



Town of Halfmoon
2014 Zoning Review Committee
Halfmoon Town Hall
7:00 P.M.
October 16, 2014

Summary Meeting Notes

Attendance: Committee Members (voting):, Eli Taub, Fred Bahr, Brenda LaMere, Wayne Allen;
Committee Members (non-voting): Jim Bold, Jeff Burdyl, Henrietta O'Grady; Town
Board/Staff: Rich Harris.

R. Harris opened the meeting by requesting approval of the 9/18/2014 summary meeting notes.
E.Taub made a Motion to Approve; W.Allen Seconded; Approved - unanimous.

W.Allen requested the Committee revisit discussions on zoning district changes and a prior memos he drafted last October/November 2013. (R.Harris distributed copies; see attached).
W.Allen discussed truck traffic in northern Halfmoon, particularly the Johnson Road area and the new residential development (Howland Park). W.Allen asked about stormwater areas and ownership. R.Harris explained that it varies from project to project, with the Town taking ownership in some cases and in others, the Town retains an easement but ownership remains with the developer or a homeowners association. Suggestions were made that all such areas should be fenced. R.Harris indicated that in some cases it is required by the Planning Board, particularly when in close proximity to a residence or a steep grade. W.Allen discussed need for sidewalks and safe walking areas (wider shoulders) throughout, where people are walking in the street. W.Allen indicated he feels elected officials need to take more action to address these issues.

Discussion turned to W.Allen memos on zoning districts (attached). Committee discussed various items listed as allowed in all residential zones and those permitted as accessory uses.
R.Harris discussed current special uses in Town residential zones vs. those on list (very similar).

B.Lamere expressed concern regarding taking rights of landowners in the north if Town changes to minimum 5 acre requirement previously discussed. Committee followed with substantial discussion on concerns about taking development rights of long-standing landowners and the need to balance with other development concerns. Committee discussed the idea of treating Major and Minor subdivision separately, as many Minor subdivisions (4 lots or less) involve long standing landowners. Town could craft changes to exempt Minor subdivisions from increased minimum lot sizes (5-3-1 acre minimums discussed previously). General consensus of the Committee was that this could help protect rights of longstanding landowners seeking to subdivide property for family members.

R.Harris requested Committee provide purpose or goals behind larger lots (e.g. 5-3-1 acre minimums), as that will be critical to explaining to the Town Board and public. J.Bold and H.O'Grady discussed past efforts to change zoning, including increasing lot sizes, and vocal opposition by one and/or a few affected landowners helped defeat such efforts. Committee

agreed education of the Boards and public will be critical to helping them understand the need. W.Allen related a story regarding Southhampton, and how an educational process that answered the "whys" was important to the success of increases certain minimum lots sizes. General consensus agreed that education on the "whys" are critical.

Committee returned to discussion on taking rights from landowners. Concerns expressed that landowners will feel they are losing potential investment if minimum lot sizes are increased. Others expressed that it is important to increase lot sizes in certain areas to protect the Town. Talk turned to clustering as a way to allow development, but protect certain features (scenic, open space, etc.). Committee reached consensus that Minor subdivisions AND pre-existing 20,000 (half acre) residential lots should be exempt from an increased minimum lot size requirement (e.g. 5-3-1 discussions from past meetings). Committee discussed the larger minimum lots should be increased in the north and south/southeast area (Waterford/Mohawk River area).

Committee discussed Ushers Road area in northern end. Zoning should be changed to residential from the current M-1 Manufacturing. General consensus on this concept.

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