



Town of Halfmoon Planning Board

DECISIONS

August 14, 2017 - 7:00 pm

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

Approval of Minutes – July 24, 2017 - APPROVED

Public Hearing & Public Information Meeting:

Crescent Gardens MHP Expansion, 15 Plank Road- Mobile Home Park Amendment Recommendation (17.150)

POSITIVE RECOMMENDATION. Board held a Public Hearing on a request to add approximately 0.53 acres and three lots to this mobile home park. The Board made a Positive Recommendation to the Town Board in favor of the proposed expansion, as amended to include a fence along the property line with 17 Circle Lane.

Mott Orchard Residential Planned Development District, 165 Farm to Market Road - PDD Recommendation (16.167)

TABLED. Board held a Public Information Meeting on a concept plan for a 91 unit residential Planned Development District (PDD) clustered on 49 acres of a 97.3 acre site. The Board tabled the project, pending review and consideration of the comments received from the public.

New Business:

Hometown Healthcare Sign, 26 Corporate Drive - Sign (17.160)

APPROVED. Board approved a 5' x 9' (45 SF) sign panel for an existing free-standing monument sign to reflect the new business recently approved at 26 Corporate Drive.

Johnson Control Sign (Bast Hatfield), 1399 Crescent Vischer Ferry Road - Sign (17.161)

APPROVED. Board approved a 21" x 92" (13.4 SF) panel for an existing free-standing monument sign to reflect the new company name (formerly Tyco/Simplex Grinnell) located at 1399 Crescent Vischer Ferry Road.

Infrastructure, 3 Liebich Lane - Change of Use/Tenant (17.159)

WITHDRAWN. The applicant withdrew the application prior to the meeting.

DeVoe's Rainbow Orchards UHAUL, 1569 Route 9 - Change of Use/Tenant (17.165)

APPROVED. Board approved the display, rental and storage of UHAUL vehicles at the site located in the C-1 Commercial Zoning District.

JGS Recycling and Hauling, Inc., 392 Hudson River Road - Change of Use/Tenant (17.164)

APPROVED. Board approved the request to utilize the existing buildings and property located in the M-I Industrial Zoning District for a scrap metal recycling business.

Subdivision of Lands of Thomas R. Angerami, 26 Lape Road - Minor Subdivision (17.141)

PUBLIC HEARING SCHEDULED. Board received a presentation to subdivide a 3.54 acre parcel located in the R-1 Residential Zoning District into four single family home lots. A Public Hearing was scheduled for August 28, 2016.

McLagan Minor Subdivision, Greenbrier Way (11D Manchester Dr.) - Minor Subdivision (17.163)

PUBLIC HEARING SCHEDULED. Board received a presentation to subdivide a 1.61 acre parcel located in the R-1 Residential Zoning District into two single family home lots. A Public Hearing was scheduled for August 28, 2016.

Lands of 106 Rt. 236 (Rousseau) - Minor Subdivision & Duplex (17.151/17.152)

PUBLIC HEARING SCHEDULED. Board received a presentation to subdivide a 2.33 acre parcel into two 2 family home (duplex) lots. A Public Hearing was scheduled for August 28, 2016.

Old Business

Van Wert Subdivision (fmr. Angle Road Subdivision), Angle Road - Major Subdivision (14.090)

FINAL APPROVAL GRANTED. Board granted final subdivision approval for this 21 lot single-family residential subdivision, with a condition that remaining comments of the Town Engineer shall be addressed in the final plan.

Dorrough Construction Office & Storage Facility, 77 Ushers Road - Site Plan (17.065)

APPROVED. Board approved a revised plan to construct a 4,800 SF office and storage facility/garage for a construction business on property located in the LI-C Light Industrial - Commercial Zoning District.

The Next Planning Board Meeting will be August 28, 2017