



Town of Halfmoon Planning Board

DECISIONS

April 10, 2017 - 7:00 pm

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

Approval of Minutes – March 27, 2017 APPROVED

Public Hearing:

Fairways of Halfmoon Brew Pub (formerly Hank Hudson Brewing Co.), 17 Johnson Road - Site Plan & Special Use Permit (17.003 & 17.004)

PUBLIC HEARING/TABLED. Board held a Public Hearing, received comments from the public and tabled the requests pending a response by the applicant regarding concerns raised by the Fire Department.

New Business:

The Kensington, 1 Kensington Court - Sign (17.062)

TABLED. This item was removed from the agenda prior to the meeting at the request of the applicant.

American Promotional Events/ TNT Fireworks, 1549 Route 9 (Walmart) - Change of Use/Tenant & Signs (17.063/17.064)

APPROVED. Board approved the Change of Use/Tenant and Sign requests for a temporary outdoor tent display and sale of fireworks from June 20 - July 5 in the Walmart parking lot.

Dorough Construction Office & Storage Facility, 77 Ushers Road - Site Plan (17.065)

TABLED/REFERRED TO AGENCIES. Board received a presentation on a request to construct a 4,800 SF office and storage facility/garage for a construction business. The request was tabled and referred to the Town Engineer and other agencies for review.

Our Place Bar & Grill Seasonal Outdoor Patio, 46 Rt. 146, - Site Plan (17.060)

TABLED/REFERRED TO AGENCIES. Board received a presentation on a request to construct a 37' x 32.5' seasonal outdoor patio seating area for up to 40 patrons. The request was tabled and referred to the Town Engineer and other agencies for review.

Ellsworth I Solar, 100 Pruyn Hill Road - Site Plan & Special Use Permit (17.051 & 17.052)

Ellsworth II Solar, 100 Pruyn Hill Road - Site Plan & Special Use Permit (17.071 & 17.072)

Johnson Property Subdivision, 100 Pruyn Hill Road - Minor Subdivision (17.068)

TABLED/REFERRED TO AGENCIES. Board received a presentation on subdivision and site plan review requests to construct two 2mW solar arrays (farms). The request was tabled and referred to the Town Engineer and other agencies for review.

Old Business:

Stewarts Shop #305, 1859 Route 9- Site Plan & Sign (17.007/17.009)

APPROVED. Board received a presentation on a revised plan and subsequently approved the site plan and sign requests with the following conditions: (1) the proposed stone facade shall be extended 30' along the north side of the building from the Rt. 9 side; (2) the existing mature trees along the north side of the building shall remain; (3) the proposed free-standing sign shall be no higher than the existing free-standing sign (approx. 12'); (4) a revised site plan addressing these conditions and any remaining issues of the Town Engineer shall be submitted for review/approval of the Town Engineer.

**The Next Planning Board Meeting will be
April 24, 2017**