



Town of Halfmoon Planning Board Agenda

March 23, 2015 – 7:00 pm

DECISIONS

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

Minutes – March 9, 2015 - APPROVED

Public Hearings:

15.013 Stonecrest Preserve Duplex, 4 Mallard Place- Special Use Permit

DENIED. The Board held a Public Hearing and received comments from the applicant and the public regarding the request for a Special Use Permit to construct a duplex (two-family) home. The Board denied the request upon a determination that the proposed duplex was inconsistent with the character of the neighborhood.

New Business:

15.035 Legacy Title Services, 1407 Route 9- Change of Tenant/Use

TABLED. The applicant failed to appear and the Board tabled the item.

15.038 Accumetra, 7 Corporate Drive- Change of Tenant/Use

APPROVED. The Board approved this Change of Tenant/Use request to operate a consulting company (professional office) that provides scanner management software to the medical industry.

15.041 NYS Motor Truck Association, Inc, 7 Corporate Drive-Change of Tenant/Use

APPROVED. The Board approved this Change of Tenant/Use request to operate an office for a non-profit trade association that represents the interests of the trucking industry, with a condition that the site and parking may only be used for administrative office purposes and may not be used as an assembly or gathering point for rallies.

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

REFERRED. The Board heard a request to construct two new commercial/retail buildings, 15,000 SF (Harbor Freight) and 12,000 SF (unknown tenants) and referred the project for review by the Town Engineer and emergency services (Fire & Ambulance).

15.032 Plant Road Estates PDD, Plant Road- Amendment to Site Plan

TABLED. The Board heard a request to reduce the approved building separation (from 25 ft. to 10 ft.) and relocation of the proposed age 55+ senior living units. The Board advised that the request to relocate the senior living will need approval by the Town Board for an amendment to the Planned Development District (PDD).

Old Business:

- 15.019 Valente Office Building, 118 Button Road-Minor Subdivision & Change of Use**
DENIED/TABLED. The Board denied the request for a Change of Use for a portion of the existing lot proposed for subdivision and containing an office/garage, based upon the fact that an office use is not permitted in the underlying R-1 Residential zoning district. At the request of the applicant, the Board also tabled the subdivision application.
- 15.004 Ushers Machine & Tool Co. Inc., 180 Ushers Road – Addition to Site Plan**
APPROVED. The Board approved the request to construct a 2,300 SF office space addition to the existing building.
- 15.029 Wal-Mart Seasonal Storage, 1549 Route 9- Change of Use**
TABLED. The Board tabled the application and requested a revised plan reflecting the proposed location of outdoor display bicycles and seasonal display/storage, referred the revised proposal to the Fire Department for comment and requested an inventory of the condition of all on-site trees.

**The Next Planning Board Meeting will be Monday,
April 13, 2015**