



Town of Halfmoon Planning Board

DECISIONS

August 24, 2026 – 7:00 p.m.

Board Workshop – 6:30 PM

Approval of Minutes – July 27, 2026 - APPROVED

New Business:

Haven Breakfast & Lunch Sign, 1516 Rt 9 – Sign (26.139)

APPROVED. The applicant's request to install a 55 SF free-standing sign to read "Haven Breakfast & Lunch" was approved.

Recovery Therapeutic Massage, 440 Rt 146 – Change of Use/Tenant (26.136)

APPROVED. The applicant's request to utilize 1,156 square feet of office space for therapeutic massage services was approved.

St Johns Plaza Tenant Reorganization, 1683 Rt 9 - Change of Use/Tenant (26.140)

APPROVED. The applicant's request to reorganize existing tenants at their strip mall following two expected vacancies was approved on the condition that the spaces have proper ventilation to prevent...

New Leaf Energy (NLE) Charging Stations, 1695 Rt 9 – Site Plan (26.133)

APPROVED. The applicant's request to install a 4,235 square foot canopy and eight electric vehicle charging stations for 16 vehicles in the parking lot at Raymour and Flanagan was approved.

Fairways of Halfmoon Golf Course Kitchen Expansion, 17 Johnson Rd – Site Plan & Special Use Permit (26.138 & 26.137)

PUBLIC HEARING SET. The Board set a Public Hearing for September 28, 2026 for a request to expand the existing kitchen by 286 square feet.

Old Business:

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

APPROVED. The applicant's request to install for two monument sign panels was approved.

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

APPROVED. The applicant's request for a 16 square foot one-sided free-standing sign to advertise their storage business was approved.

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

PUBLIC HEARING SET. The Board set a Public Hearing for September 14, 2026 for a request to adjust lot lines and subdivide the properties located at 30 & 32 Dunsbach Road.

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

PUBLIC HEARING SET. The Board set a Public Hearing for a request to construct a 1,584 SF garage addition to an existing construction business building.

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

APPROVED. The applicant's request to subdivide an existing lot into four new single family home lots was approved with the condition that a fire hydrant shall be located approximately 200 feet from Tabor Road and less than 500 feet from the furthest proposed home.

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

APPROVED. The request to revise the conditions of Site Plan approval was approved to allow for the issuance of one certificate of occupancy prior to completion of the road improvements, with the condition that the applicant shall comply with the recommendations of the Town Engineer.

The Next Planning Board Meeting will be Monday, September 14, 2026