



## **Town of Halfmoon Planning Board Agenda**

**November 9, 2015 – 7:00 pm**

### **DECISIONS**

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

**Approval of Minutes – October 26, 2015 - APPROVED**

#### **Public Hearing:**

**Robin Bailey Subdivision, 42 Church Hill Road - Minor Subdivision (Lot-Line Adjustment).**

APPROVED/PUBLIC HEARING HELD. A Public Hearing was held and the Board subsequently approved the Minor Subdivision (Lot Line Adjustment) to convey 0.2 acre from 40 Church Hill Road to 42 Church Hill Road.

**Paar Estates of Halfmoon PDD, 33 Farm to Market Road - PDD Recommendation**

POSITIVE RECOMMENDATION/PUBLIC INFORMATIONAL MEETING HELD. A Public Informational Meeting was held and the Board subsequently made a Positive Recommendation to the Town Board for the proposed 132 unit, twin home residential Planned Development District.

#### **New Business:**

**Falcon Trace Lot 4, 175 & 177 Route 236 - Amendment to Site Plan**

APPROVED. Board approved a sidewalk addition connecting the parking lot to the front (Rt. 236) building entrances.

**I Love NY Pizza, 1 Plant Road - Amendment to Site Plan**

TABLED/REFERRED TO TOWN ENGINEER. Board discussed a revised site plan that proposes a secondary egress from the site and re-organized parking plan, in order to allow use for customer pick-up/take out. The Board referred the project to the Town Engineer and additional agencies, for review and comment.

**Elevate Cycles, 215 Guideboard Road - Sign**

APPROVED. Board approved a new wall mounted facade business sign.

**Fastenal, 217 Guideboard Road - Sign**

APPROVED. Board approved a new wall mounted facade business sign.

**CaNine to Five, 1534 Route 9 - Change of Tenant/Use**

TABLED. Board tabled the request to establish a dog grooming, boarding and dog care business and requested a site plan showing parking and on-site traffic flow.

**Hoff Jewelers, 1546 Route 9 - Sign**

APPROVED. Board approved a new wall mounted facade business sign.

**St. Lukes Episcopal Church, 40 McBride Road - Site Plan Renewal & Special Use Permit**

PUBLIC HEARING SET. Board heard a request to construct a 1,782 SF Rectory building to serve a residence for the Rector and his family. This is a re-approval of a previously-approved plan. The Board set a Public Hearing on the project for November 23, 2015.

**Lown's Extreme Auto Detailing, 211 Fellows Road- Change of Tenant/Use**

APPROVED. Board approved the addition of a tenant and use to allow an automotive detailing business.

**Old Business:**

**EnterSolar LLC Site Plan, Cary Road - Commercial Site Plan**

APPROVED. Board approved the request to establish a solar array farm, with the condition that if the use discontinues, all structures shall be removed by the applicant/owner or the Town will remove them and charge all related costs to the applicant/owner.

**The Next Planning Board Meeting will be  
Monday November 23, 2015**