



Town of Halfmoon Planning Board Agenda

July 27, 2015 – 7:00 pm

DECISIONS

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

Minutes – July 13, 2015 - APPROVED

Public Hearing:

Aurentz Subdivision, 21 Lape Road - Minor Subdivision (Lot Line Adjustment) (15.037)

APPROVED. Board held a Public Hearing and approved the this Lot Line Adjustment to convey 1.78 acres from 21 Lape Road to adjacent property on Lape Road.

Adirondack Basement Systems, Route 9 - Minor Subdivision (Lot Line Adjustment) (15.084)

APPROVED. Board held a Public Hearing, received comments from the public and approved this Lot Line Adjustment between two adjacent properties located on the southwest corner of Route 9 and Stone Quarry Road. The proposal conveys .02 acres from the lot on the Route 9/Stone Quarry Road corner with the lot having frontage on Route 9, providing the latter lot with frontage on both Route 9 and Stone Quarry Road.

Paul & Madeline Sicko, 1410 & 1414 Route 9- Minor Subdivision (Lot Line Adjustment) & Special Use Permit (15.089 & 15.094)

APPROVED. Board held a Public Hearing and approved this Lot Line Adjustment and Special Use Permit for two adjacent properties owned by the applicants. The proposal conveys 11.87 acres from the lot at 1410 Route 9 (Garden Gate Plaza) to the lot at 1414 Route 9 (residential use).

New Business:

Red Robin, 1 Halfmoon Crossing - Sign (15.087)

APPROVED. Board approved the request for a sticker sign no greater than 97 square feet (SF) to be mounted on the South side of the existing building.

J. Danforth Company Office Building, 5 Liebich Lane - Addition to Site Plan (15.102)

APPROVED. Board approved a 20,000 SF addition to the existing 60,000 SF building for the purpose of expanding the office space, with the condition that the Clifton Park - Halfmoon Fire Department approves the design for fire protection.

Loomis Revised Final Site Plan, Harris & Lape Roads - Amendment to Site Plan (15.101)

APPROVED. Board approved the request to modify the driveway locations for two previously-approved lots.

A Peaceful Place Massage, 1404 Route 9 - Change of Tenant/Use & Sign (15.092 & 15.104)

APPROVED. Board approved use of 2,000 SF in the existing building for a massage and wellness center and related signage.

Access Auto Sales, 1516 Crescent Vischer Ferry Road - Change of Tenant/Use (15.095)

TABLED/SITE VISIT SET. Board received a presentation regarding this request to use the existing garage and site for auto repairs, auto sales and UHaul rentals, and established a committee to visit the site prior to the next meeting.

PosiGen NY LLC, 11 Solar Drive - Change of Tenant/Use (15.103)

APPROVED. Board approved the request to occupy the existing 12,000 SF building for use as a solar panel distribution center.

Old Business:

Harbor Freight Retail Development, 1615/1617 Route 9 - Commercial Site Plan (15.012)

APPROVED. Board approved the request to construct a 15,000 SF retail building (Harbor Freight) and three office buildings (3,200 SF each for 9,600 SF total).

Betts Farm PDD, Major Subdivision - PDD Recommendation (14.129)

TABLED/REFERRED TO TOWN ENGINEER. Board received a presentation regarding a revised concept plan for the proposed residential Planned Development District (PDD), provided feedback to the applicant and referred the project to the Town Engineer for further technical review.

The Next Planning Board Meeting will be Monday, August 10, 2015