



Town of Halfmoon Planning Board

DECISIONS

September 22, 2025 – 7:00 PM

Board Workshop – 6:30 PM

Approval of Minutes – September 8, 2025 APPROVED

Public Hearing:

Miranda Home Salon, 147 Pruyn Hill Rd - Home Occupation (Special Use) (25.111)

PUBLIC HEARING HELD AND APPROVED. The Board held a Public Hearing and approved a salon as a home occupation.

**Pugliese Lot Line Adjustment, 838 Hudson River Rd & SBL#274.-1-30.112 –
Minor Subdivision (25.119)**

PUBLIC HEARING HELD AND APPROVED. The Board held a Public Hearing and approved a lot line adjustment between two lots.

New Business:

St. Lukes on the Hill, 40 McBride Rd – Sign (25.128)

APPROVED. The Board approved the request to replace the existing free-standing, monument signage with a new sign.

Scarlett's Korner Consignments, 1603 Rt 9 – Change of Use/Tenant & Sign (25.133 & 25.134)

APPROVED. The Board approved the request to utilize 1,500 SF of commercial space as a consignment shop, along with related signage.

CZ's Hiltop, LLC, 39 McBride Rd – Minor Subdivision (25.129)

PUBLIC HEARING SET. The Board received a proposal for a subdivision and lot line adjustment involving four (4) existing lots and set a public hearing for October 27th, 2025.

The Next Planning Board Meeting will be Tuesday, October 14, 2025