



Town of Halfmoon Planning Board

DECISIONS

June 9, 2025 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – May 12, 2025 - APPROVED

Public Hearing:

1572 Rt 9 Branch Bank, 1572 Rt 9 – Site Plan & Special Use Permit (drive-thru) (24.152 & 24.158)

PUBLIC HEARING HELD & APPROVED. The Board held a Public Hearing and approved the request to construct a 2,600 SF bank and drive-thru.

New Business:

Reimer Heating, Cooling & Plumbing, 10 Corporate Dr – Change of Use/Tenant (25.069)

APPROVED. The Board approved the use of the 12,000 SF building for a heating, cooling and plumbing business.

Nice to Be Kneaded by Body Boutique, 1471 Rt 9 (Crescent Commons) – Change of Use/Tenant & Sign (25.075 & 25.076)

APPROVED. The Board approved the use of approx. 400 SF in the existing building at Crescent Commons for a massage and aesthetic services business, along with two business signs.

Legacy Structures, 4 Jones Rd – Change of Use/Tenant (25.046)

APPROVED. The Board approved the use of a portion of the parking lot for the display and sale of up to seven (7) tiny homes, with conditions relating to approval of a landscaping plan and the maximum number of structures.

DCG Development Building Amendment, 247 Grooms Rd – Site Plan (25.077)

TABLED & REFERRED TO AGENCIES. The Board received a presentation to amend a previously-approved Site Plan for a 20,000 Office building, and referred it to several agencies for review

Y & H Used Auto Sales & Service, 196 Guideboard Rd – Site Plan (25.071)

TABLED & REFERRED TO AGENCIES. The Board received a presentation on a proposed plan for a used auto sales and service facility, and referred it to several agencies for review.

Scannell Properties Warehouse Distribution Facility, Liebich Lane – Site Plan & Minor Subdivision (25.073 & 25.074)

TABLED & REFERRED TO AGENCIES. The Board received a presentation on a proposed plan to construct a 125,703 SF warehouse/distribution facility and a related two-lot subdivision and proposed Town road.

Old Business:

**Cannabis Central, 1520 Crescent – Vischer Ferry Rd – Site Plan, Special Use Permit & Sign
(24.149, 24.150 & 24.151)**

PUBLIC HEARING SET. The Board received a presentation on a revised plan to construct a drive-thru facility for the existing retail business and set a Public Hearing for June 23, 2025.

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

APPROVED. The Board received a presentation and approved a proposed 79,000 SF mixed-use commercial, retail and self-storage project, which included a four (4) lot subdivision and two (2) drive-thru facilities.

The Next Planning Board Meeting will be Monday, June 23, 2025