 23, 2015 (as amended) - APPROVED

Public Hearing:

St. Lukes Episcopal Church, 40 McBride Road - Site Plan Renewal & Special Use Permit

APPROVED. Board approved the request to renew the previously-approved Site Plan and the Special Use Permit, with a condition that when and if the trail from the Howland Park PDD is constructed, that the applicant grant permission for the trail to continue along the Southwest corner to the property line with the McBride property to the South (soccer fields).

Connor Homes Minor Subdivision (Lands of Rucinski), 73 Staniak Road - Minor Subdivision (15.112)

TABLED. The Board continued the Public Hearing and received an update from the applicant regarding the status of the well study. The Board adjourned the Public Hearing until the January 11, 2015 meeting to allow completion of the study.

Bisceglia Subdivision (4-lot), Hudson River Road - Minor Subdivision (14.040)

TABLED. The Public Hearing was held and the Board received comments from the public. The Board adjourned the Public Hearing and tabled the application until the December 14, 2015. The Board also requested the applicant stake the proposed property line and no-cut buffer on proposed Lot 1.

New Business:

Empire Ambulance Service, 9 Corporate Drive- Change of Tenant/Use (15.148)

TABLED. Board tabled the request to allow ambulance dispatch services to use approx. 1,225 SF of office space, pending review by County officials regarding the potential impact, if any, of the proposed antennae on emergency services communications.

Jean Paduanno-Teal CPA, 5 Corporate Drive- Change of Tenant/Use (15.150)

APPROVED. Board approved the request to allow an accounting firm to occupy approximately 2,628 SF of office space.

Conroy Racing Ent. LLC, 8 Fellows Road- Change of Tenant/Use (15.149)

APPROVED. Board approved the Change of Tenant/Use to allow Conroy Racing Ent, LLC, to continue the pre-existing, non-conforming use of a portion of the site as an automotive repair shop.

Legacy Financial LLC, 440 Route 146- Change of Tenant/Use & Sign (15.152/15.153)

APPROVED. Board approved the Change of Tenant/Use and Sign applications for a CPA/financial service office to use approx. 150 SF of space of office space in the existing building.

Tanski Commercial, Route 146- Minor Subdivision (15.145)

PUBLIC HEARING SET. The Board received a presentation to subdivide the Rt. 146 property (SBL# 273.-1-62.12; adjacent to the Sunoco station) into three commercial lots. The Board set a Public Hearing for the December 14, 2015 meeting.

The Tire Warehouse Inc., 1428 Route 9- Commercial Site Plan (15.147)

TABLED/ REFERRED TO TOWN ENGINEER & AGENCIES. Board received a presentation for a 6,000 SF expansion of the existing tire storage building and a 3,000 SF expansion of the existing tire replacement services/ automotive repair shop. The Board referred the project to the Town Engineer and other agencies for review.

RCC Enterprises DBA Maple Leaf Childcare Inc., 41 Werner Road- Change of Tenant/Use (15.155)

TABLED. The Board tabled the request for a Change of Tenant/Use request to allow a pre-existing, non-conforming childcare/daycare use to continue, pending clarification by the applicant regarding the past use of the site.

Old Business:

CaNine to Five, 1534 Route 9 - Change of Tenant/Use (15.140)

APPROVED. The Board approved the Change of Use/Tenant to allow a dog grooming, boarding and training business occupy a portion of the existing buildings and site, as shown on an amended Site Plan.

Liebich Lane Flex Park, 3 Liebich Lane-Commercial Site Plan & Minor Subdivision (15.108/15.122)

PUBLIC HEARING SET. Board received an update from the applicant on revisions to the project as a result of reviews and comments by the Town Engineer. The Board set a Public Hearing on the Minor Subdivision request for December 14, 2015.

Valero (Halfmoon Petroleum Inc.), 1493 Route 9 - Change of Tenant/Use & Sign (Renewal) (15.136)

RENEWED PREVIOUS APPROVALS. The Board renewed the previously-approved Change of Tenant/Use and Sign applications, with the condition that the existing Rt. 9 pylon sign be reduced to a maximum height of 15 feet and clarification that the previously-denied Guideboard Road monument sign is not part of this approval/renewal.

**The Next Planning Board Meeting will be
Monday December 14, 2015**