



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**May 29, 2018 - 7:00 pm**

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

**Approval of Minutes – May 14, 2018 APPROVED**

#### **Public Hearings:**

**Kohler Lot Line Adjustment, 324 Grooms Road - Minor Subdivision (Lot Line Adjustment) (18.067) PUBLIC HEARING HELD/APPROVED.** The Board held a Public Hearing and subsequently approved the Lot Line Adjustment between 324 and 336 Grooms Road.

**McBride Subdivision, 173 Pruyn Hill Road - Minor Subdivision (18.030) PUBLIC HEARING HELD/APPROVED.** The Board held a Public Hearing and subsequently approved the Minor Subdivision and related Lot Line Adjustment creating a vacant lot for the purpose of constructing a single family home.

**Nasim Towing, LLC, 15 Foxhound Circle - Home Occupation (18.070) PUBLIC HEARING HELD/DENIED.** The Board held a Public Hearing and subsequently denied the request for a in-home office related to a towing company.

**Church of Christ, Pruyn Hill Road & Route 146 - Minor Subdivision, Site Plan & Special Use Permit (17.247, 17.248 & 18.068) PUBLIC HEARING HELD/APPROVED.** The Board held a Public Hearing and subsequently approved the Minor Subdivision, Site Plan (revised) and Special Use Permit requests to construct an approximately 7,000 SF church and related parking and stormwater management infrastructure on approximately 5 acres.

#### **New Business:**

**Allstate - The Ferlazzo Agency, LLC, 1673 Route 9 (Healthplex) - Sign (18.083) APPROVED.** The Board approved a wall-mounted sign and sign panel inserts for a recently-approved insurance agency.

**St. Lukes Episcopal Church Expansion, 40 McBride Road- Site Plan Renewal & Special Use Permit (18.077 & 18.078) PUBLIC HEARING SET.** The Board set a Public Hearing for June 11, 2018 for the renewal of a Site Plan and Special Use Permit to allow the construction of a 1,368 SF expansion of the chapel/assembly hall.

**Curvy Girls Food Truck & Catering, 1541 Route 9 (Lindsey's Country Store) - Site Plan & Sign (18.081 & 18.082) APPROVED.** The Board approved a temporary use through June 25, 2018 for this seasonal food service business, with the condition that the applicant complete the Site Plan approval process.

**Halfmoon Commercial, LLC PDD, Route 146 (former Pino PDD) - PDD Recommendation (18.073)**

**TABLED.** The Board received a presentation and tabled the request for a recommendation related to a proposed light industrial - commercial Planned Development District (PDD) at the former Pino PDD site.

**Old Business:**

**Vara Corporation, 15 Solar Drive - Change of Use/Tenant (18.071)**

**APPROVED.** The Board approved the request to occupy approximately 750 SF of the existing building for the purpose of developing and assembling immediate access firearm safe devices.

**Plumbing Today, Inc., 860 Hudson River Road- Change of Use/Tenant & Sign (18.061 & 18.062)**

**APPROVED.** The Board approved the request to occupy approximately 5,530 SF of space and install signage related to a plumbing and drain cleaning business.

**Route 9 Self-Storage, 1751 Route 9 Rear - Site Plan (17.194)**

**APPROVED.** The Board approved a revised Site Plan for a self-storage facility, with conditions related to the filing of necessary easements.

**McDonalds Remodel, 1487 Route 9 - Site Plan & Sign (18.048 & 18.054)**

**APPROVED.** The Board approved a revised Site Plan and Sign requests to renovate the existing McDonalds Restaurant.

**25 Route 146 Duplex (Karam), 25 Route 146 - Site Plan (18.044)**

**PUBLIC HEARING SET.** The Board set a Public Hearing for June 25, 2018 for a proposal to convert a single family residence into a two-family home (duplex).

**The Next Planning Board Meeting will be Monday, June 11, 2018**