



Town of Halfmoon Planning Board

DECISIONS

October 11, 2016 - 7:00 pm

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

Approval of Minutes – September 26, 2016 = APPROVED

Public Hearing(s):

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

APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing for a Home Occupation request to allow a home-based professional photography business. Comments were received from the public and, after discussion, the Board approved the request.

Bold Subdivision, 155 Brookwood Road - Minor Subdivision (16.139)

APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing and approved the request to subdivide 11.21 acres into two lots (2.75 acres & 8.46 acres).

New Business:

Valente/Fitzgibbon Lot Line Adjustment, 242 Brookwood Road - Minor Subdivision (16.155)

TABLED. Applicant failed to appear.

Samuel Thompson Garage, 155 Old Plant Road- Special Use Permit (16.156)

PUBLIC HEARING SET. Board received a presentation for a request to construct a 390 SF garage, fence and pool at a single family residence located in the C-1 Commercial zoning district. A Public Hearing was set for this Special Use Permit request for the October 24, 2016 meeting.

Halfmoon Heights MHP Mailbox Plan, 50 Cemetery Road - Amendment to Site Plan (16.147)

APPROVED. Board received a presentation and subsequently approved a Site Plan Amendment request to install four (4) centralized mail kiosks in the mobile home park, with off-road parking capacity for four (4) cars at each kiosk.

Lawrence Circle Commercial Development, Rt. 146/Old Rt. 146/Lawrence Circle - Site Plan & Special Use Permit (16.151/16.152)

CONCEPTUAL PLAN PRESENTED/DENIED. Board received a presentation for a multi-use commercial development to include 60,250 SF in five buildings, with access to Rt. 146 and Old Rt. 146. The Board provided feedback on the conceptual plan and issued a Denial based upon the need for a front yard setback variance for one of the buildings.

**The Next Planning Board Meeting will be
Monday, October 24, 2016**