



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**September 26, 2016 - 7:00 pm**

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

**Approval of Minutes – September 12, 2016 - APPROVED**

#### **Public Hearing(s):**

**79 Ushers Rd. Subdivision, 79 Ushers Rd.- Minor Subdivision/Special Use Permit (16.116/16.138)**  
APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing and approved the request for a two-lot Minor Subdivision and Special Use Permit to create two single family home lots (2.06 acres & 27.37 acres).

**91 Pruyn Hill Road Subdivision, 91 Pruyn Hill Road - Minor Subdivision (16.117)**  
APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing and approved the request for a two-lot Minor Subdivision to create two single family home lots (1.02 acres & 1.02 acres), with the condition that the applicant locate and verify the existing septic on the property with the Building Dept.

**Campbell Subdivision, 403 Hudson River Rd - Minor Subdivision/Special Use Permit (16.108/16.148)**

APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing and approved the request for a two-lot Minor Subdivision and Special Use Permit to subdivide a 1.73 acre lot into two single family home lots (0.83 acres & 0.90 acres).

**Tailored Portraits/Michael Shapiro Photography, 15 Braxton Court - Home Occupation (16.133)**  
PUBLIC HEARING HELD & ADJOURNED. Board held a Public Hearing for a Home Occupation request to allow a home-based professional photography business and adjourned the hearing until the October 11, 2016 meeting.

**Lands of CGM & Riberty Construction Corp., Brookwood Road- Minor Subdivision (16.132)**  
APPROVED/PUBLIC HEARING HELD. Board held a Public Hearing and approved a Minor Subdivision (Lot Line Adjustment) request for two lots on Brookwood and Devitt roads related to the Brookwood Farms proposal. (See below under "Old Business")

#### **New Business:**

**Bold Subdivision, 155 Brookwood Road - Minor Subdivision (16.139)**  
PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for the October 11, 2016 meeting for a request to subdivide 11.21 acres into two lots (2.75 acres & 8.46 acres).

**Halfmoon Wine & Liquor, 1471 Rt.9 (Crescent Commons)-Change of Use/Tenant & Sign (16.144/16.145)**

APPROVED. Board approved approx. 2,450 sq.ft. of space at 1471 Rt. 9 for a wine and liquor retail store, and three related signs.

**Crescent Gardens Mobile Home Park, Plank Road - Sign (16.146)**

APPROVED. Board approved a 32 SF, two-sided, free-standing sign, 9 ft. in height as measured from the current grade, at the entrance to Crescent Gardens Mobile Home Park on Plank Road.

**Old Business:**

**Brookwood Farms - Major Subdivision (16.031)**

**PUBLIC HEARING SET/REFERRED TO AGENCIES.** Board received a presentation to divide the project into two phases and further subdivide the proposed Phase I (approximately 18.1 acres) into seven (7) single-family home lots with frontage on Brookwood and Devitt roads. The Board referred the project to agencies for review and set a Public Hearing, with expanded notice, for October 24, 2016.

**The Next Planning Board Meeting will be  
Tuesday October 11, 2016**