



**TOWN OF HALFMOON
2014 ZONING REVIEW COMMITTEE
HALFMOON TOWN HALL
7:00 P.M.
FEBRUARY 20, 2014**

Summary Meeting Notes

Attendance: Committee Members (voting): Brenda LaMere, Fred Bahr, Wayne Allen, Walt Polak (Chair); Committee Members (non-voting): Jim Bold, Jason Dell; Staff: Rich Harris, Paul Marlow, Mike Bianchino.

Walt Polak opened the meeting and asked for approval of the January 16, 2014 summary meeting notes- passed unanimous, with discussion on the need for County assistance with the new Town Small Business Development Committee and need to add to the Triage Chart a recommendation for more quality greenspace requirements in the Town Code.

Committee began discussion on areas of town to focus small businesses. Discussion first on Rt. 146 and areas south of Vosburgh Road. Wetlands limit further development in that area of Rt. 146. Discussion on Old Rt. 146 area (near Rt.9 and Snyder's) and Guideboard Road area. Area North of Farm to Market discussed, but general consensus of Committee was that it is not a good area for several reasons, including limitations due to railroad tracks and grade/topography.

Committee discussed existing commercial zoned areas along Rt. 146 and Rt.9, agreeing that this is the most logical area to target small business given zoning and existing opportunities. Discussion on the existing inefficient development along these corridors, with opportunities for infill and redevelopment. Committee felt these two corridors are ripe for redevelopment and infill.

Committee discussed opportunities at Rolling Hills Phase III/Liebich Lane and staff provided a history and status of that light industrial/commercial zoned planned development district. Land is zoned properly for light industrial/commercial, several potential projects being looked at by land owner.

Committee discussed areas that should be re-zoned to allow C-1 commercial uses. Consensus was that we already have properly zoned C-1 areas along Rt. 9 and Rt. 146 and LI-C in several areas, but need incentives to focus development/re-development in them. An example is that the Town re-zoned portions of Rt. 146 from residential to commercial years ago to provide opportunities for residential properties to be redeveloped, but often lots are too small and need to be combined to meet code requirements for commercial use. Due to small size of some parcels, may need code changes to allow smaller lot sizes to help promote development/re-development along existing C-1 zoned areas.

Committee discussed potential need for a new Northway exit to alleviate traffic congestion and pressure at exits 8 and 8a and adjacent roads, and there are several landowners looking to sell. Some Committee members believe NYSDOT would not support or finance such a major project.

Discussion on northern area of town where present zoning is LI-C and M-1. Re-zoning to residential may be preferred. Committee agreed to discuss further at a future meeting.

Committee requested staff prepare a breakdown of percentages of land in Town in each zoning district. CHA and Planning staff to follow-up.

Staff distributed and provided an overview of the Housing Inventory requested by the Committee. In general, single family homes comprise approx. 50 % , apartments approx. 25% and the remaining 25% comprised primarily of condominiums, manufactured housing, and two- and three-family residences. Numbers are from March 2013 assessment rolls and may not include more recent developments, such as Kensington on Stone Quarry Road, and will be updated when the 2014 rolls are set in May. Committee questioned how this compares to Clifton Park and need for analysis of Clifton Park to determine that. Committee discussed how availability of public water and sewer often determine housing types.

Staff presented maps showing the State and Town-owned lands along the Mohawk and Hudson rivers, as requested by the Committee. Committee briefly discussed opportunities and constraints due to access, limited public ownership, geographic limitations.

Walt stated that the Committee will focus on the topic of Planned Development Districts (PDDs) at the next meeting and that there has been lots of discussion about needed changes and he would like input from the Committee.

Committee discussed potential need for public notice for property owners in the Old Rt. 146/Snyder's area if suggestions are being made to re-zone. Discussion on whether zoning changes to direct small business and/or a "downtown" area will increase or decrease property values. Committee agreed to recommend that the new Town Small Business Development Committee look at that area for potential zoning or other changes or to market it as a "downtown" and build upon the Town Center and new development in the adjacent area to the west in Clifton Park.

For the next meeting, Walt Polak asked the Committee to think about PDDs and changes that should be made.

Meeting adjourned at 9:00 PM. The next meeting will be March 20, 2014 at 7:00 PM.