



**TOWN OF HALFMOON  
2013 ZONING REVIEW COMMITTEE  
HALFMOON TOWN HALL  
7:00 P.M.  
AUGUST 22, 2013**

## **SUMMARY MEETING NOTES**

Attendance: Committee Members (voting): Brenda LaMere, Michelle Manchester, Wayne Allen, Fred Bahr, Walt Polak (Chair); Committee Members (non-voting): Jim Bold; Staff: Lyn Murphy, Rich Harris.

Walt Polak, Committee Chairman, opened the meeting and asked for approval of the July 18, 2013 summary meeting notes – passed unanimous, with one abstention (W.Allen).

Rich Harris briefed the Board on Eli Taub's findings and email regarding buffering provisions in the Malta zoning ordinance. The Committee discussed the merits of considering buffering for similar purposes related to "conservation" or environmental-related buffering. The Committee discussed additional forms of buffering between different uses, to protect residential areas from noise, sound, etc. Buffering around Walmart was discussed as a type of buffering, for different purposes, is recommended. Staff to review Town Code for current buffering provisions and report back to the Committee.

Discussion on what the Town's vision of itself is, what lead the Town to form this committee, what do we want the build-out of the Town to be, what are the projections for growth? There is no budget at this time to have a build-out analysis completed. Also, during development of 2003 Comprehensive Plan, such a build-out analysis was completed and trends differed from what was expected. The tasks of the Zoning Review Committee, by looking at how the code needs to be changed, will help define how the Town will build-out. The Committee discussed a vision statement and need to revisit the statement from the existing 2003 Plan. Committee members agreed to review existing vision statement and to come to September meeting with their own suggested edits.

Discussion ensued on "downtown" areas and where mixed-use, walkable development can and should be directed. Traffic issues discussed. Many roads in Town, particularly where heavy traffic volumes seen, are state and county owned. Town has requested improvements of these roads.

Discussion on big box stores and potential for architectural standards. Significant discussion on how architectural standards could be applied to development, where they make sense the most (e.g. commercial areas, big box stores, certain designated corridors or "downtowns"). Staff to develop suggested corridors where architectural standards may be considered.

Area formed by Rt.9/146 intersection and Old Rt. 146 discussed as potential "downtown" area. Consensus of Committee was that this triangular area should be targeted for zoning that encourages a "downtown" style of development (walkable, small building/small business-oriented, no big boxes, architectural standards), along with other potential areas of Town. Caution was made that public sewer is maxed out in the Old Rt. 146 area and improvements in capacity may be needed for further growth/development. Committee agreed that other areas of Town may be appropriate for similar "downtown" development and zoning.

Discussion on professional offices and how they fit well in pockets of Town. General consensus that further development and location of professional offices should be encouraged under zoning.

Discussion on open space and waterfront recreation. Committee came to consensus that where the Town has waterfront access (Hudson and Mohawk rivers), greater access is needed for recreational opportunities. Staff to determine state ownership along Hudson River in certain areas. In general, Committee believes more farmland should be protected and Town should work with farmers to encourage preservation, either through incentive zoning or potential purchase or transfer. Staff to review the 2003 Comprehensive Plan, Northern Halfmoon GEIS (“conservation subdivision” recommendation) Natural Resource/Open Space Plan, along with County and State programs designed to protect farmlands. Discussion ensued that prior recommendations to help protect farmlands and other zoning changes to implement recommendations met with resistance from property owners at public hearings.

Next meeting date set for September 19, 2013.

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Notes by R.Harris