



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

**August 24, 2015 – 7:00 pm**

### **DECISIONS**

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

**Minutes – August 10, 2015 - NO ACTION TAKEN** (lack of quorum of eligible voting Board members)

#### **Public Hearing:**

##### **Robert Ballard & Thomas Ballard, 21 Smith Road - Lot Line Adjustment (15.088)**

TABELED. The Public Hearing was continued for the proposed Lot Line Adjustment for two adjacent properties, with one with frontage on Smith Road and the other on Vosburgh Road. Additional comments were received from the public and the Board closed the Public Hearing. The application was tabled and the Board established a committee to conduct a site visit prior the next meeting.

#### **New Business:**

##### **Liebich Lane Flex Space, 3 Liebich Lane - Commercial Site Plan & Minor Subdivision (15.108 & 15.122)**

TABELED/REFERRED TO TOWN ENGINEER & INTERAGENCIES. The Board received a proposal to construct a 52,000 SF light industrial "flex space" (office/warehouse) building on a vacant lot on Liebich Lane in the Rolling Hills Planned Development District (PDD). The applicant plans to subdivide 10.55 acres from the existing 95.99 acre vacant lot for this project. The Board provided preliminary comments and referred the project to the Town Engineer and other agencies for review.

##### **Elevate Cycles Inc., 215 Guideboard Road (Country Dollar/Salty's Plaza) - Change of Tenant/Use (15.109)**

APPROVED. The Board approved the request to occupy approximately 1,500 SF of space in the rear of the plaza to operate a commercial business that specializes in the sales of bicycles and bicycle-related accessories, as well as bicycle repair and maintenance.

##### **Warren Tire Service Center, Stone Quarry Road & NYS Route 9 - Commercial Site Plan (15.106)**

TABELED/REFERRED TO TOWN ENGINEER & INTERAGENCIES. The Board received a proposal to construct a 7,200 SF tire service center on the 1.73 acre lot on the Southwest corner of Route 9 and Stone Quarry Road, with access proposed to Stone Quarry Road. The Board provided preliminary comments on the plan and referred the project to the Town Engineer and other agencies for review.

**Old Business:****Starbucks & Restaurant Development, 1589 Route 9 - Commercial Site Plan & Special Use Permit (15.014)**

PUBLIC HEARING SET. The applicant presented a revised Site Plan for a 1,925 SF Starbucks shop with a drive-thru and 5,500 SF, 120 seat restaurant. The Board recommended revisions to the proposed parking for Starbucks and set a Public Hearing for the Special Use Permit (drive-thru) for September 14, 2015.

**421 Halfmoon Flex Park, 421 Route 146 - Commercial Site Plan (14.128)**

APPROVED. The Board approved the Site Plan for the proposed 421 Halfmoon Flex Park in the Parkford PDD off Route 146, to construct two manufacturing/warehouse "flex" space buildings, totaling 59,000 SF on the 9.36 acre site.

**Cardin Acres PDD (Hunter's View), Roger Lane/Chateau Dr./David Lane - Amendment to Site Plan (14.123)**

NOT HEARD BY THE BOARD (lack of quorum of eligible voting Board members).

**The Next Planning Board Meeting will be  
Monday September 14, 2015**