



TOWN OF HALFMOON
2013 ZONING REVIEW COMMITTEE
HALFMOON TOWN HALL
7:00 P.M.
NOVEMBER 21, 2013

Summary Meeting Notes

Attendance: Committee Members (voting): Fred Bahr, Eli Taub, Walt Polak (Chair);
Committee Members (non-voting): Jim Bold, Jeff Burdyl, Jason Dell; Staff: Paul Marlow, Mike Bianchino, Lyn Murphy.

Walt Polak opened the meeting and asked for approval of the October 17, 2013 summary meeting notes- passed unanimous, with comments about addressing the housing unit count requested at the last meeting. Town staff noted they would try to complete the work for the next meeting.

The Committee conducted a discussion on trails, open space and expressed that they would like to see more of them utilized throughout the town. Many members explained that there is not enough trail system in the town, and how many developers promise them but never follow through with building them. It was the general consensus of the Committee that the use of trails and open space would be much more appealing to the public and would be beneficial, making the community a more pedestrian friendly place.

There was discussion by the Committee about increasing the size of the Trails Committee to include the Open Space Committee members in order to concentrate on more tasks. With the growth of the Trails Committee, they would have the ability to focus on more projects and better serve the town. It was mentioned as stated before; there should be more emphasis by the Trails Committee to find ways for trails to be incorporated into subdivisions and PDD's, as well as requiring more open space in an effort to not consume all the land available in town.

The Committee was given a copy of Wayne Allen's proposed zoning breakdown and permitted uses under the proposed new zoning and it was briefly discussed. And the Committee agreed with many of the new zoning ideas and felt it was a good starting point and would be a solid foundation of new zoning regulations to present to the Town Board. The Committee was asked to review the proposed zoning handout and come back to the next meeting with feedback and possible suggestions to be further discussed in hopes to establish some concrete ideas to present to the Town Board in the new year. It was further noted that rather than re-creating the zoning entirely, the Committee should refer to the existing zoning ordinance and make note of things that may need to be eliminated, added and/or modified in the existing code with respect to the proposed new zoning.

Jason Dell's presentation on Form-Based Code was post-poned to a later date when more Board members were present. It was discussed that his presentation would be best utilized after Rocky Ferraro presented his information at the December 12, 2013 meeting. Jason Dell distributed excerpts

from Malta's zoning ordinance to use as a reference to what sorts of things can be done when Form-Based codes and very specific zoning regulations are used. He explained that Form-Based codes like Malta can work well once in place, but can be difficult to develop and enact, as it can be difficult identifying the target areas for the Form Based code to be applied. He explained that with projects like the Malta example, areas must be very clearly defined with specific development ideas and at which point you can use specific architectural standards and things of that sort to help establish a common trend. The Committee briefly discussed the Malta plan and liked the concept of the standards and regulations, but the majority of the Committee agreed some things that Malta did, specifically the placement of buildings in relation to the road, were things they were not fond of and would rather not see in Halfmoon.

The strengths, weakness, opportunities & constraints (SWOT) analysis was post-poned to a later meeting, as Brian Knowles was not present to lead the SWOT analysis. There was minor discussion on the need for more commercial based development, as commercial uses bring in more revenue for the Town than residential due to the higher taxable income of commercial development. There was expression from the Committee that we should try to concentrate on the idea of increasing commercial development, and come up with some incentives to bring more commercial business in the area, possibly in efforts to create something to mirror that of Clifton Parks shopping center located off Route 146. The Committee felt having more commercial development would allow the Town to take in more revenue as the majority of the Town's revenue is from sales tax.

The Committee discussed the standards for traffic patterns in which the Institute for Traffic Engineers (ITE) uses as nationwide averages. Many people on the Committee felt as if when developers use these numbers that they are incorrect and are not accurate and as a result they tarnish the projected traffic impacts of proposed development around town. Mike Bianchino explained to the Committee how the ITE determines their standards and how their numbers are not completely unrealistic. He explained that every year the studies are updated and he clarified for the Committee where they get their numbers. In his explanation, he told the Committee that every ITE constant that is used in traffic studies is the number that the ITE determines to be the maximum increase in traffic in the worst possible peak hour. So whatever number that engineers use in their traffic studies for new projects is the absolute worst peak hour traffic increase.

In closing the Committee was once again reminded to review Wayne Allen's proposed new zoning and permitted uses and come back to the next meeting with any proposed changes as well as any comments about the handout. The Committee was reminded that on December 12, 2013 Rocky Ferraro will come to present to the Committee and public, they were asked to please be there to be able to hear his presentation to discuss at a later meeting. As noted before, Jason Dell will have his Form-Based code presentation and our SWOT analysis will be conducted at a later date.

Rocky Ferraro is scheduled to present at the December 12, 2013 meeting- all are encouraged to be in attendance

Our next Committee meeting will be December 19, 2013.