



Town of Halfmoon Planning Board

DECISIONS

June 22, 2026 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – June 8, 2026 APPROVED

Public Hearings:

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

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

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

APPROVED. Board held a Public Hearing and approved the two lot single family home residential subdivision.

New Business:

Healthy Living, 1 Old Rt 146 (SBL #272.10-1-23.1) - Sign (26.100)

APPROVED. Board approved building signage for the new grocery market under construction at the One Four Six Marketplace.

Casella Recycling, Inc., 417 Rt 146 – Sign (26.109)

APPROVED. Board approved building signage for the recycling facility.

Casella Waste Systems, 411 Rt 146 – Sign (26.110)

APPROVED. Board approved building signage for the waste management company office building.

Aurora Tattoo Society, 13 Old Rt 146 – Sign (26.115)

TABLED. Applicant failed to appear.

Savvy Care, RN, 1547 Rt 9 – Sign (26.117)

APPROVED. Board approved building and free-standing signage for the outpatient medical services company.

Sump Pump Geeks, 217 Guideboard Rd (Country Dollar Plaza) – Change of Use/Tenant & Sign (26.118 & 26.119)

APPROVED. Board approved the use of 1,100 SF of the 43,545 SF retail plaza building and related building signage for a basement waterproofing and moisture control services retail showroom.

Erie Canalway Heritage Fund, Inc., 1407 Rt 9, Bldg. 1, Suite 201 – Change of Use/Tenant (26.101)

APPROVED. Board approved the use of 2,000 SF of the 10,138 SF office building as an administrative office for the non-profit historical advocacy organization.

Spirit Halloween, 1701 Rt 9 – Change of Use/Tenant & Sign (26.105 & 26.106)

APPROVED. Board approved the use of 9,000 SF of the 14,656 SF building and related building signage from August 1, 2026 – November 15, 2026 for the seasonal retail business.

Black Cherry Parlor, 457 Rt 146 – Change of Use/Tenant (26.107)

APPROVED. Board approved the use of the 1,701 SF building for a beauty services business.

Iridium Aesthetics, 1524 Rt 9, Suite B – Change of Use/Tenant (26.108)

APPROVED. Board approved the use of 1,200 SF of the 4,995 SF building for a medical aesthetics and wellness practice.

Veno Properties, 440 Rt. 146 – Change of Use/Tenant (26.111)

APPROVED. Board approved the use of the 1,768 SF building for a property management services business, with a condition that there shall be no outside storage.

Pet Perfection, Inc., 15 Rt. 236 – Change of Use/Tenant & Sign (26.113 & 26.114)

APPROVED. Board approved the use of 1,200 SF of the 7,260 SF retail plaza building and related signage for a dog grooming services business.

Fast Lane Automotive Sales, 1540 Rt 9 – Change of Use/Tenant & Sign (26.086 & 26.087)

APPROVED. Board approved the use of the 899 SF building for an automotive sales office, the use of the 3,330 SF building for automotive mechanical repairs, 30 parking spaces for the display and sale of automobiles and related signage.

Juniper Ridge (fmr. Betts Farm) Phase 3 – Amendment to Final Subdivision (26.098)

APPROVED. Board granted final approval for Phase 3 of the Juniper Ridge residential subdivision.

Re-subdivision & Consolidation of Fairway Meadows Phase 3, Timothys Wy, Back Spin Dr & Harper Dr – Minor Subdivision (26.055)

PUBLIC HEARING SET. Board set a Public Hearing for July 27, 2026 for a proposed lot consolidation and reconfiguration to create three single family home residential lots.

Old Business:

Riebel Subdivision, 1431 Rt 9 – Minor Subdivision & Special Use (26.026 & 26.112)

PUBLIC HEARING SET. Board set a Public Hearing for July 27, 2026 for the proposed two lot single family home residential subdivision.

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

PUBLIC HEARING SET. Board set a Public Hearing for July 27, 2026 for the proposed four lot single family home residential subdivision.

Next Generation Storage Container, 1890 Rt 9 – Site Plan (26.047)

APPROVED. Board approved the Site Plan request seeking the installation of a 424 SF accessory storage container.

QuickChek Fuel & Convenience, 1483 Rt 9 – Site Plan & Sign (26.028 & 26.103)

APPROVED. Board approved the Site Plan and Sign applications seeking the construction of a 5,852 SF convenience store and 6 island/12 pump gas canopy and related signage, with conditions related to (1) the maximum height of the pylon sign shall be 12'; and (2) final approval by the Town Engineer on a revised landscaping plan.

The Next Planning Board Meeting will be Monday, July 27, 2026