



Town of Halfmoon Planning Board Agenda

February 23, 2015 – 7:00 pm

DECISIONS

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

Minutes – January 26, 2015 & February 9, 2015 - APPROVED

New Business:

- 15.020 American Para Professional Systems, Inc., 1673 Route 9 (Healthplex) - Sign**
- APPROVED. The Board approved the request for a new two-sided insert sign on the existing free-standing plaza sign.
- 15.022 Sleepy's Sign, 1694 Route 9- Sign**
- TABLED. The Board tabled the request for a new two-sided monument sign and scheduled a committee to visit the site with the applicant to review the proposed sign location and height.
- 15.023 Local Loyals, Inc., 1471 Route 9 (Crescent Commons) - Change of Tenant/Use**
- APPROVED. The Board approved the request for a Change of Tenant/Use for a web-based merchant loyalty office.
- 15.024 Bliss Nail and Spa, 1509 Route 9 (Glennpeter Plaza)- Change of Tenant/Use & Sign**
- APPROVED. The Board approved the request for a new two-sided insert sign on the existing free-standing plaza sign and a wall-mounted business sign.
- 15.028 Lowe's Seasonal Outside Storage, 476 Route 146- Change of Use**
- APPROVED. The Board approved the request for temporary outside seasonal storage from March 1, 2015 - September 30, 2015.
- 15.027 Sheldon Hills PDD, Route 1460- Minor Subdivision**
- PUBLIC HEARING SET. The Board scheduled a Public Hearing March 9, 2015 for a Minor Subdivision of lands owned by the Sheldon Hills Homeowners' Association and necessary for the installation of the traffic light at Rt. 146 and Covington Drive.
- 15.030 Mechanicville Industrial Park Halfmoon Subdivision, Industrial Park Road-Minor Subdivision**
- PUBLIC HEARING SET. The Board scheduled a Public Hearing March 9, 2015 for a Minor Subdivision of lands owned by the City of Mechanicville in the Mechanicville Industrial Park.
- 15.013 Stonecrest Preserve Duplex, 4 Mallard Place- Special Use Permit**
- PUBLIC HEARING SET. The Board scheduled a Public Hearing March 23, 2015 for a Special Use Permit for a duplex home within the Stonecrest Preserve development. The Board requested an expanded notification for the Public Hearing to include all property owners within Stonecrest Preserve.

15.018 Subdivision Lands of N/F E.D Properties Inc, & Boundary Line Adjustment with Lands of N/F Marchand, Button Road- Minor Subdivision

- PUBLIC HEARING SET. The Board scheduled a Public Hearing March 9, 2015 for a proposed Minor Subdivision and Lot Line Adjustment to create two new single-family residential building lots and resolve an existing driveway encroachment.

15.012 Harbor Freight Retail Development, 1617 Route 9- Commercial Site Plan

- REMOVED AT APPLICANT'S REQUEST. This application for Site Plan review was removed from the agenda at the request of the applicant.

15.014 Starbucks & Restaurant Development, 1589 Route 9- Commercial Site Plan & Special Use Permit

- TABLED. The Board tabled this request for Site Plan review and a Special Use Permit to construct two stand-alone commercial/restaurant buildings. One building is proposed for a Starbuck's coffee shop with a drive-thru. The second building is proposed for a restaurant use (unknown tenant). The Board also referred the project to the Town Engineer/CHA, Fire and Emergency Services for review and comment.

**The Next Planning Board Meeting will be Monday,
March 9, 2015**