



## **Town of Halfmoon Planning Board**

### **DECISIONS**

**March 23, 2026 – 7:00 p.m.**

#### **Board Workshop – 6:30 PM**

**Approval of Minutes – March 9, 2026 - APPROVED**

#### ***Public Hearing:***

#### **Coulombe & Coulombe Irrevocable Trust Lot line Adjustment, 5 Sunset Blvd & 62 Devitt Rd – Minor Subdivision (26.027)**

APPROVED. The Board approved the request for a lot line adjustment between two residential lots.

#### **Bowen & Everitt Lot Line Adjustment, 11 & 13 Canal Rd – Minor Subdivision (26.013)**

APPROVED. The Board approved a lot line adjustment between three lots, resulting in the consolidation of one lot into the remaining two residential lots.

#### **Rybaltowski Subdivision & Duplexes, 323 Grooms Rd – Minor Subdivision & Special Use Permit (26.034 & 26.035)**

APPROVED. The Board approved Minor Subdivision and Special Use Permit applications seeking to subdivide 323 Grooms Road into three lots for the purpose of constructing two new duplex/two-family homes, with conditions related to delineating the limits of construction and final engineering review.

#### ***New Business:***

#### **Savvy Care RN, 1547 Rt 9 – Change of Use/Tenant (26.053)**

APPROVED. The Board approved the application to utilize 2,250 SF of office space as an outpatient medical office, specializing in education and care for new mothers and infants.

#### **State Farm/Tim McGrath, 1471 Rt 9, Suite 106-107 – Change of Use/Tenant & Sign (26.044 & 26.045)**

APPROVED. The Board approved the application to utilize 1,440 SF of office space for an insurance and financial consulting sales and service office.

#### **Attuned Psychotherapy Collective, 21 Executive Park Dr – Change of Use/Tenant (26.051)**

APPROVED. The Board approved the application to utilize 2,200 SF of office space for a mental health and psychological counseling services office.

#### **1/2 Moon Tobacco, 1525 Rt 9 – Change of Use/Tenant (26.043)**

APPROVED. The Board approved the applicant to utilize 2,000 SF of vacant space for a retail business specializing in gifts, shirts, mugs, tobacco products and other retail items.

#### **Walmart Signs, 1549 Rt 9 – Sign (26.024)**

APPROVED. The Board approved a request to remove and replace all existing signage on the building and monument sign.

**Smith – Pettes 4 Lot Subdivision, Tabor Rd (SBL 260.0-1-48.15) – Minor Subdivision (26.039)**

TABLED & REFERRED TO AGENCIES. The Board tabled the application for a four lot single family home residential subdivision and referred it to several agencies for review.

**Geleta Subdivision, 212 Farm to Market Rd – Minor Subdivision (26.049)**

PUBLIC HEARING SET. The Board received a presentation on a proposed lot line adjustment between two residential lots and set a Public Hearing for April 27<sup>th</sup>, 2026.

**Old Business:**

**Al Arqam Center of Saratoga Expansion, 185 Guideboard Rd – Site Plan (24.154)**

APPROVED. The Board approved the Site Plan application seeking a 9,000 SF expansion with conditions related to maximum occupancy, scheduling and operations, and final engineering review.

**The Next Planning Board Meeting will be Monday, April 13, 2026**