



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**July 28, 2025 – 7:00 p.m.**

**Board Workshop – 6:30 PM**

**Approval of Minutes – June 23, 2025 - APPROVED**

#### **Public Hearing:**

**110 Button Road Storage Building, 110 Button Road – Site Plan & Special Use (25.081 & 25.082)**

PUBLIC HEARING HELD AND APPROVED. The Board held a Public Hearing and approved the request to construct an approx. 5,000 SF accessory storage building for the existing contracting business.

#### **New Business:**

**Newmeadow Inc. Business Office, 12 Corporate Drive – Change of Use/Tenant (25.086).**

APPROVED. The Board approved the request to utilize 1,438 SF as an office for their business operations.

**Uncle Rico's Pizza – Halfmoon, 77 Dunsbach Road – Change of Use/Tenant (25.089)**

APPROVED. The Board approved the request to utilize 1,100 SF of commercial space as a pizzeria.

**Little Genius Center for Learning, 1406B Rt. 9 – Change of Use/Tenant & Sign (25.090 & 25.091)**

APPROVED. The Board approved the Change of Use and Sign requests to utilize 5,400 SF for a childcare facility.

**Hendrickson Fleet Services & Sign, 12B Corporate Drive – Change of Use/Tenant & Sign (25.094 & 25.095)**

TABLED. The Board tabled the request to utilize the 5,500 SF building to service emergency services vehicles pending further clarification regarding the use and proposed monument sign location.

**Rocks Two Holding/Rock's Automotive Site Plan, 190 Rt. 146 – Site Plan Renewal (25.092)**

APPROVED. The Board extended the Site Plan approval for the proposed parking lot expansion and related improvements for 60 days past the current expiration of 9/9/2025, therefore expiring on 11/9/2025.

**Grande Duplexes & Subdivision, 742 Hudson River Road – Minor Subdivision & Special Use (24.185 & 24.209)**

TABLED & PUBLIC HEARING SET. The Board received an application for a 3-lot subdivision and duplex proposal, and set a Public Hearing for August 25, 2025.

**Khater Duplex, 7 Terminal Road – Site Plan & Special Use (25.084 & 25.085)**

DENIED. The Board denied requests for a 392.5 SF addition and conversion to a two-family (duplex) home, due to the need for several area-related variances.

**Northway 8 Subdivision, Progress Drive – Minor Subdivision/Lot Line Adjustment (25.096)**

TABLED. The Board tabled a proposed 5-lot subdivision (lot line adjustment), and referred it to several agencies for review.

**One-Four-Six Marketplace – Phases 2 & 3, Old Rt. 146 & Rt. 146 – Site Plan (25.088)**

APPROVED. The Board approved the final Site Plan for Phases 2 and 3, which includes 50,500 SF of retail, restaurant and office space and 180 apartments in six (6) buildings.

**Old Business:**

**Farm-to-Market Road Self-Storage Phase II, 20 Farm-to-Market Road – Site Plan (25.009)**

APPROVED. The Board approved the request for Site Plan approval for Phase II with the condition that all landscaping and stormwater infrastructure must be constructed before issuance of a building permit.

**The Next Planning Board Meeting will be Monday, August 25, 2025**