



Town of Halfmoon Planning Board

DECISIONS

November 28, 2016 - 7:00 pm

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

Approval of Minutes – November 14, 2016 - APPROVED

Public Hearing:

Elite Ride Inc., 17B Woodridge Circle - Home Occupation (16.170)

APPROVED. Board held a Public Hearing and approved a Home Occupation request to allow a home-based livery business with the following conditions: (1) This approval is valid for one (1) year; (2) There shall be no on street or lawn parking; (3) one (1) vehicle shall be parked in the garage.

New Business:

Northway Surgery & Pain Center, 1596 Route 9 - Sign (16.178)

APPROVED. Board received a presentation and approved a request to install a two-sided (32 SF/side) monument sign, 6 ft. in height, to read "Northway Surgical & Pain Center".

The Core Group, 8 Executive Park Drive - Sign (16.179)

APPROVED. Board received a presentation and approved a request to install a two-sided (18 SF/side) monument sign, 6 ft. in height, to read "The Core Group".

Padgett Business Services, 1657 Route 9 - Change of Use/Tenant (16.177)

APPROVED. Board received a presentation and approved a Change of Use/Tenant request to utilize 500 SF of the approx. 1,800 SF existing building (Mabey's rental office) for an accounting office.

Lands of Kilmer & Fronczek, 57 & 59 Ushers Road - Minor Subdivision (16.184)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for December 12, 2016 for a proposed Minor Subdivision (lot line adjustment) to convey 1.11 acres from 59 Ushers Road to 57 Ushers Road. (Same project approved 7/11/16, but the approval since expired).

Faye Inovlotska Wholesale Bakery & Residence, 10 Route 236 - Site Plan & Special Use Permit (16.169/16.154)

TABLED/REFERRED TO TOWN ENGINEER & AGENCIES. Board received a presentation and tabled a concept plan to construct an addition and attached utility/storage building for the purpose of operating a wholesale bakery in the basement of the existing home.

Route 9 Flex Space, Route 9 - Site Plan (16.172)

TABLED/REFERRED TO TOWN ENGINEER & AGENCIES. Board received a presentation and tabled a concept plan to construct two 6,000 SF light industrial/commercial "flex" buildings (totaling 12,000 SF).

Falcon Trace Lot 4 Parking Lot Expansion, 175/177 Route 236 - Addition to Site Plan (16.111)

APPROVED. Board received a presentation and approved a Site Plan Amendment to allow the construction of nine (9) additional parking spaces, with the following conditions: (1) a landscaped berm shall be installed on the North and West side of the new parking area; (2) the applicant shall obtain the required NYSDEC approval.

Alliance Worldwide Investigative Group, 23 Executive Park Dr. - Change of Use/Tenant (16.186)

APPROVED. Board received a presentation and approved a Change of Use/Tenant request for an investigative services firm to utilize 4,250 SF of the existing 4,539 SF building.

Facials by JoJo, 23 Executive Park Drive - Change of Use/Tenant (16.187)

APPROVED. Board received a presentation and approved a Change of Use/Tenant request for a skin care consulting/facials salon to utilize 200 SF of the existing 4,539 SF building.

Old Business:

Al-Arqam Center of Saratoga, Inc., 183 Guideboard Road - Change of Tenant/Use & Sign (16.173 & 16.174)

APPROVED. Board received a presentation on a revised plan and approved a Change of Use/Tenant and Sign requests to allow a religious worship center at the site, with the following conditions: (1) a second handicapped parking space shall be designated near the main building entrance; (2) there shall be no outside speakers/sound system; (3) the sign shall be no greater than 6 ft. in height.

Rt. 9 & Fire Road Office Building/Retail (Phase I Entrance), 1714 Rt. 9 - Site Plan (16.175)

APPROVED. Board received a presentation and approved Phase 1 of a mixed used site plan, predominantly located in the Town of Clifton Park, with a driveway to Rt. 9 located in the Town of Halfmoon, with the following conditions: (1) the follow-up traffic analysis required in the Town of Clifton park Planning Board approval shall also be submitted to the Town of Halfmoon study for review by the Town Engineer; (2) on-site directional wayfinding signage shall be installed.

**The Next Planning Board Meeting will be
December 12, 2016**