



**Town of Halfmoon**  
**2015 Zoning Review Committee**  
**Halfmoon Town Hall**  
**7:00 P.M.**  
**December 18, 2014**  
**Summary Meeting Notes**

Attendance: Committee Members (voting): Fred Bahr, Wayne Allen; Committee Members (non-voting): Jim Bold, Jeff Burdyl; Town Board/Staff: Rich Harris.

Summary notes approved.

J.Bold discussed status of Town roads and wear and tear of secondary roads; general discussion of how roads are funded, lack of highway tax in Halfmoon and need to address condition of roads; Committee agreed that Town needs to invest more in maintaining Town roads; Committee discussed wording of new recommendation; F.Bahr recorded and will add to triage chart.

J.Bold discussed farming recommendations in triage chart; overall satisfied with agreed wording. J.Burdyl suggests farmer survey to educate them on importance of maintaining farming; committee discussed need to make any farm preservation ideas or programs voluntary and recommend outreach and education to go with that.

J.Bold discussed conservation easement as method to preserve lands and keep taxes down for owner; committee interested in concept but question raised regarding actual impact on taxes.

Discussion turned to triage chart items left to be completed/discussed (distributed version last revised 9/23/2014); Committee skipped first item (#3 - clarify vague definitions in Town code), raised by B.Lamere, and will discuss at future meeting.

R.Harris discussed item #10 (follow through of public benefits) and stated few public benefits that were due to be completed have not been completed; he explained many public benefits are part of projects not completed or dependent on a certain phase or stage of development that has not occurred yet; committee discussed clear timelines for completion and recent efforts by Planning Board and Town Board to put deadlines in new PDDs. F.Bahr to revise public benefits recommendation, to better define timing for completion and improve public awareness of public benefits.

W.Allen discussed #28 (zoning changes and proposed classifications by W.Allen) and recommends Town hire professionals to critically analyze and consider zoning changes, taking projected growth into consideration and infrastructure needs; to consult with standing committees like Planning Board, Zoning Board of Appeals, Town Board and other committees.

Committee agreed with existing wording for #38 (need to incorporate trails and open space in developments); no change necessary.

Committee discussed #42 (designate cluster areas and incentives); recommendation that wording needs to quantify incentives to be offered for clustering.

Committee recommends #48 (encourage professional office development) is an item for the Business and Economic Development to further study and recommend.

Committee to further discuss #51 (identify further changes to PDDs) with B.Lamere.

Committee recommends incorporating #56 (decreasing density of development in southwest quadrant of Town) into recommendation #24 (consider zoning of 5/3/1/5 acres from north to south of Town for new major subdivisions).

Committee agreed that #60 (encourage clustering) incorporated already in #42 (designate cluster areas and incentives).

Committee agreed #58 (open space preservation tools) already incorporated in other recommendations (#11).

Committee discussed joint meeting with Business and Economic Development Committee in January and items for discussion.

Committee discussed concept of producing an "interim" report of preliminary findings to present to the Town Board; next meeting Committee to discuss preliminary findings/recommendations before presenting to Town Board.

Meeting adjourned at 9:00 PM.

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Summary Meeting notes by R.Harris