



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**November 26, 2018 - 7:00 pm**

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

**Approval of Minutes – November 13, 2018 APPROVED**

#### **Public Hearing:**

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

PUBLIC HEARING HELD/DENIED. Board held a Public Hearing and subsequently denied a home-based woodworking business.

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

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved a duplex (two-family) home.

#### **New Business:**

**Maple Leaf Childcare Center, 41 Werner Road- Sign (18.186)**

APPROVED. Board approved a new free standing monument sign, with a condition that it shall be no higher than 6 ft. and no greater than 15 SF/side.

**P & M Construction, 1004 Hudson River Road - Sign (18.189)**

APPROVED. Board approved a 32 SF/side free standing monument sign to replace the existing sign.

**Beauty Lounge, 175 Route 236 - Change of Use/Tenant (18.185)**

APPROVED. Board approved the use of approx. 522 SF of the existing 3,000 SF building for a hair salon.

#### **Old Business:**

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

APPROVED. Board approved a four lot residential subdivision with the condition that a note shall be added to the plan stating that any grading of Lot #4 shall not adversely impact the adjoining property to the east.

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

APPROVED. Board approved a site plan to construct an approx. 2,880 SF pole barn and 96 SF shed.

**Giffy's Bar-B-Cue/Power's Pub Expansion, 130 Meyers Road - Site Plan (18.109)**

APPROVED. Board approved an approx. 1,566 SF (total) building addition and a deck on the existing renovated barn, with the following conditions: (1) the "Handicapped Parking Layout Alternative" shall be utilized; (2) The Town shall not be liable for any damages resulting from the planter located within the right-of-way; (3) The pedestrian route from the gravel parking area shall be paved and striped; (4) This approval shall expire in one (1) year; and (5) A revised plan shall be submitted and subject to final review by the Town Engineer.

**The Next Planning Board Meeting will be Monday, December 10, 2018**