



Town of Halfmoon Planning Board

DECISIONS

July 24, 2017 - 7:00 pm

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

Approval of Minutes – July 10, 2017 APPROVED

New Business

G & G LED Lighting, 10 Corporate Drive - Change of Use/Tenant & Sign (17.148/17.156)

APPROVED. Board approved the use of an existing 12,000 SF building in the Abele PDD/Capital Region Business Park for a company that designs, engineers, assembles and sells LED lighting products for industrial and commercial use. A request to replace the existing monument sign panels was also approved.

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

TABLED/PUBLIC HEARING. Board received a presentation on a request to add approximately 0.53 acres and three mobile home lots to the existing mobile home park. If approved, the park will be approximately 5.72 acres and total 32 mobile home lots. The Board tabled the project, referred it to the Town Engineer and other agencies and set a Public Hearing for August 14, 2017.

Old Business

McDonald's, 1517 Crescent-Vischer Ferry Road - Amendment to Site Plan & Sign (17.115/17.117)

APPROVED. Board approved a revised site plan and sign request to install side-by-side drive thru lanes, construct ADA improvements, relocate the dumpster and install a sidewalk, along with other renovations.

Sysco Albany LLC, 1 Liebich Lane - Amendment to Site Plan (Driveway) (17.136)

APPROVED. Board approved a revised site plan to modify the employee parking lot access from Liebich Lane, with a condition that outstanding concerns of the Town Engineer be addressed on the final plan.

Effie's Boutique, 1 Birchwood Drive - Site Plan (15.003)

APPROVED. Board approved a revised site plan to construct a 1,768 SF clothing boutique store on the corner of Birchwood Drive and Grooms Road, with a condition that the applicant install "No Blocking" or similar signage on Grooms Road pursuant to approval of Saratoga County.

Newmeadow School, 23 Sitterly Road - Amendment to Site Plan (Driveway) (17.132)

APPROVED. Board approved a revised site plan to modify the eastern Sitterly Road access driveway and internal site circulation, with the condition that two flashing yellow warning lights/signs be installed at the cost of the applicant, to be located at least 360' from the entrance and with final design and location approved by the Town Highway Superintendent and Town Engineer.

Our Place Bar & Grill Seasonal Outdoor Patio, 46 Rt. 146 - Amendment to Site Plan (17.060)

APPROVED. Board amended the recent approval for a site plan to install a seasonal outdoor seating area by extending the expiration date to October 15, 2017 (from September 30, 2017).

The Next Planning Board Meeting will be August 14, 2017