



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**January 26, 2026 – 7:00 p.m.**

**Board Workshop – 6:30 PM**

**Approval of Minutes – January 12, 2026 - APPROVED**

#### **Public Hearings:**

**Dudek Subdivision, 129 Brookwood Rd – Minor Subdivision (25.162)**

APPROVED. Board approved a two lot residential subdivision.

**Mi Mexico Lindo Storage & Sign, 213 Fellows Rd – Change of Use/Tenant, Special Use Permit & Sign (25.131, 25.132 & 25.169).**

APPROVED. Board approved Change of Use/Tenant, Special Use Permit and Sign requests related to storage and parking for their restaurant and retail business.

**Tabor Road Light Industrial Subdivision, 103 Tabor Rd (260.-1-114) – Minor Subdivision (25.174)**

APPROVED. Board approved a four lot subdivision related to the previously-approved plan to construct four flex space warehouse/office buildings.

#### **New Business:**

**Mills Law Firm Sign, 1520 Crescent-Vischer Ferry Rd – Sign (26.006)**

APPROVED. Board approved the installation of two new signs for the existing law firm.

**Eco Lab, 9 Morris Ln – Change of Use/Tenant (25.194)**

APPROVED. Board approved 1,000 SF in Building 3 for the storage of equipment related to their pest control, hygiene and infection prevention business, with the condition that there shall be no outside storage.

**Monster Tree Service, 9 Morris Ln– Change of Use/Tenant (25.195)**

APPLICANT FAILED TO APPEAR.

**Vopelak Apartments, 482-484 Hudson River Rd – Site Plan (25.186)**

DENIED. Board denied the request to construct two new four unit apartment buildings, due to a determination that it constituted an expansion of a pre-existing, nonconforming use.

**Moore's Tree Service, 1000 Hudson River Rd – Site Plan & Special Use (25.188 & 25.189)**

PUBLIC HEARING SET. Board received a presentation on a request to construct a 1,950 SF storage building and set a Public Hearing for February 23, 2026.

**Next Generation Storage Container, 1890 Rt 9 – Site Plan (26.001)**

APPLICANT FAILED TO APPEAR.

#### **Old Business:**

**Before U Trade LLC, 461 Rt 146 – Change of Use/Tenant & Sign (25.192 & 25.193)**

APPROVED. Board approved the Change of Use/Tenant and Sign applications seeking approval to renovate the two existing buildings for the purpose of expanding their automotive wholesale and retail business.

**The Next Planning Board Meeting will be Monday, February 9, 2026**