



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**October 24, 2016 - 7:00 pm**

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

**Approval of Minutes – October 11, 2016 - APPROVED**

#### **Public Hearing(s):**

##### **Samuel Thompson Garage, 155 Old Plant Road - Special Use Permit (16.156)**

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved on a request to construct a 390 SF garage at an existing single-family residence in the C-1 Commercial zoning district.

##### **Brookwood Farms, Phase 1, Brookwood & Devitt Roads - Major Subdivision (16.031)**

PUBLIC HEARING HELD/TABLED. Board held a Public Hearing and received comments on the proposed Phase I plan to further subdivide a lot into seven (7) single-family home lots with frontage on Brookwood and Devitt roads. The Board referred the project to the Town Engineer for further review.

#### **New Business:**

##### **Beyer & Macali, CPAs, 10 Executive Park Drive - Change of Tenant/Use (16.160)**

APPROVED. Board approved the Change of Tenant/Use request to allow a CPA office to occupy approximately 1,600 SF of the existing 7,920 SF office building.

##### **Rexford Group Association, 5 Rexford Way- Commercial Site Plan (16.153)**

TABLED/REFERRED TO TOWN ENGINEER. Board received a presentation on a conceptual plan to construct a 20,100 SF commercial building in two phases, with the initial 10,050 SF constructed to accommodate the expansion of the existing, adjacent tenant at 3 Rexford Way (H.T. Lyons). For the second phase, the tenants/uses are unknown at this time, but would require Board approval.

#### **Old Business:**

##### **Valente/Fitzgibbon Lot Line Adjustment, 242 Brookwood Road - Minor Subdivision (Lot Line Adjustment) (16.155)**

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for November 14, 2016 for a Lot Line Adjustment to convey approximately 0.423 acres from 242 Brookwood Road to 297 Middletown Road.

##### **Aldi Halfmoon, 1681 Route 9 - Addition to Site Plan (16.130)**

APPROVED. Board approved an approximately 3,286 SF expansion of the existing 18,466 SF grocery retail store.

**The Next Planning Board Meeting will be  
Monday, November 14, 2016**