



## Town of Halfmoon Planning Board

### DECISIONS

May 11, 2026 – 7:00 p.m.

**Board Workshop – 6:30 PM**

**Approval of Minutes – April 27, 2026 - Approved**

#### **Public Hearing:**

**RIC Energy/Halfmoon Solar, 17 Upper Newtown Rd (SBL 274.-1-30.111) – Site Plan & Special Use APPROVED.** The applications seeking to construct a 3 MW (ac) solar array facility were approved conditioned on the installation of wildlife-friendly fencing and coordination with the Town Engineer and Hillcrest Fire Department on outstanding comments.

#### **New Business:**

**Northeast Controls Inc./NECI, 8 Enterprise Av – Change of Use/Tenant (26.080)**

**APPROVED.** The application to utilize a 10,200 SF building for crating, storage, and final shipping of assembled products was approved.

**Moon Exotic Smoke Shop, 1383 Crescent-Vischer Ferry Rd – Change of Use/Tenant & Sign (26.067 & 26.068)**

**TABLED.** The applications for a 1,500 SF smoke shop and retail store and related signage were tabled pending resolution by the property owner and NYS Dept of Transportation to allow use of the additional parking spaces in the State right-of-way.

**Vinny's Barbershop, 1521 Rt 9 – Change of Use/Tenant & Sign (26.075 & 26.076)**

**APPROVED.** The applications to utilize 915 SF of as a barber shop and related signage were approved.

**Center for Security, 1613 Rt 9 – Change of Use/Tenant & Sign (26.078 & 26.079)**

**APPROVED.** The applications to utilize approximately 6,000 SF of retail space for the purposes of retail sales and service of security products, locks, safes, and similar items, along with related signage, were approved.

**Zeltins Remodel/Duplex, 480 Hudson River Rd – Special Use Permit (26.072)**

**PUBLIC HEARING SET.** The Board was presented with an application seeking to convert the existing single-family home into a two-family/duplex and the Board set a Public Hearing for June 8, 2026.

**Fortune Construction Garage, 531 S. Main St – Site Plan & Special Use Permit (26.037 & 26.073)**

**DENIED.** The application to construct a 1,584 SF addition to the existing 4,701 SF building on the site was denied due to the inability to meet front yard and side yard setbacks.

#### **Old Business:**

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

**REFERRED TO AGENCIES.** The Board was presented with the application to construct 8 new apartments in two 4-unit multi-family residential apartment buildings and referred the Site Plan to the Town Engineer, Saratoga County Planning Board and Halfmoon-Waterford Fire Department.

**The Next Planning Board Meeting will be Monday, June 8, 2026**