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# TOWN of HALFMOON

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## Town of Halfmoon Planning Board Notice of Public Hearing

June 8, 2020

### **Bethon (Part 1)/Rivercrest Estates, Guideboard Rd/Clippership Lane – Minor Subdivision (20.026)**

### **Bethon (Part 2)/Dahoda Subdivision, 126 Guideboard Road – Minor Subdivision (20.027)**

Please take notice that the Planning Board of the Town of Halfmoon will hold a joint Public Hearing on Monday, June 8, 2020 at 7:00 p.m. or as soon thereafter as the agenda allows. Due to restrictions related to COVID-19, the meeting and Public Hearing will be held virtually, utilizing the "Microsoft Teams" video teleconferencing program (see \* below for details). However, if restrictions are lifted, both virtual attendance and actual, in-person attendance in the A. James Bold Meeting Room at the Halfmoon Town Hall, 2 Halfmoon Town Plaza, Halfmoon, New York, will be permitted.

The Planning Board will hear comments on a project that involves two Minor Subdivision requests and will result in a new single family home lot. The following summarizes each subdivision included in the request:

**Bethon (Part 1)/Rivercrest Estates HOA, Guideboard Rd/Clippership Lane:** This project seeks to first subdivide land owned by the Rivercrest Estates Homeowners' Association (HOA), located on the corner of Guideboard Road and Clippership Lane (SBL# 279.3-2-34.3). The parcel is 0.44 acre and contains a monument subdivision sign. Three new lots will be created from the 0.44 ac parcel, as follows: Lot A= 0.34 ac; Lot B= 0.08 ac, and Lot C= 0.02 ac. The Rivercrest HOA will retain Lot A (0.34 ac) for their sign. Lot B (0.08 ac.) will be consolidated with 126 Guideboard Road to provide adequate road frontage to facilitate the subdivision explained in Part 2 (below). Lot C (0.02 ac) will be consolidated with 118 Guideboard Road.

**Bethon (Part 2)/Dahoda Subdivision, 126 Guideboard Road:** If Part 1 is approved, the applicant is seeking to subdivide the newly consolidated 126 Guideboard Road to create a new single family home lot. The 1.07 ac parcel would be subdivided as follows: Lot A= 0.57 ac; Lot B= 0.50 ac, with Lot B proposed for construction of a new single-family home.

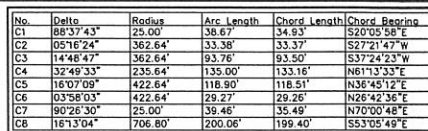
Please take further notice that at such Public Hearing any and all interested persons will be heard. Comments may also be made in writing by hand delivering or by mailing them to the above address or by email to: [rharris@townofhalfmoon-ny.gov](mailto:rharris@townofhalfmoon-ny.gov). All written comments must be received by **9:00 am on Monday, June 8, 2020**, and will be distributed to the Planning Board for their consideration and entered into the public record.

\* Microsoft Teams can be accessed for free through the internet directly or through downloading the Teams app. A link to join the 7:00 pm meeting will be posted under the "NEWS" tab on the Town website by the afternoon of Monday, June 8, 2020. If participating in the Public Hearing, please be sure you are aware of the location of your camera and microphone icons on your device.

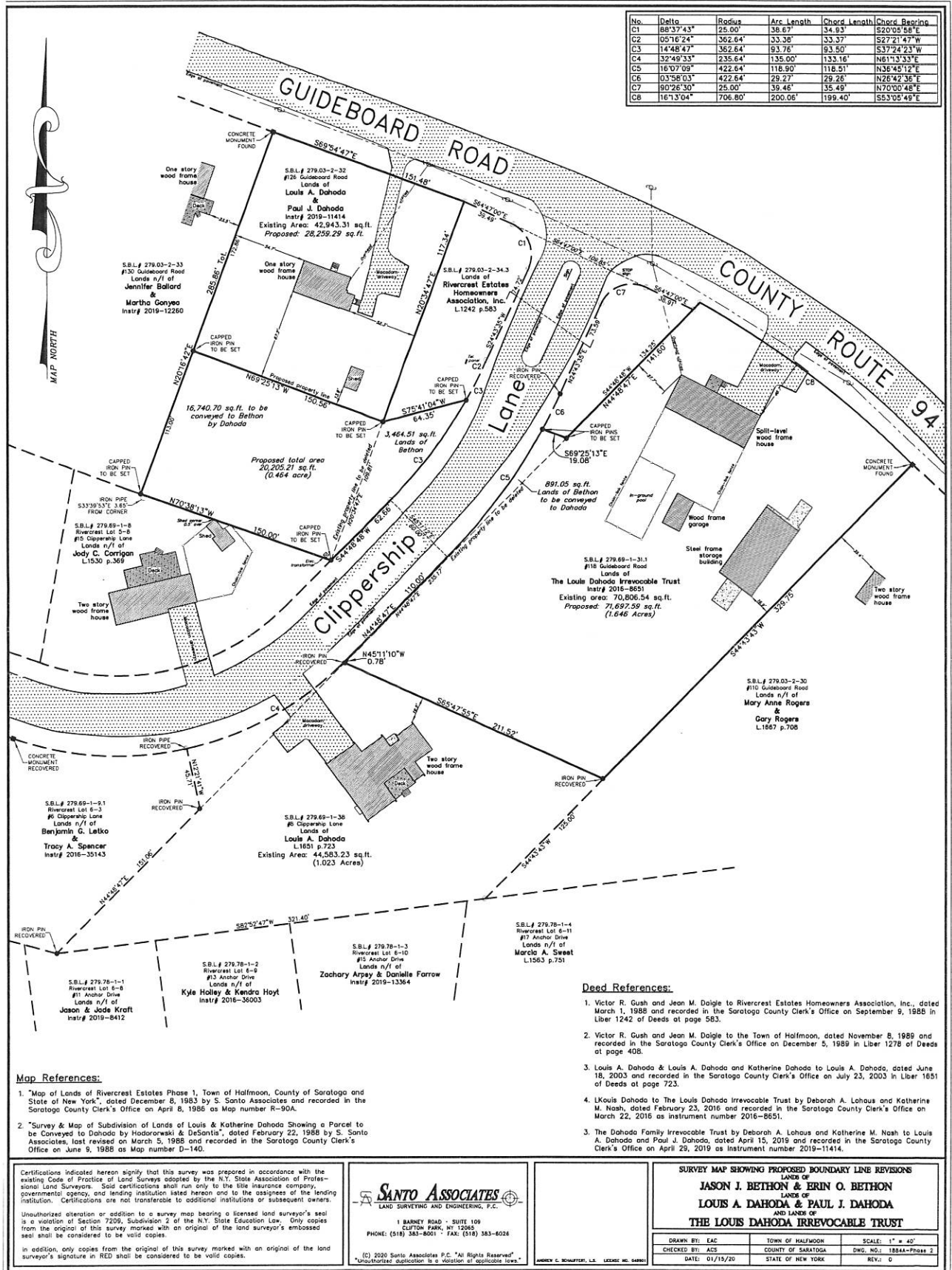
A handwritten signature in black ink, appearing to read "Richard M. Harris". The signature is fluid and cursive, written over a horizontal line.

Richard M. Harris  
Coordinator  
Dated: May 22, 2020

—FEB 24 2020



# PART 2



FEB 24 2020