



TOWN OF HALFMOON
2013
ZONING REVIEW COMMITTEE
HALFMOON TOWN HALL
7:00 P.M.
JULY 18, 2013

SUMMARY MEETING NOTES

In Attendance: Committee Members (voting): Brenda LaMere, Jason Dell, Fred Bahr, Eli Taub, Michelle Manchester, Walt Polak (Chair); Committee Members (non-voting): Jim Bold, Jeff Burdyl; Staff: Lyn Murphy, Roy Casper, Rich Harris; Others: John Wasielewski (Town Board), Margaret Sautter (Planning Board), Paul Marlow, Corey Custer, Glen Griffiths (Community News). Absent/Excused: Wayne Allen, Brian Knowles.

Walt Polak, Committee Chairman, opened the meeting and asked for approval of the June 27, 2013 summary meeting notes; passed unanimous.

Committee members discussed the last homework assignment and their findings, questions and concerns related to existing development patterns. The following issues were raised:

- Buffering: Buffering between residential and commercial/non-residential areas. Section 165-32(F)(2) requires a 100 ft. buffer and the general opinion of members was this should be increased. E. Taub agreed to investigate the Town of Malta's buffering provisions in their Town Code;
- Vision: Members discussed the need to define a vision for the Town; need for own identity separate from Clifton Park, e.g. own zip code, schools, need to promote small businesses and limit big box development; focus on demographics and the older population in Town with larger disposable income; preserve greenspace and make it part of Halfmoon's image; develop a small business "downtown". Committee discussed vision in 2003 Comprehensive Plan and agreed it is still valid and should be used for this new effort;
- Corridors: suggestion/discussion of identifying corridors to target the type development Committee members desire for that area/corridor;
- Density: Discussion on density of commercial development; general agreement that commercial areas should be targeted for more intense or higher density commercial development/"in-fill".
- Planned Development Districts (PDDs): Discussion on what PDDs listed on the Zoning Map exist today and need for updating the map; it was explained that some PDDs are listed in the Code but may have changed names when correlating with the Zoning Map or expired before they were constructed; general consensus of committee was that the "public benefits" of PDDs should be better defined. B. LaMere agreed to identify vague/unclear/conflicting terms in the Town Code that need to be better defined; general agreement that the density allowed through PDDs needs to be lowered; suggestion that expanded public notices be used on all PDDs;

Committee members discussed Town assets and how to capitalize on them:

- Parks/ Lighthouse Park; opportunities on state land on the Hudson and Mohawk rivers
- Jobs nearby for homes; good safety system; variety/diversity of housing
- Need for more walk-ability for residents near businesses

- Mixed Use – discussion of Malta mixed-use areas, planned communities where shops, retail, and jobs are located near housing; discussion on Tradition Neighborhood Design (TND) in Ballston off Round Lake Road and planned communities, where development is diverse and dense; discussion on how infrastructure, particularly public water and sewer, impact development and where development goes; discussion on the potential use of PDDs to foster mixed-use, TNDs, more walk-ability, but it hasn't occurred yet in Town.

Discussion on higher density/diversity in housing vs. lower density; discussion on the potential for lower density causing increased housing costs; general agreement that “downtown” areas could provide mixed use/diversity in housing.

Committee discussed 2003 surveys and Comp. Plan effort, number of public meetings held, locations of meetings.

General agreement that “one size doesn’t fit all” and committee should look for diversity in development throughout Town, providing a mix of options, in targeted areas/corridors.

Committee homework – discussion on need for committee members to identify on the maps distributed: where “downtowns” should be; where they like the development and where they don’t; where certain types of development should be focused. Committee members to mark up their maps and bring to the next meeting for discussion and staff to digest; this will allow staff to take the Committee members’ ideas and concerns, and incorporate them into draft revisions to the Town Code to help fulfill those development goals.

Discussion on Rts. 4 & 32/Hudson River Road; many expected light industrial/industrial/commercial development per zoning but has not occurred: may need to re-think zoning in that area; discussion on sewer lines and how public sewer often promotes development; discussion on northern area of Town was expected to bring industrial/light industrial, but hasn’t occurred; sewer maps requested.

Planning staff distributed and briefly discussed the types of zoning districts in Halfmoon and types of applications the Planning Board receives and considers.

J. Dell informed the committee he has moved to Clifton Park and would like to stay on the committee in an advisory, non-voting capacity; W. Polak asked members to email him their opinion on keeping him on as non-voting member.

Next meeting date set for August 22, 2013, as Aug. 15th will be fireworks next to Town Hall

Notes by R.Harris