



Town of Halfmoon Planning Board

DECISIONS

April 14, 2025 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – March 24, 2025 - APPROVED

New Business:

Valvoline Instant Oil Change, 1682 Rt 9 – Signs (25.047)

APPROVED. The Board approved the request to replace and upgrade all signage at the oil change facility.

Resolute Physical Therapy, 390 Rt 146 (Impact) – Change of Use/Tenant (25.030)

TABLED. The Board tabled the request to utilize the 1,105 SF space inside the Impact Athletic Center, pending receipt of additional Change of Use/Tenant applications from the property owner related to offsite parking.

Adirondack Taekwondo, 390 Rt 146 (Impact) – Change of Use/Tenant (25.041)

TABLED. The Board tabled the request to utilize the 1,009 SF space inside the Impact Athletic Center, pending receipt of additional Change of Use/Tenant applications from the property owner related to offsite parking.

Birdsall Excavation, 9 Morris Lane – Change of Use/Tenant (25.042)

APPROVED. The Board has approved the applicant's request to utilize an existing 4,000 SF storage (Bldg. 7S) for storage related to their construction business, with a condition that there shall be no outside storage.

Turf Bunny, 9 Morris Lane – Change of Use/Tenant (25.048)

TABLED. The applicant failed to appear.

KC Entities Inc., 77 Ushers Rd – Change of Use/Tenant (25.052)

APPROVED. The Board has approved the request to expand one of their existing businesses into approx. 2,700 SF of space recently vacated by another business, with a condition that all company vehicles shall be parked at the rear of the building.

Happy Island Hot Dogs and Catering, 1534/1540 Rt 9 – Change of Use/Tenant (25.038)

APPROVED. The Board approved the request for a mobile food (hot dog) cart to be located at 1534/1540 Route 9, with a condition that it shall not be located in the New York State right-of-way.

Shamrock Plaza Apartment, 1604 Rt 9 – Change of Use/Tenant (25.045)

APPROVED. The Board approved the request to convert the approx. 720 SF space above the Sump Pump Geeks building as a residential apartment.

Hanks Hollow Phasing Plan Revision, Seashore Way & Island Dr – Major Subdivision Amendment (25.026)

APPROVED. The Board approved the request to revise the phasing plan for the Hank's Hollow Subdivision to add 15 lots from Phase 2 into Phase 1.

Old Business:

Decicco Subdivision, 99 Button Rd – Minor Subdivision (24.189)

APPROVED. The Board approved the request to subdivide the existing parcel into two new lots for the Purpose of constructing a new home.

American Promotional Events/TNT Fireworks, 1549 Rt 9 (Walmart) – Change of Use/Tenant & Sign (25.019 & 25.020)

APPROVED. The Board approved the request to hold a temporary tent sale of fireworks from June 20 - July 5.

1542 Mixed Use Development, 1542 Rt 9 – Site Plan, Special Use & Major Subdivision (24.131, 25.024 & 25.031)

PUBLIC HEARING SET. The Board set a Public Hearing for May 12, 2025 for the proposed mixed-use commercial development.

MJ Properties Site Plan, 103 Tabor Road (west/adj. to 113 Tabor Rd.) – Site Plan (23.019)

TABLED. The Board tabled the proposed warehouse/flex space project pending further review by the Town Engineer.

The Next Planning Board Meeting will be Monday, April 28, 2025