



Town of Halfmoon Planning Board Agenda

March 9, 2015 – 7:00 pm

DECISIONS

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

Minutes – February 23, 2015 - APPROVED

Public Hearings:

- 15.027 Sheldon Hills PDD, Route 146- Minor Subdivision**
- APPROVED. The Board approved the request for a four lot subdivision necessary for the installation of a traffic light at the intersection of Rt. 146 and Covington Drive.
- 15.030 Mechanicville Industrial Park Halfmoon Subdivision, Industrial Park Road- Minor Subdivision & Special Use Permit**
- APPROVED. The Board approved the request for a two subdivision creating a lot for the existing baseball fields, to be retained by the City of Mechanicville, and a vacant lot for future development within the Industrial Park. The Board also approved a Special Use Permit for the baseball fields.
- 15.018 Subdivision Lands of N/F E.D Properties Inc, & Boundary Line Adjustment with Lands of N/F Marchand, Button Road- Minor Subdivision**
- APPROVED. The Board approved the request for a two lot subdivision and lot line adjustment creating two single family home residential lots and resolving an existing driveway encroachment.

New Business:

- 15.029 Wal-Mart Seasonal Storage, 1549 Route 9- Change of Use**
- NO ACTION. The applicant did not appear and the Board took no action.
- 15.031 The Home Depot, 4 Halfmoon Crossing Blvd-Change of Use**
- APPROVED. The Board approved the request for temporary outside seasonal storage and display from March 1, 2015 - September 30, 2015.
- 15.017 Subdivision of 80 Vosburgh Road, 80 Vosburgh Road- Minor Subdivision**
- PUBLIC HEARING SET & REFERRED. The Board heard a presentation for a three lot subdivision (three flag lots), set a Public Hearing with expanded notice for April 13, 2015, and requested comments from the County, Fire and Ambulance.

- 15.026 Tomhannock Bicycles, 288 Grooms Road- Commercial Site Plan**
- TABLED & REFERRED. The Board heard a presentation regarding a proposed retail/repair bicycle shop and referred the project to the Town Engineer, County, Fire & Ambulance.
- 15.025 Subdivision Lands of Pettes, 9 Northern Sites Drive- Minor Subdivision**
- TABLED & REFERRED. The Board heard a presentation regarding a subdivision to provide frontage and access to a land locked parcel. The Board tabled the item and requested information regarding the creation of the land locked parcel and past approvals of the Northern Sites Drive subdivision.

Old Business:

- 15.022 Sleepys Sign, 1694 Route 9- Sign**
- APPROVED. The Board approved the request for a monument sign to be located on Rt. 9, as presented, with the following conditions: (1) a maximum height of 12 ft. from the existing grade; (2) the word "Crossing" may be added to the sign if the lot is found to be within the The Crossings Planned Development District; and (3) that the loss of one parking space for the sign location does not result in inadequate parking for the site, based upon Town Code calculations.
- 15.019 Valente Office Building, 118 Button Road-Minor Subdivision & Change of Use**
- TABLED & REFERRED. The Board tabled the request pending further research and information regarding the status and scope of the NYSDEC mining permit for the property.
- 14.128 421 Halfmoon Flex Park PDD, 421 Route 146 – Site Plan/Planned Development District Recommendation**
- POSITIVE RECOMMENDATION. The Board made a Positive Recommendation regarding the creation of this PDD and related PDD amendments to allow the construction and use of two new manufacturing/warehouse flex buildings.

**The Next Planning Board Meeting will be Monday,
March 23, 2015**