



Town of Halfmoon Planning Board

DECISIONS

July 23, 2018 - 7:00 pm

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

Approval of Minutes – July 9, 2018 APPROVED

Public Hearings/Public Informational Meeting:

Lands of Hayes & Tenace (Brady Trust), 298A Grooms Road - Minor Subdivision (18.074)

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved the plan for a two lot subdivision.

Integrative Health Solutions, LLC/Teen Empowerment Summer Program, 13 Flintlock Lane - Home Occupation (18.114)

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved a Home Occupation child/teen counseling program, with the following conditions: (1) No business-related vehicles shall be parked on street; (2) No more than two business-related cars shall be parked in the driveway; (3) Business-related activities shall take place indoors.

Salvatore S. Iavarone CPA, 6 Willowbrook Terrace - Home Occupation (18.104)

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved a Home Occupation accounting business, with the following conditions: (1) No business-related vehicles shall be parked on street; (2) No more than three business-related cars shall be parked in the driveway; (3) No more than one non-resident employee shall be on-site for employment purposes at one time.

Halfmoon Commercial, LLC PDD, Rt. 146 (former Pino PDD) - PDD Recommendation (18.073)

PUBLIC INFORMATION MEETING HELD/POSITIVE RECOMMENDATION ISSUED. Board held a Public Information Meeting and issued a Positive Recommendation to the Town Board for a light industrial - commercial Planned Development District (PDD) at the former Pino PDD site.

New Business:

Mother Teresa Academy, 1 Halfmoon Executive Circle- Sign (18.122)

APPROVED. Board approved a new 32 SF wall-mounted sign.

Grace Fellowship Church Sign, 1 Enterprise Avenue - Sign (18.124)

APPROVED. Board approved a new 56 SF wall-mounted sign and modifications to two existing signs.

Grace Fellowship Church Outdoor Children's Play Area, 1 Enterprise Ave. - Site Plan Amendment (18.108)

APPROVED. Board approved a Site Plan Amendment for an approx. 2,000 SF enclosed children's play area.

DiSiena Garden Center, 1470A Route 9- Change of Tenant/Use (18.123)

TABLED. Board tabled a request to expand the types of products sold at the site, referred it to the fire department for review and established a committee to conduct a site visit.

Fast Lane Automotive, 1623-1637 Route 9- Change of Tenant/Use & Sign (18.125/18.126)

APPROVED. Board approved a request for a light duty automobile repair shop and related signage, with the following conditions: (1) The use shall be limited to automobile repairs; (2) No automobile sales shall be permitted; and (3) There shall be no more than 15 automobiles parked outside at one time.

Old Business:

ValuSpace Personal Storage, 1607 Route 9 - Site Plan (18.026)

APPROVED. Board approved the construction of approximately 111,235 SF of self-storage space in six buildings, with the following conditions: (1) Additional landscaping shall be added to the front yard; and (2) Final review and approval by the Town Engineer on outstanding technical issues.

421 Halfmoon Flex Park (Parkford PDD), 421 Rt. 146 - Site Plan (18.016)

APPROVED. Board approved the overall Site Plan for construction of up to 106,300 SF of light industrial/commercial "flex" space in four buildings, and granted final approval for the second (70,000 SF) and third (10,500 SF) buildings to be constructed pursuant to the plan.

First New York Federal Credit Union, 1533 Rt. 9 - Site Plan & Special Use Permit (18.089/18.097)

PUBLIC HEARING SET. Board received a presentation on a revised Site Plan for a 2,200 SF bank with drive-thru services and set a Public Hearing for August 27, 2018.

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

DENIED. Board received a revised presentation on a proposed wholesale bakery and residence, due to pre-existing conditions related to lot size, lot width and front yard setback of the existing building.

The Next Planning Board Meeting will be Monday, August 13, 2018