



## **Town of Halfmoon Planning Board Agenda**

**June 8, 2015 – 7:00 pm**

### **DECISIONS**

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

**Minutes – May 11, 2015 (Revised) & May 26, 2015 - APPROVED**

#### **Public Hearing:**

##### **Bradley & Pabello 2-Lot Subdivision, 19 Betts Lane - Minor Subdivision (15.056)**

APPROVED. A Public Hearing was held and the Board approved the request for a two lot residential subdivision.

#### **New Business:**

##### **Falcon Trace PDD Subdivision Lot #4, Route 236 - Minor Subdivision (15.053)**

PUBLIC HEARING SET. A Public Hearing was set for June 22, 2015 for a proposed two lot commercial subdivision in the Falcon Trace PDD.

##### **Daigle Cleaning Systems, 3 Cemetery Road - Change of Tenant/Use (15.072)**

APPROVED. The Board approved the request for a cleaning service business to occupy office space at 3 Cemetery Road, with a condition that all related vehicle parking shall be on-site at 3 Cemetery Road.

##### **D/N Excavating Site Plan, 201 Fellows Road - Commercial Site Plan (15.066)**

TABLED. The Board received a presentation requesting to construct a 3,024 SF three-sided structure to be used for the storage of maintenance equipment and construction materials for the existing business. The Board tabled the application pending review by the Saratoga County Planning Board.

##### **Keystone Novelties Distributors Fireworks Tent, 1707 Route 9 (Shops of Halfmoon) - Change of Tenant/Use & Signs (15.070 & 15.083)**

APPROVED CHANGE OF USE/TENANT & TABLED SIGNS. The Board approved the temporary use of a vacant building pad site for the sale of fireworks consistent with State law and the recent approval by Saratoga County. The Board conditioned the approval on the following: (1) Review and approval of the plan by the Fire Chief of the Clifton Park-Halfmoon Fire District; (2) Addition of the location of sanitary facilities on the plan; (3) Relocation of the tent to a centralized area on the vacant pad site; and (4) All fireworks shall be stored in a container during overnight and/or closed business hours. The Board also tabled the Sign application pending submittal by the applicant of revised renderings, to include the number, dimensions, material and location of proposed signs.

**Advanced Control & Automation, 574 Hudson River Road - Change of Tenant/Use (15.071)**

APPROVED. The Board approved the request to allow use of the existing building for the light assembly and coating of automated equipment for industrial applications.

**Spare Time Sign, 1668 Route 9- Sign (15.069)**

APPROVED. The Board approved the addition of a 32 SF two-sided (16 SF/side) "Laser Tag" sign to be added to the existing sign posts.

**Rafferty Minor Subdivision & Special Use Permit, Clamsteam Road - (15.061/15.063)**

PUBLIC HEARING & SITE VISIT SET. A Public Hearing was set for July 13, 2015 for the request for a three lot Minor Subdivision and Special Use Permit to construct three two-family residential homes (duplexes). The Board also established a committee to conduct a site visit prior to the Public Hearing.

**Old Business:**

**Subdivision of 80 Vosburgh Road - Minor Subdivision (15.017)**

APPROVED. The Board declared a Negative Declaration pursuant to the State Environmental Quality Review Act (SEQRA) and approved the request for a three lot Minor Subdivision.

**Fred's Tents, 420 Hudson River Road - Change of Tenant/Use (15.059)**

APPROVED. The Board approved the request to allow additional outside use of the site for the testing of tents.

**Angle Road Subdivision, Angle Road - Major Subdivision (14.090)**

TABLED. The Board provided feedback on the revised plan for a 23 lot single family residential subdivision and referred the plan to the Town Engineer for further technical review.

**Garden Time Inc., 1467 Route 9 - Addition to Site Plan (15.050)**

APPROVED. The Board approved the request to allow additional outside display and storage in a two-phased approach. The Board approved Phase 1, with conditional approval of Phase 2 contingent upon review of the site by a committee of the Board prior to authorization to begin Phase 2.

**Old School Towing and Road Service, 15 Route 236 (Wood's Plaza) - Change of Tenant/Use (15.054)**

APPROVED. The Board approved the request to establish a two-bay motor vehicle light duty repair shop and towing office in existing space, with the following conditions: (1) The site shall be inspected and approved by NYS Department of Motor Vehicles for use as a light duty repair shop; (2) Only one unregistered vehicle shall be allowed outside at one time; and (3) No heavy duty vehicles/trucks and only single car tow trucks (18,000 lb. max) shall be allowed on-site.

**MMMH Enterprise LLC, Firehouse Road - Minor Subdivision & Special Use Permit (14.148)**

PUBLIC HEARING SET. The applicant presented a revised plan reducing the number of lots/duplexes from three to two. The Board set a Public Hearing for June 22, 2015.

**Duke's Grove, 480 Hudson River Road - Addition to Site Plan (14.112)**

APPROVED. The Board approved the request to construct a 2,684 SF pavilion.

**The Next Planning Board Meeting will be Monday June 22, 2015**