



Town of Halfmoon Planning Board

Decisions

August 28, 2023 – 7:00 pm

Planning Board Workshop – 6:30 PM

Approval of Minutes – August 14, 2023 – APPROVED

Public Hearing:

Coulombe Lot Line Adjustment, 226 Brookwood Rd & 5 Ceremuga Ct – Minor Subdivision (23.124)

APPROVED. A Public Hearing was held and the Board approved a lot-line adjustment between two lots.

New Business:

Summit Senior Living, 29 Sitterly Rd – Sign (23.139)

APPROVED. Board approved a new sign ("Option A") for the Summit of Halfmoon Senior Living Facility.

Prestige Services Office, 3 Cemetery Rd – Change of Use/Tenant (23.146)

APPROVED. Board approved the use of 3,040 SF for an office related to their existing business.

Platinum Hair Studio, 1385 Crescent Vischer Ferry Rd – Change of Use/Tenant & Sign (23.151 & 23.152)

APPROVED. Board approved the use of 1,000 SF of space for a hair & beauty salon, with new signage.

Upstate Grapplers Club, 15 Liebich Ln – Change of Use/Tenant & Sign (23.140 & 23.141)

APPROVED. Board approved the use of 5,000 SF of space for a martial arts/grappling studio, with new signage.

Empire Adas, 1917 Rt 9 – Change of Use/Tenant & Sign (23.142 & 23.138)

APPROVED. Board approved the use of 12,000 SF of space for a calibration service center, with new signage.

Main Street Barber, 10 Johnson Rd – Home Occupation & Sign (23.147 & 23.148)

PUBLIC HEARING SET. Board set a Public Hearing September 25, 2023 for a proposed home occupation.

Bridgewater 1 Solar, 6 Brookwood Rd – Site Plan (Renewal) (23.153)

Bridgewater 2 Solar, 4 Brookwood Rd - Site Plan (Renewal) (23.154)

APPROVED. Board re-approved the site plans for a proposed solar farm development at 4 & 6 Brookwood Road.

Dawson Senior Center PDD, 200 Pruyn Hill Rd – Major Subdivision & Site Plan (23.093 & 23.125)

PUBLIC HEARING SET. Board set a Public Hearing September 25, 2023 for a Major Subdivision related to a proposed senior living facility and townhome development.

Old Business:

ELP Halfmoon Solar, 48 Smith Rd – Site Plan & Special Use Permit (23.047 & 23.048)

APPROVED. Board approved the revised Site Plan and Special Use Permit for a proposed solar farm.

The Next Planning Board Meeting will be Monday, September 11, 2023