



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**August 25, 2025 – 7:00 p.m.**

**Board Workshop – 6:30 PM**

**Approval of Minutes – July 28th, 2025 - APPROVED**

#### **Public Hearing:**

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

PUBLIC HEARING HELD & TABLED. The Board held a Public Hearing for a proposed three lot subdivision that includes the construction of two duplex homes and one single family home. The Board tabled the application to allow the applicant to provide additional information related to potential federal wetlands and acreage of disturbance.

#### **New Business:**

##### **Iroquois Healthcare Temporary Structure, 16 Executive Park Dr – Change of Use/Tenant (25.112)**

APPROVED. The Board approved the request to utilize an additional temporary trailer at the rear of the property conditioned on (1) no parking along Executive Park Drive and (2) expiration of approval 3/31/2027.

##### **Schoolhouse Construction Services, LLC, 8 Executive Park Dr – Change of Use/Tenant (25.109 & 25.110)**

APPROVED. The Board approved the request to utilize 7,986 square feet as office space for a construction management company.

##### **Something Secret Boutique, 217 Guideboard Rd – Change of Use/Tenant & Sign (25.114 & 25.115)**

APPROVED. The Board approved the Change of Use/Tenant and Sign requests to utilize 1,050 SF for a boutique.

##### **Capital District Cannabis & Wellness, 1508 Rt 9 – Change of Use/Tenant & Sign (25.117 & 25.118)**

APPROVED. The Board approved the request to utilize 1,800 SF of commercial space for a NYS licensed recreational/adult use cannabis dispensary, along with associated signage.

##### **Miranda Home Salon, 147 Pruyn Hill Rd – Home Occupation (Special Use) (25.111)**

PUBLIC HEARING SET. The Board received an application for an in-home salon and set a Public Hearing on September 22, 2025.

##### **Hickok Woodin Road Subdivision, 77 Woodin Rd – Minor Subdivision (25.108)**

PUBLIC HEARING SET. The Board received a proposal for a two lot residential subdivision and set a Public Hearing for September 8, 2025.

##### **Northway 8 Golf Center Lot Line Adjustment, Progress Dr – Minor Subdivision (25.113)**

PUBLIC HEARING SET. The Board received a proposal for a lot line adjustment between two lots and set a Public Hearing for September 8, 2025.

**Bluebird Solar, 152 Cary Rd (SBL # 260.-2-24.21) – Site Plan & Special Use (25.106 & 25.093)**

TABLED. The Board received a presentation for a 5 MW (ac)/7.5 MW (dc) solar array on approx. 17.75 acres, tabled it and referred it to the Town Engineer and various agencies for review.

**Impact Athletic Parking/Grace Fellowship Church, 1 Enterprise Ave – Change of Use/Tenant (25.067)**

TABLED. The Planning Board tabled the request to utilize the existing parking lot for overflow parking, pending submittal of additional information by the applicant.

**Old Business:**

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

APPROVED. The Board approved the request for 1,105 SF of space to be used as a physical therapy office, with a condition related to offsite parking at Grace Fellowship Church.

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

APPROVED. The Board approved the request for 1,009 SF of space to be used as a martial arts training school, with a condition related to offsite parking at Grace Fellowship Church.

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

APPROVED. The Board approved the request for 5,500 SF of commercial space to be used as a Fire and EMS vehicle service site, along with associated signage.

**Architectural Glass & Metal, 3 Liebich Ln – Site Plan (25.087)**

APPROVED. The Board approved the proposed site plan to construct an equipment and material storage area for the existing business, conditioned on final review by the Town Engineer.

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

APPROVED. The Board approved the site plan to revise the parking layout for a proposed 20,000 SF professional office, conditioned on final review by the Town Engineer.

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

PUBLIC HEARING SET. The Board set a Public Hearing for October 14, 2025 for a proposed two-lot subdivision related to the proposed construction of a 125,703 SF (approx.) warehouse/distribution facility.

**The Next Planning Board Meeting will be Monday, September 8<sup>th</sup>, 2025**