



Town of Halfmoon Planning Board

DECISIONS

April 27, 2026 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – April 13, 2026 APPROVED

Public Hearings:

Geleta Lot Line Adjustment, 212 Farm to Market Rd – Minor Subdivision (26.049)

APPROVED. The subdivision application to convey approximately 1.68 acres from 212 Farm to Market Road to 216 Farm to Market Road was approved.

N.Lussier Duplex, 119 Beach Rd – Special Use Permit (26.056)

APPROVED. The special use permit application to demolish the existing single-family home and garage on the parcel and construct a two-family (duplex) home was approved.

New Business:

Dawson Senior Center PDD Signs, Walke Wy – Sign (26.061)

APPROVED. The application to install two new one-sided monument signs and a one-sided wall-mounted sign was approved with conditions related to height, location and deed filing with Saratoga County.

DS Threading & Waxing Salon, 1603 Rt 9 – Change of Use/Tenant & Sign (26.070 & 26.071)

APPROVED. The Change of Use/Tenant and Sign applications for a threading and waxing salon and related signs were approved.

Phantom Fireworks, 1525 Rt 9 – Change of Use/Tenant & Sign (26.062 & 26.063)

APPROVED. The Change of Use/Tenant and Sign applications for the temporary tent sales of legalized fireworks from June 20, 2026 – July 5, 2026 and related signs were approved.

Banquet Hall, 405 Hudson River Road LLC, 405 Hudson River Rd – Change of Use/Tenant (26.064)

APPROVED. The application to utilize the existing 6,940 SF building as a banquet hall and event venue was approved with conditions on no outside music or outside events.

Lussier Lot Line Adjustment & Subdivision, 30 & 32 Dunsbach Rd – Minor Subdivision (26.065)

DENIED. The application for a lot line adjustment and subdivision was denied due to the failure of the proposed lots to meet the minimum flag lot width (Sections 143-2 & 165-5).

AT&T Co-Location Upgrade, 950 Elizabeth St – Telecommunications Co-Location (26.050)

APPROVED. The application to upgrade co-located telecommunications equipment was approved.

Old Business:

Red Maple Duplexes, 9 & 11 Red Maple Ln – Special Use Permit (25.066)

APPROVED. The request to construct two (2) two-family/duplex homes was approved.

The Next Planning Board Meeting will be Monday, May 11, 2026