



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**June 26, 2017 - 7:00 pm**

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

**Approval of Minutes – June 12, 2017 APPROVED**

#### **Public Hearing:**

**Lands of Baker Subdivision & Duplexes, 84 & 88 Fellows Road - Minor Subdivision & Special Use Permit (17.113/17.114)**

**APPROVED.** Board held a Public Hearing and subsequently approved a request to reconfigure and subdivide three existing lots to create a total of four lots and allow the construction of two duplex homes.

#### **Public Information Meeting:**

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

**NEGATIVE RECOMMENDATION.** Board held a Public Informational Meeting on the PDD request to construct 66 single family homes, clustered on a 90.3 acre parcel located off Farm to Market Road, near the Cary Road/Angle Lane intersection. Members of the public spoke, primarily expressing traffic-related concerns. The Board issued a Negative Recommendation to the Town Board. (7-0 vote)

**Graybar Electric Co. Inc., 2 Werner Road- PDD Amendment Recommendation (17.073)**

**POSITIVE RECOMMENDATION.** Board held a Public Informational Meeting regarding a proposed PDD amendment request to allow a warehouse/office/wholesale facility with outside storage and reduced minimum setbacks. Members of the public spoke, primarily expressing concern related to potential impacts of truck traffic on Werner Road and NYS Rt. 146, and the potential impacts on neighboring residential properties. The Board issued a Positive Recommendation to the Town Board. (7-0 vote)

#### **New Business**

**NY Healthy Eats.com Food Trailer, 21 Corporate Dr. - Change of Use/Tenant (17.135)**

**APPROVED.** Board approved the seasonal use of a portion of the parking lot at 21 Corporate Drive for a food trailer during lunch hours Tuesday, Wednesday and Thursday through October 31, 2017.

**Jay's Auto II, 7 Freeman Lane - Change of Use/Tenant (17.137)**

**APPROVED.** Board approved the former site of MJB automobile repair and sales for a similar use, with a condition that up to five (5) cars may be sold at one time and the applicant's existing site at 457 Rt. 146 is brought into compliance with the last approved site plan as it relates to parking.

**Paar Estates of Halfmoon PDD Phasing Plan, Farm to Market Road - Site Plan (17.138)**

**APPROVED.** Board approved a phasing plan for the construction and dedication of the infrastructure for the previously approved 130 unit residential Planned Development District (PDD), with a condition that the phasing shall not violate any provisions of the PDD.

**Subdivision Lands of Arthur and Gale Hayner, 112 Plant Road - Minor Subdivision (17.139)**  
**TABLED/PUBLIC HEARING SET.** Board received a presentation for a four lot residential subdivision and set a Public Hearing for July 10, 2017. The Board tabled the application and referred the project to the Town Engineer and other agencies for review and comment.

**Newmeadow School, 23 Sitterly Road - Site Plan (Driveway) (17.132)**  
**TABLED/REFERRED TO AGENCIES.** Board received a presentation to revise the approved site plan to modify the driveway and site circulation. The Board tabled the application and referred the project to the Town Engineer and other agencies for review and comment.

**Sysco Albany LLC, 1 Liebich Lane - Site Plan (Driveway) (17.136)**  
**TABLED/REFERRED TO AGENCIES.** Board received a presentation to revise the approved site plan to modify the employee parking lot access from Liebich Lane. The Board tabled the application and referred the project to the Town Engineer and other agencies for review and comment.

**Old Business**

**Effie's Boutique/1 Birchwood Drive Site Plan, 1 Birchwood Drive - Site Plan (15.003)**  
**TABLED/REFERRED TO AGENCIES.** Board received a presentation for a revised site plan request to construct a 1,768 SF clothing boutique shop. The Board tabled the project and referred the application to the Town Engineer and other agencies for review and comment.

**The Next Planning Board Meeting will be July 10, 2017**