



Town of Halfmoon Planning Board Agenda

May 11, 2015 – 7:00 pm

DECISIONS

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

Minutes – April 27, 2015

Public Hearing:

- 15.017 Subdivision of 80 Vosburgh Road, 80 Vosburgh Road- Minor Subdivision**
TABLED. The item was tabled at the request of the applicant.
- 14.148 MMMH Enterprise LLC, Firehouse Road – Minor Subdivision & Special Use Permit**
TABLED & REFERRED TO TOWN ENGINEER. The applicant presented a revised plan, seeking to address comments raised by the Board and Town Engineer/CHA. The Board discussed concerns related to stormwater and buffering between adjacent properties, and referred the revised plan to the Town Engineer/CHA for technical review.

New Business:

- 15.054 Old School Towing and Road Service, 15 Route 236 (Woods Plaza)- Change of Tenant/Use**
TABLED & SITE VISIT SCHEDULED. The Board tabled the application pending a site visit by a Committee of the Board, to be held the week of May 25, 2015.
- 15.055 Aqua Science, 215 Guideboard Road (Country Dollar/Salty's Plaza)- Change of Tenant/Use**
APPROVED. The Board approved an office/retail use (water treatment sales, rental and service company office) for Aqua Science.
- 15.048 Maintain Consulting and Inspection Services, LLC, 46 Upper Newtown Road- In-Home Occupation**
PUBLIC HEARING SET. The Board set a Public Hearing for May 26, 2015 for an In-Home Occupation request to establish an office for a coating and lining inspection business.
- 15.050 Garden Time Inc., 1467 Route 9 - Addition to Site Plan**
TABLED & REFERRED TO COUNTY PLANNING. The Board tabled the item and referred the plan to the Saratoga County Planning Board for review. The Board requested the applicant develop a phasing plan for the installation of the proposed landscaping and the storage/display of the requested increased number of units (gazeboes, sheds, play sets, garages, etc.). The Board also requested that a handicapped parking spot be relocated in closer proximity to the proposed new business office.
- 15.057 Subway Sign, 1508 Route 9 - Sign**
APPROVED. The Board approved the request for one (1) pole mounted/monument sign, with the following conditions: (1) the sign shall not encroach into the New York State Route 9 Right-of-Way; and (2) the top of the sign shall be no higher than 10 feet above the existing grade.

- 15.052 Falcon Trace Planned Development District (PDD) - PDD Amendment Recommendation**
 POSITIVE RECOMMENDATION. The Board approved a Positive Recommendation to the Town Board for the proposed PDD Amendment to allow a third commercial lot to be created at Falcon Trace.

Old Business:

- 14.142 Kennedy/Choate Garage, 405 Hudson River Road – Commercial Site Plan & Special Use Permit**
 PUBLIC HEARING SET. The Board set a Public Hearing for May 26, 2015 for a proposal to construct a 1,472 square foot residential garage on a residential lot within the M-1 Industrial Zoning District.
- 15.036 Education Center, Halfmoon Heights Mobile Home Park - Amendment to Site Plan**
 APPROVED. The Board approved the Amendment to Site Plan request to construct a 1,700 square foot "education center" building for the Capital District Educational Opportunity Center. The building will be constructed on two existing, vacant mobile home lots and include programs for Head Start, a Latino Outreach Program and a food pantry.
- 15.032 Plant Road Estates PDD, Plant Road - Amendment to Site Plan.**
 APPROVED. The Board approved the revised building layout plan to allow a minimum sixteen (16) building separation and minimum 4 foot side yard setback. The road and infrastructure layout and all subdivision lot lines remain as previously approved.

The Next Planning Board Meeting will be Tuesday, May 26, 2015