



Town of Halfmoon Planning Board Agenda

September 14, 2015 – 7:00 pm

DECISIONS

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

Minutes - August 10, 2015 = APPROVED; August 24, 2015 = NO ACTION TAKEN (lack of quorum of eligible voting members)

Public Hearing:

Starbucks & Restaurant Development, 1589 Rt. 9 - Commercial Site Plan & Special Use Permit (15.014)

APPROVED. A Public Hearing was held and the Board approved the revised Site Plan and Special Use Permit for a 1,925 SF Starbucks shop with a drive-thru and a 5,500 SF, 120 seat restaurant.

New Business:

Halfmoon Parkway Telecommunications Facility, 3 Corporate Dr. - Amendment to Site Plan (15.111)

PUBLIC HEARING SET. The applicant presented a plan to construct a 2 ft. tall antenna (micro cell) and 18 SF (3 ft. x 6 ft.) equipment box on the roof of the existing building at 3 Corporate Drive. The Board set a Public Hearing on the new telecommunications site for September 28, 2015.

Connor Homes Minor Subdivision, 73 Staniak Road - Minor Subdivision (15.112)

PUBLIC HEARING SET/REFERRED TO TOWN ENGINEER & INTERAGENCIES. The applicant presented a plan to subdivide an existing 141.61 acre parcel into four parcels, for the purpose of constructing three new single family homes. All lots will front on Staniak Road and utilize private wells and septic systems. The Board referred the application to the Town Engineer and Town Director of Water for review and set a Public Hearing, with expanded notice, for October 26, 2015.

Copy Cat Inc., 215 Guideboard Road (Country Dollar Plaza) - Sign (15.113)

APPROVED. The Board approved a new 24 SF (3 ft. by 8 ft.) wall mounted business sign.

Albany Default, 6 Executive Drive - Change of Tenant/Use (15.114)

APPROVED. The Board approved the use of 2,400 SF of office space to operate a legal services office.

Crescent Gardens Mobile Home Park Sign, 7 Plank Road - Sign (15.117)

APPROVED. The Board approved a 32 SF (4 ft. x 8 ft.) permanent residential subdivision sign for Crescent Gardens Mobile Home Park.

Prestige Water Company, 1613 Route 9 - Change of Tenant/Use (15.118)

APPROVED. The Board approved the use of the vacant 4,400 SF portion of the existing 8,800 SF building for a water distribution company showroom and storage/distribution area.

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

APPROVED. The Board approved the Lot Line Adjustment for two properties, one with frontage on Smith Road and the other on Vosburgh Road, with the condition that a note be added to the plan requiring a site specific grading plan be submitted and approved by the Town prior to issuance of any Building Permit.

Charles & Dorothy Hill and Mark & Jean Hill, 114/116 Beach Road - Minor Subdivision/Lot Line Adjustment (15.091)

PUBLIC HEARING SET. The applicant presented a plan to perform a Lot Line Adjustment between 114 (Lot B) and 116 (Lot A) Beach Road. Lot B would convey an .83 acre portion to Lot A to enable the existing garage, currently on Lot B, to be "relocated" to Lot A. The Board set a Public Hearing for September 28, 2015.

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

APPROVED. The Board approved the request to revise the lowest floor elevation for the ten approved lots on Chateau Drive to no less than two feet above the highest observed ground water elevation, as measured between May 2013 and May 2015.

Danforth Office Building, 5 Liebich Lane - Amendment to Site Plan (15.102)

APPROVED. The Board approved the request to revise the final site plan for the recently-approved office addition to reduce the building from 20,000 SF to 18,000 SF and re-orient it closer to the front yard setback on Liebich Lane. The purpose of the revision is to better enable a potential future expansion of the existing 60,000 SF light industrial/fabrication building at the site.

Stephenson Ridge Residential Subdivision, Upper Newtown Road – Major Subdivision (12.031)

TABLED/REFERRED TO TOWN ENGINEER. The applicant apprised the Board of changes to the concept plan since the last meeting in April 2012, including a reduction in the number of lots from 156 to 113. The applicant agreed to maintain a minimum 100 ft. no-cut buffer between adjacent properties and submit a revised plan. The Board referred the revised plan to the Town Engineer for review.

**The Next Planning Board Meeting will be
Monday September 28, 2015**