



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**January 25, 2016 – 7:00 pm**

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

**Approval of Minutes – January 11, 2016 - APPROVED**

#### **Public Hearing:**

##### **Greg & Gary Mincher, Harris Road- Minor Subdivision (15.149)**

APPROVED/PUBLIC HEARING HELD. The Board held a Public Hearing and subsequently approved a Minor Subdivision to subdivide a 12.08 parcel located on Harris and Middletown roads into four lots, with the following conditions based upon the recommendations of the Halfmoon Fire Department: (1) That the entrance off of Harris Road be 40 ft. wide minimum; and, (2) Material of construction for the driveways need to withstand an 80,000 lb. capacity vehicle and be 12ft. wide minimum.

##### **Lot Line Adjustment between Lands of Thomas A. & Sharon E. Ruchlicki and Rosemarie Wysocki, 362 Farm to Market Road - Minor Subdivision/Lot-Line Adjustment (15.182)**

APPROVED/PUBLIC HEARING HELD. The Board held a Public Hearing and subsequently approved the Minor Subdivision (Lot Line Adjustment) request to convey 7,526 SF from 362 Farm to Market Road (Wysocki) to an adjacent, vacant parcel (Ruchlicki).

##### **Rafferty Minor Subdivision, Clamsteam Road- Minor Subdivision (15.174)**

APPROVED/PUBLIC HEARING HELD. The Board held a Public Hearing and subsequently approved the request for a three lot Minor Subdivision, which was originally granted final approval on 7/13/15 and signed by the Chairman on 7/23/15, but had since expired. No revisions were made to the proposal since the prior approval.

##### **Princeton Heights, Princeton Ave- Major Subdivision (15.176)**

APPROVED/PUBLIC HEARING HELD The Board held a Public Hearing and subsequently approved a 51 lot residential subdivision, which was granted final approval on 6/22/15 and signed by the Chairman on 7/23/15, but had since expired. The sole revision to the project was a renumbering of street addresses, as required by National Grid.

#### **New Business:**

##### **Site One Landscaping Supply, 1653 Route 9- Sign (15.189)**

APPROVED. The Board approved a new wall mounted sign and two-sided sign panels insert to replace the existing John Deere Landscapes signs with the new name of the business, Site One Landscaping Supply.

##### **Mantra Wellness/518 Acupuncture, 9 Corporate Dr.- Change of Use/Tenant & Sign (16.001 & 16.002)**

APPROVED. The Board approved the Change of Use/Tenant and Sign applications for Mantra Wellness Therapeutic & Medical Massage and 518 Acupuncture to occupy the vacant 1,356 SF space at 9 Corporate Drive and replace the one-sided sign panel on the existing free-standing/monument sign to reflect the new business name.

**Right Trac Financial Group, 440 Route 146- Change of Use/Tenant (16.003)**

APPROVED. The Board approved the Change of Use/Tenant to allow Right Trac Financial to operate in approx. 550 SF of vacant space in the rear walk-out basement for use as a mortgage brokerage office.

**DCK Royale, LLC, 1473 Route 9 (Crescent Commons) - Change of Use/Tenant (16.006)**

APPROVED. The Board approved a Change of Use/Tenant for a children's retail fashion boutique to occupy approx. 450 SF of vacant space in Crescent Commons.

**Autozone, Route 9 & Route 146 (Shoppes of Halfmoon) - Commercial Site Plan (15.192)**

TABLED/REFERRED TO AGENCIES. The Board received a presentation on a Site Plan application to construct a 7,390 SF AutoZone retail store on a vacant pad at the Shoppes of Halfmoon. The Board tabled the project and referred it to the Town Engineer, Saratoga County Planning Board and Clifton Park-Halfmoon Fire Department for review and comment.

**Key Valley LLC Subdivision, 29 Smith Road - Minor Subdivision (15.191)**

PUBLIC HEARING CALLED. The Board received a presentation seeking to subdivide an existing 4.72 acre parcel into three new lots, totaling 27,202 SF/.62 acres (Lot A), 2.00 acres (Lot B), and 2.10 acres (Lot C), for the purpose of constructing three single family homes. The Board called for a Public Hearing, with expanded notice, for the February 22, 2016 meeting, and referred the project to the Clifton Park-Halfmoon Fire Department for review and comment.

**Old Business:****Bisceglia Subdivision (4-lot), Hudson River Road - Minor Subdivision (14.040)**

TABLED/SITE VISIT SCHEDULED. The Board received additional comments from the applicant and discussed written comments from adjacent neighbors regarding a proposed four lot single-family home residential subdivision. The Board tabled the request and scheduled a site visit to be held prior to the next meeting.

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

TABLED/SITE VISIT SCHEDULED. The Board received a presentation on a revised site plan to construct a 7,200 SF tire service center. The Board tabled the request and scheduled a site visit to be held prior to the next meeting.

**The Next Planning Board Meeting will be  
Monday February 8, 2016**