



Town of Halfmoon Planning Board

DECISIONS

June 8, 2026 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – May 11, 2026 - APPROVED

Public Hearing:

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

APPROVED. Board held a Public Hearing and approved the Special Use Permit to allow the conversion of the existing single family residence to a two family (duplex) residence.

New Business:

Coca Cola Sign, 2 Vialetto Dr/Liebich Ln – Sign (26.084)

APPROVED. Board approved building signage for the Coca Cola warehouse/distribution facility currently under construction.

Dunkin Donuts/Walmart, 1549 Rt 9 – Change of Use/Tenant (26.081)

APPROVED. Board approved the use of approx. 2,050 SF of existing, interior retail space for a Dunkin' Donuts franchise location.

GF Haven (Small Bldg), 1516 Rt 9 – Change of Use/Tenant (26.083)

APPROVED. Board approved the use of the existing approx. 247 SF building for the sale of pre-packaged goods prepared off-site.

Roman Construction Services, 40 Farm to Market Rd – Change of Use/Tenant (26.094)

APPROVED. Board approved the use of 1,500 SF in Building 4, Unit A for the storage of supplies and equipment related to a construction business.

The Alchemist Esthetic, 13 Old Rt 146 – Change of Use/Tenant (26.095)

APPROVED. Board approved the use of approx. 193 SF of the 3,046 SF building for a sole proprietorship beauty services business.

Aurora Tattoo Society, 13 Old Rt 146 – Change of Use/Tenant (26.096)

APPROVED. Board approved the use of approx. 811 SF of the 3,046 SF building for a tattoo and piercing studio.

Miles Per Mutt, 1 Vosburgh Rd – Change of Use/Tenant (26.097)

APPROVED. Board approved the use of approx. 105 SF for an administrative office for a dog walking and pet sitting business.

Honest Johnny's, 1917 Rt 9 – Change of Use/Tenant & Sign (26.102 & 26.091)

APPROVED. Board approved the use of 5,000 SF of the 10,000 SF building, and related signage, for a light mechanical automotive repair facility.

Haney's Garage Fence Relocation, 32 Rt 146 – Site Plan (26.077)

APPROVED. Board approved the enlarged and relocated fence for a motor vehicle impound area.

Moquist Subdivision, Rt 236 (SBL# 273.17-1-13) – Minor Subdivision (26.093)

PUBLIC HEARING SET. Board set a Public Hearing for June 22, 2026 for a proposed two lot single family home subdivision.

115 Vosburgh Road Subdivision, 115 Vosburgh Rd – Major Subdivision (25.182)

TABLED & REFERRED TO AGENCIES. Board received a presentation for a 22 lot single family home subdivision and referred it to the Town Engineer and Fire Department for review.

1478 Crescent-Vischer Ferry Self-Storage, 1478 Crescent-Vischer Ferry Rd – Site Plan (26.054)

TABLED & REFERRED TO AGENCIES. Board received a presentation for a 99,900 SF self storage and RV/boat storage facility and referred it to the Town Engineer, Fire Department and Saratoga County Planning Board for review.

Old Business:

B.Lussier/Residences at Beach Road LLC Duplex, 117 Beach Rd – Special Use Permit (26.057)

PUBLIC HEARING SET. Board set a Public Hearing for June 22, 2026 for the proposed construction of a two-family (duplex) residence.

Fay Inovlotska Bakery, 10 Rt 236 – Site Plan (26.007)

APPROVED. Board approved the conversion and renovation of the existing residence to a wholesale bakery and residence, with conditions related to: (1) maximum of 3 vehicles and 1 delivery vehicle; and (2) no parking on Route 236.

Sweeney Residential Planned Development District, 99 Staniak Rd – PDD Recommendation (25.191)

PUBLIC INFORMATIONAL MEETING. Board received an update on the proposed 30 lot single family home Planned Development District and set a Public Informational Meeting for July 27, 2026.

Halfmoon Sports Center/Northway 8 Athletic Complex, Progress Drive - Site Plan & Minor Subdivision (26.085/25.160 & 25.161)

TABLED & REFERRED TO AGENCIES. Board received a presentation on the updated plan to construct two outdoor soccer fields and an indoor field and training facility, and referred it to the Town Engineer, Fire Department and Saratoga County Planning Board for review.

The Next Planning Board Meeting will be Monday, June 22, 2026