



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**September 12, 2016 - 7:00 pm**

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

**Approval of Minutes – August 22, 2016 - APPROVED w/ edits**

#### **Public Information Meeting:**

##### **Halfmoon Village PDD, 2 Beach Road - PDD Amendment Recommendation (16.107)**

NEGATIVE RECOMMENDATION. Board held a Public Information Meeting on the proposed PDD amendment to allow the construction of 244 apartments on approximately 36.5 acres. The Board issued a Negative Recommendation to the Town Board, citing density and traffic-related concerns.

#### **New Business:**

##### **Coffee Shop & Restaurant Development, 1589 Rt. 9 - Commercial Site Plan (Renewal) (16.143)**

APPROVED. Board renewed the Site Plan for one additional year for the request to construct a 1,925 SF coffee shop with a drive-thru and a 5,500 SF, 120 seat restaurant.

##### **Tailored Portraits/Michael Shapiro Photography, 15 Braxton Court - Home Occupation (16.133)**

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the September 26, 2016 meeting for a Home Occupation request to allow a home-based professional photography business.

##### **Campbell Subdivision, 403 Hudson River Road- Minor Subdivision & Special Use Permit (16.108 & 16.148)**

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the September 26, 2016 meeting for a proposed two-lot Minor Subdivision and Special Use Permit.

##### **Lands of CGM & Riberty Construction Corp., Brookwood Road- Minor Subdivision (16.132)**

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the September 26, 2016 meeting for a Minor Subdivision (Lot Line Adjustment) request for two lots on Brookwood and Devitt roads.

##### **Daqing Zhang/Nail Salon, 1581 Route 9- Change of Tenant/Use (16.140)**

APPROVED. Board approved the Change of Tenant/Use request to allow a full service nail salon in the 5,320 SF space at 1581 Route 9 (Rekucki Plaza).

#### **Old Business:**

##### **Subdivision of Linden Woods A & B (Linden Village PDD & Lands of Craver/Wright/Hughes), Dunsbach Road - Major Subdivision (Final Approval) (15.010)**

APPROVED. Board granted Final Subdivision Approval for this 87 lot single-family home development.

**The Next Planning Board Meeting will be  
Monday September 26, 2016**