



Town of Halfmoon
2014 Zoning Review Committee
Halfmoon Town Hall
7:00 P.M.
August 21, 2014

Summary Meeting Notes

Attendance: Committee Members (voting):, Eli Taub, Fred Bahr; Committee Members (non-voting): Jim Bold, Jeff Burdyl, Jason Dell; Town Board/Staff:, Rich Harris, Paul Marlow

R.Harris opened the meeting by requesting approval of the 7/17/2014 summary meeting notes. Approved – unanimous.

J.Bold began the meeting by discussing the need to look back at items in the Northern GEIS and Comprehensive Plan that have been overlooked throughout the years of development. He suggested that we should seek some sort of outside funding that would allow us to re-visit the GEIS and the concepts that were part of the original plan, with the potential for possible updates.

E.Taub commented that the Town should allocate funds for the upcoming fiscal year to allow the Committee to hire a firm to research their comments and suggestions in greater depth. The Committee discussed that while that would be an optimal solution, R.Harris added that due to the fiscal climate, he is not aware of any funds being earmarked or available for such a project. Committee members understood the fiscal climate, and it was suggested that the Town seek grants as a possible source of money to help hire a consultant. R.Harris stated that the Town did apply for a CDTC grant earlier in the year for this purpose, but was not selected. J.Bold added that during the 2003 Comprehensive Plan, many recommendations required further analysis, and would have cost in the hundreds of thousands for a professional consultant/engineer to undertake.

Committee discussed that if grants could be obtained and a professional could have the chance to take a look at the Committee's suggestions, it would be beneficial to the Town due to the significant impact the changes would have on things such as property values, taxes, etc. Some of the changes being discussed will have substantial impacts on the Town, and need to be analyzed further before being enacted.

The Committee discussed the fact that some of the recommendations need further study and funding to do so, some need further review by this Committee or a future one, and some (such as the PDD recommendations) could be enacted with some legal assistance. The Committee agreed to begin reviewing the draft triage chart and make recommendations regarding which items need more study and analysis. Specifically, the Board would like to have further discussions in the future about 5,3,1 acre zoning; more specifically the particular portions of Town which would be best suited for the varying lot size zoning. R.Harris mentioned an 8/18/14 email from W.Allen with specific recommendations on lot sizes and zoning district boundaries in the area recently studied by the Committee, north of Rt. 146. J.Dell stated that although the PDD's get a bad

label, it does has its positives. With conventional subdivisions there is little room for creativity and the PDD system allows for some creativity. It was discussed that the Committee should look in the future towards recommending changes in zoning regulations to allow for more “creativity” in subdivisions without having to utilizing the PDD process.

F.Bahr began discussion on the triage chart and for the remainder of the meeting the Committee discussed item-by-item, progressing through approx. 2/3 of the chart. (Editor’s note: Attached is the last updated triage chart, dated 8/22/14 and revised with comments received through 9/16/14 by F.Bahr.) The Committee agreed to focus on continuing discussion on the triage chart at the next meeting.

Meeting adjourned at 9:00 PM. The next meeting will be Thursday, September 18, 2014 at 7:00 PM.