



Town of Halfmoon Planning Board Agenda

September 28, 2015 – 7:00 pm

DECISIONS

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

Approval of Minutes – August 24, 2015 & September 14, 2015 = APPROVED

Public Hearing:

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

APPROVED. A Lot Line Adjustment to convey .83 ac. from 114 Beach Rd. to 116 Beach Rd. was approved.

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

APPROVED. The Board approved the use of the existing building at 3 Corporate Drive as a "tower" for purposes of locating a 2 ft. tall antenna and related equipment box on the roof, conditioned on the use of a stealth covering over the antenna.

New Business:

Miranda Real Estate Sign, 1482 Route 9 - Sign (15.120)

APPROVED. A new monument/pylon business sign for Miranda Real Estate Group and Progressive Dobson Insurance Agency was approved, conditioned on the maximum height of the sign shall be 13 ft. and no portion of the sign shall overhang onto the Route 9 right-of-way.

EnterSolar LLC Site Plan, Cary Road - Commercial Site Plan (15.123)

TABLED. The Board tabled the request to construct a 695 array solar farm, pending review and response by the applicant to issues raised by the Hillcrest Fire Department.

Wal-Mart Site Plan, 1549 Route 9 - Change of Use (15.124)

APPROVED. The request to locate eight 40 ft. storage containers along the rear of the existing building from October 1, 2015 through January 31, 2016, for the purpose of storing seasonal holiday merchandise was approved.

Old Business:

Valente Office Building, 118 Button Road - Minor Subdivision (15.019)

TABLED/PUBLIC HEARING SET. The Board discussed the request to subdivide 7 acres from the existing 84 acre existing mining site, for purpose of reuse for a C-1 Commercial Zoning District use, pursuant to the terms of a Use Variance granted by the Zoning Board of Appeals. The Board set a Public Hearing for the October 13, 2015 meeting.

Koval Contracting LLC, 118 Button Road - Change of Use/Special Use Permit (15.125)

TABLED/PUBLIC HEARING SET. The Board discussed the request to change the use of the proposed 7 acre parcel (proposed for subdivision in the "Valente Office Building" request) for an electrical contracting business and office. Pursuant to the terms of the Use Variance granted by the Zoning Board of Appeals for the property, the Board set a Public Hearing for the October 13, 2015 meeting.

**The Next Planning Board Meeting will be
Tuesday October 13, 2015**