



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**November 13, 2017 - 7:00 pm**

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

**Approval of Minutes – October 23, 2017 - APPROVED**

#### ***Public Hearings:***

**Snyder's Restaurant, 1707 Route 9 - Minor Subdivision (17.162)**

**PUBLIC HEARING HELD /APPROVED.** Board held a Public Hearing and subsequently approved a subdivision of a 20,515 SF parcel from the existing 7.10 acre lot.

**Subdivision of Lands of Crescent City Mobile Home Park, 1407 Route 9 - Mobile Home Park Amendment Recommendation & Minor Subdivision (17.213 & 17.192)**

**PUBLIC HEARING HELD/APPROVED.** Board held a combined Public Hearing and subsequently granted a Positive Recommendation to the Town Board to amend the Mobile Home Park to remove a 0.81 ac. parcel from the 18.67 acre park. The Board held the Public Hearing for the Minor Subdivision open pending action by the Town Board on the Mobile Home Park Amendment.

#### ***New Business:***

**Uhaul, Hudson River Self Storage, 423 Hudson River Road - Change of Tenant & Sign (17.222 & 17.223)**

**APPROVED.** Board approved new tenant and sign requests to allow for a portion of the existing self-storage site to be utilized for U-Haul Rentals and associated signage.

**Bayberry Drive Subdivision - Major Subdivision (17.221)**

**TABLED/REFERRED TO AGENCIES.** Board received a presentation on a concept plan to subdivide the existing 8.52 acre parcel into five new single-family home lots. The Board tabled the request and referred it to the Town Engineer and other agencies for comment.

**421 Flex Park Amendment, 421 Route 146 (Parkford PDD & SEDC/NYSEG PDD) - PDD Amendment Recommendation (17.214)**

**POSITIVE RECOMMENDATION.** Board received a presentation on a PDD Amendment Recommendation request to amend the boundaries of the Parkford PDD and SEDC/NYSEG PDD to add an 8.65 acre parcel to the Parkford PDD boundaries. The Board issued a Positive Recommendation to the Town Board.

**413 Rt. 146 Office Building - Site Plan (17.181)**

**TABLED/REFERRED TO AGENCIES.** Board received a presentation on a concept plan to construct a 15,000 SF office building at 413 Route 146. The Board tabled the request and referred it to the Town Engineer and other agencies for comment.

**Old Business**

**Nordic Property Services, 79 Ushers Road- Commercial Site Plan (17.076)**

**APPROVED.** Board received a presentation and approved a revised plan to construct a 3,840 SF storage building and outside material storage bins for a landscaping business.

**Al-Arqam Center of Saratoga, Inc., 185 Guideboard Road - Addition to Site Plan (17.183)**

**APPROVED.** Board approved the request to amend the existing site plan to add a playground area, gravel parking, storage shed, enclosed entrance and added landscaping with the conditions that (1) the request of the Fire Department related to fire lane marking be completed; (2) existing drainage patterns along the northwestern property line shall not be affected by the improvements; (3) use of the outdoor play ground shall be from dawn to dusk.

**The Next Planning Board Meeting will be Monday, November 27, 2017**