



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**November 13, 2018 - 7:00 pm**

**Planning Board Workshop – Open to the Public – Conference Room – 6:15 pm**

**Approval of Minutes – October 22, 2018 APPROVED**

**Public Hearing:**

**Tabor Road LLC 4-Lot Subdivision - Minor Subdivision (18.169)**

PUBLIC HEARING HELD/TABLED. Board held a Public Hearing and tabled the request pending a site visit by a committee of the Board.

**New Business:**

**CM School of Fine Arts, 1505 Route 9 (Glennpeter Plaza) - Sign (18.181)**

APPROVED. Board approved three (3) signs, including replacement panels for the existing wall-mounted sign (Rt.9 facade) and plaza sign, and a wall-mounted sign on the southern facade.

**Lightning in the Woods, 41 Outlook Drive South - Home Occupation (18.178)**

PUBLIC HEARING SET. Board set a Public Hearing for November 26, 2018 for a home-based woodworking business.

**Duke's Grove Pole Barn & Shed, 486 Hudson River Road- Site Plan (18.155)**

TABLED/REFERRED TO AGENCIES. Board received a presentation for a 2,880 SF pole barn/bocce court and 96 SF shed and referred the project to the various agencies and the Town Engineer (CHA) for technical review.

**Halfmoon Healthcare Campus PDD Amendment, Rt. 146 - PDD Recommendation (18.184)**

POSITIVE RECOMMENDATION. Board issued a Positive Recommendation for a PDD amendment to add independent living facilities and senior living residential units as allowed uses.

**Fiorello Pharmaceuticals, Inc./FP Wellness, 1675 Route 9 (J. S. Watkins Plaza) - Change of Use/Tenant & Sign (18.183/18.187)**

APPROVED. Board approved the use of approximately 1,917 SF for a retail dispensary for cannabis, as permitted, regulated and governed by the State of New York, and related signage.

**Old Business:**

**Chatpata Pak-Indian Cuisine, 1683 Route 9 (St. John Plaza) - Sign (18.177)**

APPROVED. Board approved a replacement wall-mounted sign for a new restaurant.

**Griner Subdivision (2 Lot Subdivision & Lot Line Adjustment), 32 Linden Dr. - Major Subdivision (18.142)**

APPROVED. Board approved the subdivision and lot line adjustment with conditions related to landscaped buffering along the northern property line.

**Klapija Duplex, 281 Grooms Road - Special Use Permit (18.093)**

PUBLIC HEARING SET. Board set a Public Hearing for November 26, 2018 for a proposed duplex.

**Route 9 Self Storage, 1751 Rt. 9 Rear - Site Plan (17.194)**

TABLED/REFERRED TO AGENCIES. Board received a presentation to revise the proposed grading and referred the plan to various agencies and the Town Engineer (CHA) for technical review.

**One-Four-Six Marketplace (fmr. Lawrence Circle Commercial Development),  
Rt. 146/Old Rt. 146/Lawrence Circle - Site Plan (16.151)**

TABLED/REFERRED. Board received a presentation for the construction of 112,500 SF of mixed retail/commercial development in nine (9) buildings on approx. 20.47 acres on Rt. 146 and Old Rt. 146.

**The Next Planning Board Meeting will be Monday, November 26, 2018**