



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**February 27, 2017 - 7:00 pm**

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

**Approval of Minutes – February 13, 2017 - APPROVED**

#### **Public Hearing:**

##### **Harbor Freight Retail Development, 1617 Route 9 - Amendment to Site Plan & Minor Subdivision/Lot Line Adjustment (17.010/17.011)**

**PUBLIC HEARING HELD/APPROVED.** A Public Hearing was held and the Board approved the Site Plan Amendment and Minor Subdivision (Lot Line Adjustment) requests to allow the construction of a 15,000 retail facility (Harbor Freight) and related parking, with the following conditions: (1) Further review by the Town Engineer/CHA if a sewer line is not secured and a septic system is utilized; (2) "Don Not Enter" signage near the one-way, on-site egress from the Harbor Freight parking area to the primary driveway; and (3) Town Attorney review/approval of the cross-access easements for parking.

#### **New Business:**

##### **Hairlines, 1675 Route 9 (J&S Watkins Plaza) - Sign (17.028)**

**APPROVED:** Board approved the 15 SF, internally lit, wall-mounted business sign for the recently-approved tenant "Hairlines".

##### **Divinitea, 1604 Route 9 (Shamrock Plaza) - Change of Tenant & Sign (17.026/17.031)**

**APPROVED:** Board approved the Change of Tenant/Use request for this organic tea retailer, along with a Sign request to install a 16 SF, wall-mounted business sign.

##### **Global Vapor/Expressions4You, 1603 Route 9 (Town Center Plaza) - Change of Tenant & Sign (17.032/17.035)**

**APPROVED:** Board approved the Change of Tenant/Use request for this vape/smoking and personalized art canvas retailer, along with a Sign request to install an 8 SF, internally lit, wall-mounted business sign.

##### **Tabor Road Flex & Truck Terminal Park (County Waste PDD Amendment), Tabor Road - PDD Amendment Recommendation (17.006)**

**TABLED/REFERRED TO AGENCIES:** Board received a presentation for a PDD Amendment Recommendation to add approx. 6.75 acres to an existing PDD for the purpose of constructing five "flex" space light industrial/commercial buildings, totaling 46,500 SF (tenants to be named later). Board provided comments, tabled the application and referred it to agencies and the Town Engineer/CHA for review.

##### **Pole Barn - Fairways of Halfmoon, Raylinsky Lane- Addition to Site Plan & Special Use Permit (17.029/17.030)**

**PUBLIC HEARING SET.** Board received a presentation for a request to construct a 3,000 SF pole barn/storage garage at the Fairways of Halfmoon golf course near Raylinsky Lane. Board provided comments and set a Public Hearing for the March 13, 2017 meeting.

**Pinebrook Hills PDD, Farm to Market Road - PDD Recommendation (17.034)**

**TABLED/REFERRED TO AGENCIES:** Board received a presentation for a PDD Recommendation request to construct 73 single family homes, clustered on a 90.3 acre parcel located off Farm to Market Road, west of the Cary Road/Angle Lane intersection. Board provided comments, tabled the application and referred it to various agencies and the Town Engineer/CHA for review.

**Old Business:**

**I Love NY Pizza, 1 Plant Road- Addition to Site Plan (15.135)**

**APPROVED.** Board received a presentation on a revised site plan for a retail pizza business to operate both delivery and customer pick-up at 1 Plant Road. Board approved the request with the condition that the existing counter and chairs be removed.

**The Next Planning Board Meeting will be  
March 13, 2017**