



Town of Halfmoon Planning Board

DECISIONS

February 8, 2016 – 7:00 pm

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

Approval of Minutes – January 25, 2016 - APPROVED

New Business:

Spare Lots Office Building, 409 Route 146 - Commercial Site Plan (15.175)

TABLED/REFERRED TO AGENCIES. Board received an initial presentation on a concept plan to construct an 18,240 SF office building on the North side of Rt. 146 (West of Werner Road and the NYSEG PDD). The application was referred to the Town Engineer and various agencies for review.

Noradki Subdivision, 30 Ushers Road - Minor Subdivision & Special Use Permit (15.187 & 15.188)

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the 2/22/2016 meeting for a proposed two-lot Minor Subdivision and Special Use Permit. The proposal will subdivide a 7.126 acre lot into a 1.38 acre parcel (Lot A) and a 5.726 acre parcel (Lot B). A single family home is proposed for Lot A, while Lot B will retain the existing mobile home and structures.

Northeast Controls, Inc., 3 Enterprise Dr. (Halfmoon Light Industrial Park) - Commercial Site Plan (16.004)

TABLED/REFERRED TO AGENCIES. Board received an initial presentation on a concept plan to construct an 11,000 SF addition to the existing 22,349 SF office/warehouse facility, for the purpose of accommodating expanded staff and work. The application was referred to the Town Engineer and various agencies for review.

Stewart's Shop, 214/216 Guideboard Road - Commercial Site Plan (16.005)

TABLED/REFERRED TO AGENCIES. Board received an initial presentation on a concept plan to construct a 3,675 SF convenience store, 3,358 SF car wash, gas pumps and canopy, and associated parking, on the SW corner of Guideboard Road and Rt. 236. The application was referred to the Town Engineer and various agencies for review.

Mattress By Appointment, 1603 Route 9 (Town Center) - Change of Use/Tenant & Sign (16.009/16.010)

APPROVED. Board approved the Change of Use/Tenant and Sign applications for a retail mattress store in approx. 900 SF in the Town Center Plaza.

Modern Day Music, 1673 Route 9 (Healthplex) - Change of Use/Tenant (16.007)

APPROVED. The Board approved the Change of Use/Tenant application for Modern Day Music to occupy approx. 2,200 SF of vacant space in the Healthplex building, for the purpose of providing various types of music lessons (guitar, piano, voice, drums, etc.) and live/recording studio services.

Ludovici Custom Hot Rodz, 1554 Route 9 - Change of Use/Tenant & Sign (15.178/15.179)

APPLICANT FAILED TO APPEAR.

Heavy Hauler Trailers & Truck Equipment, 1489 Route 9 - Change of Use/Tenant & Sign (16.016/16.017)

APPLICANT FAILED TO APPEAR.

Old Business:

RCC Enterprises DBA Maple Leaf Childcare Inc., 41 Werner Road - Change of Use/Tenant (15.155)

APPROVED. Board approved the Change of Use/Tenant application to allow day care/child care services for up to 100 children in the 5,600 SF building designated at the rear of the site.

Bisceglia Subdivision (4-lot), Hudson River Road - Minor Subdivision (14.040)

APPROVED. Board approved the four lot subdivision with the following conditions: (1) filing/recording of a maintenance agreement for each lot/deed for the shared, private utilities and structures (driveway, hydrants, culverts/swale); and (2) the overflow swale shown on the revised plan shall be constructed prior to issuance of the first building permit.

Warren Tire Service Center, Route 9 & Stone Quarry Road - Commercial Site Plan & Signs (15.106/15.180)

APPROVED. Board approved the Site Plan and Sign applications to construct a 7,200 SF tire service center at the Southwest corner of Stone Quarry Road & Route 9, with the condition that the final plan include an additional landscaped buffer, including arborvitae, on the western side of the property/building, as approved by the Town Engineer.

**The Next Planning Board Meeting will be
Monday February 22, 2016**