



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**May 22, 2017 - 7:00 pm**

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

**Approval of Minutes – May 8, 2017 APPROVED**

**Public Hearing(s)/Public Information Meeting:**

**Atlantic British Associates & Vending Property, 4 & 6 Enterprise Ave.- Minor Subdivision (17.077)**

APPROVED. Board held a Public Hearing and subsequently approved a request for a lot line adjustment between two properties at 4 and 6 Enterprise Ave.

**Verizon Wireless Microcell (Walmart), 1549 Rt. 9 - Amendment to Site Plan (17.074)**

APPROVED. Board held a Public Hearing and subsequently approved a request to install a small cell ("micro cell") telecommunications antenna and related ground equipment on the Walmart building.

**Rolling Hills PDD Amendment, Liebich Lane - PDD Amendment Recommendation (17.101)**

POSITIVE RECOMMENDATION. Board held a Public Information Meeting and subsequently issued a Positive Recommendation to the Town Board for a request to amend the Rolling Hills Estates PDD to: (1) add a vacant, land-locked 7.8 acre parcel near Liebich Lane to the boundaries of the PDD; and (2) add 100,000 SF to the maximum allowable Light Industrial - Commercial development within the PDD.

**New Business:**

**Devoe's Rainbow Orchards (Shed Sales), 1569 Route 9 - Change of Use/Tenant (17.095)**

APPROVED. Board approved a request to allow the sale/display of up to 10 sheds on the property.

**J.W. Danforth, 5 Liebich Lane - Sign (17.098)**

APPROVED. Board approved the request to install a wall mounted business sign and a free standing business/directional sign.

**Hickok Subdivision, 43 Fellows Road - Minor Subdivision (17.107)**

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for June 12, 2017 for a request to subdivide a 1.01 ac. parcel from a 9.87 ac. lot for the purpose of constructing a single family home.

**Lussier Commercial Garage/Office, 1385 Vischer Ferry Road - Site Plan (17.108)**

APPROVED. Board re-approved a Site Plan that proposes to demolish an existing building and construct a new 5,600 SF, two-story building office/retail building.

**Northeast Spine Wellness, 306A Grooms Road - Change of Use/Tenant & Sign (17.096/17.103)**

APPROVED. Board approved a request seeking approval to occupy 2,300 SF of office space at 306A Grooms Road for a chiropractic office. Related signage was also approved.

**Threading Experts, 1471 Rt. 9 - Change of Tenant/Use & Sign (17.093/17.094)**

APPROVED. Board approved a request to occupy 500 SF of space at 1471 Route 9 (Crescent Commons) for an eyebrow threading, facial and waxing business. Related signage was also approved.

**Belvedere Health Services, 1471 Route 9 - Change of Use/Tenant & Sign (17.104/17.105)**

APPROVED. Board approved a request to occupy 1,000 SF of space at 1471 Route 9 (Crescent Commons) for a community-based home care/substance use disorder services provider. Related signage was also approved.

**TowAway LLC, 3 Liebich Lane - Change of Use/Tenant (17.106)**

APPROVED. Board approved a request seeking approval to occupy 4,000 SF of space at 3 Liebich Lane for a towing business.

**Advanced Power LLC, 3 Liebich Lane - Change of Use/Tenant (17.110)**

APPROVED. Board approved a request seeking approval to occupy 4,000 SF of space at 3 Liebich Lane for a standby power (generator) business, with a condition related to CO2 emission compliance.

**Old Business:**

**Grace Fellowship Church Expansion, 1 Enterprise Ave. - Site Plan (17.036)**

APPROVED. Board approved a request to construct an 8,315 SF addition for the purpose of adding classroom, office, storage and loading/unloading space at 1 Enterprise Ave.

**Our Place Bar & Grill Seasonal Outdoor Patio, 46 Rt. 146, - Site Plan (17.060)**

TABLED. The applicant failed to appear.

**Carol Jean Estates Storage Building, Cemetery Road - Site Plan (17.058)**

APPROVED. Board approved a request to construct a 2,400 SF (40' x 60') storage building for equipment and material related to the maintenance and operation of the Carol Jean Estates apartment complex.

**Pinebrook Hills PDD, Farm to Market Road - PDD Recommendation (17.034)**

PUBLIC INFORMATION MEETING SET. Board received a presentation on a traffic impact study and a revised proposal for a PDD Recommendation request to construct 66 single family homes, clustered on a 90.3 acre parcel located off Farm to Market Road, near the Cary Road/Angle Lane intersection. Board set a Public Information Meeting, with expanded notice, for the June 26, 2017 meeting.

**The Next Planning Board Meeting will be June 12, 2017**