



Town of Halfmoon Planning Board

DECISIONS

May 8, 2017 - 7:00 pm

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

Approval of Minutes – April 10, 2017 & April 24, 2017 - APPROVED

Public Hearing:

Alexander's Bakery, 30 Outlook Drive South- In-Home Occupation (17.080)

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved a request for an in-home bakery.

Dustin Grant Duplex (Lands of Cunningham), 11 Firehouse Road - Special Use Permit (17.027)

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved a request to construct a residential duplex structure.

New Business:

The Kensington, 1 Kensington Court - Sign (17.062)

APPROVED. Board approved a 4' x 8' (32 SF/64 SF total), two-sided, 6' height free-standing sign for The Kensington residential apartment development.

Warren Tire Sign, 159 Stone Quarry Road - Sign (17.066)

APPROVED. Board approved a 1.5' x 23' (34.5 SF) wall-mounted sign to be located on the Stone Quarry Road facade of the newly constructed building.

Alliance Worldwide Investigative Group, 23 Executive Park Drive - Sign (17.090)

APPROVED. Board approved a 53" x 46" (16.93 SF), one-sided, 6' height free-standing monument sign for the tenants located at 23 Executive Park Drive.

Devoe's Rainbow Orchards, 1569 Route 9 - Change of Use/Tenant (17.095)

TABLED. The applicant failed to appear.

Verizon Wireless Microcell (Walmart), 1549 Rt. 9 - Amendment to Site Plan (17.074)

PUBLIC HEARING SET. Board received a presentation to install a small cell ("micro cell") telecommunications antenna and related ground equipment on the northeast wall of the Walmart building. A Public Hearing was set by the Board for May 22, 2017.

Phantom Fireworks, 1542 Route 9 - Change of Use/Tenant & Sign (17.086/17.087)

APPROVED. Board approved the Change of Use/Tenant and Sign requests for a temporary outdoor tent display and sale of fireworks from June 22 - July 4 at the vacant site at 1542 Route 9, with the following conditions: (1) the tent shall be set back at least 20' from the Route 9 Right of Way; (2) temporary "No Parking" signs shall be placed on the property along the Route 9 frontage.

Keystone Novelties (Fireworks), 1516 Rt. 9 - Change of Use/Tenant & Sign (17.088/17.089)

APPROVED. Board approved the Change of Use/Tenant and Sign requests for a temporary outdoor tent display and sale of fireworks from June 23 - July 4 in the former Lewis Henry Auto Sales lot with the following condition: (1) the tent shall be set back at least 20' from the Route 9 Right of Way.

Keystone Novelties (Fireworks), 1707 Rt. 9 - Change of Use/Tenant & Sign (17.054/17.055)

APPROVED. Board approved the Change of Use/Tenant and Sign requests for a temporary outdoor tent display and sale of fireworks from June 23 - July 4 on the vacant pad space at the Shops of Halfmoon.

Walmart Online Pick Up, 1549 Route 9 - Amendment to Site Plan & Sign (17.075/ 17.037)

APPROVED. Board received a presentation and approved a request to construct an online pick-up canopy and parking area, along with related signs, with the following conditions: (1) the canopy color shall match an existing building color.

Rolling Hills Estates PDD Amendment, Liebich Lane - PDD Amendment Recommendation (17.101)

PUBLIC INFORMATION MEETING SET. Board received a presentation seeking to amend the existing Rolling Hills Estates PDD to: (1) add a vacant, land-locked 7.8 acre parcel near Liebich Lane to the boundaries of the PDD; and (2) add 100,000 SF to the maximum allowable Light Industrial - Commercial development within the PDD. The Board set a Public information Meeting, with expanded notice, for May 22, 2017.

Old Business:

The Kensington II PDD, Stone Quarry Road - Site Plan (17.083)

TABLED/REFERRED TO AGENCIES. Board received a presentation on a site plan request to construct a 60-unit residential apartment development. The Board referred the project to the Town Engineer and relevant agencies for review.

Fairways of Halfmoon Brew Pub, 17 Johnson Rd. - Site Plan & Special Use Permit (17.003/17.004)

APPROVED. Board approved a revised plan to construct a 1,967.5 SF addition to the existing golf course clubhouse facility for the purpose of establishing a brew pub and expansion of the existing pro shop, with the following conditions: (1) the brew pub shall close by 11:00 pm; (2) no live entertainment/music shall be permitted in the pub; (3) there shall be no advertising of the brew pub as a stand alone business; (4) this shall be the last addition to the building.

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

POSITIVE RECOMMENDATION. Board issued a Positive Recommendation to the Town Board for a proposed PDD Amendment to add approx. 6.75 acres to the County Waste PDD for the purpose of constructing five "flex" space light industrial/commercial buildings, totaling 46,500 SF.

The Next Planning Board Meeting will be May 22, 2017