



Town of Halfmoon Planning Board DECISIONS

July 27, 2026 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – June 22, 2026 – APPROVED

Public Hearings/Public Information Meetings:

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

APPROVED. A Public Hearing was held, and the Board approved the subdivision of a 0.68-acre lot into two lots (0.23 acres and 0.45 acres).

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

TABLED. A Public Hearing was held on a proposed four lot single family home residential subdivision, and the Board tabled the application pending further review.

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

APPROVED. A Public Hearing was held and the Board approved a request to consolidate 13 vacant lots and the unbuilt section of Timothy's Way in the Fairway Meadows subdivision and re-subdivide it into three single family home lots, with the condition that Harper Drive must be constructed and dedicated to the Town prior to the issuance of certificates of occupancy for the three new lots.

Sweeney Residential PDD, 99 Staniak Rd – PDD Recommendation (25.191) (PIM)

POSITIVE RECOMMENDATION. The Board held a Public Informational Meeting and issued a Positive Recommendation to the Town Board for the creation of a 30-unit single-family residential Planned Development District (PDD).

New Business:

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

APPROVED. The Board approved the request for a new free-standing sign.

Next Generation Roofing, 1890 Rt 9 - Sign (26.120)

APPROVED. The applicant's request for four new signs was approved conditioned on the following as it relates to the digital sign: (1) shall include an automatic nighttime dimmer; (2) shall only advertise on-site businesses (Town Code requirement); and (3) messaging shall not change at a rate greater than 1 message/20 seconds (Town Code requirement).

Iridium Aesthetics, 1524 Rt 9, Suite B – Sign (26.127)

TABLED. The applicant failed to appear.

Hilltop Storage Sign, 7 Kennedy Ln – Sign (26.134)

TABLED. The applicant failed to appear.

Mother Teresa Academy, 5 Executive Park Dr – Change of Use/Tenant & Sign (26.059 & 26.099)

APPROVED. The request to utilize 8,000 square feet as an administrative office for a private school and for corresponding signage was approved.

Maviro, 3 Liebich Ln, Suite 1 – Change of Use/Tenant (26.121)

APPROVED. The request to utilize 4,000 square feet of office and warehouse space for an environmental services business was approved conditioned on the applicant not storing any impacted material/waste onsite except in trucks located outside of the building.

Brows & Beauty, 1525 Rt 9 – Change of Use/Tenant (26.116)

APPROVED. The request to utilize 1,300 SF of commercial space as a beauty parlor was approved.

Lil Lambs Christian Daycare Inc, 1406 U.S. Route 9 Suite B/C – Change of Use/Tenant (26.125)

APPROVED. The request to occupy 5,400 SF as a daycare center was approved.

Webb Consulting LLC, 17 Executive Park Dr – Change of Use/Tenant (26.126)

APPROVED. The request to occupy 3,986 SF of office space for an IT support business was approved.

Pacemaker Audio, 429 Rt 146 – Change of Use/Tenant (26.128)

APPROVED. The request to occupy the 600 SF building as an appointment-only recording studio was approved.

Zest Asian Bistro, 1519 Rt 9 – Change of Use/Tenant & Sign (26.130 & 26.131)

APPROVED. The request to occupy 4,070 SF for a restaurant and the installation of 5 wall-mounted, internally lit signs was approved with the condition that any future landscaping, paving and parking space improvements shall be reviewed by the Town Engineer.

Wise Financial, 30 Corporate Dr – Change of Use/Tenant & Sign (26.129 & 26.132)

APPROVED. The request to occupy 8,692 SF for a financial services company and for associated signage was approved.

Burger King Remodel, 1699 Rt 9 – Site Plan (26.124)

REFERRED TO AGENCIES. The proposed site plan amendment seeking a remodel of the fast-food restaurant was tabled to allow review from the applicable agencies.

One Four Six Marketplace Off-Site Mitigation & Phasing Plan, Rt 146 & Old Rt 146 – Site Plan Amendment (26.123)

TABLED. The request to modify a condition of the Site Plan approval was tabled pending review by the Town Engineer and submittal of additional information by the applicant.

The Next Planning Board Meeting will be Monday, August 24, 2026