



**Town of Halfmoon**  
**2014 Zoning Review Committee**  
**Halfmoon Town Hall**  
**7:00 P.M.**  
**November 20, 2014**

Summary Meeting Notes

Attendance: Committee Members (voting):, Eli Taub, Brenda LaMere, Wayne Allen;  
Committee Members (non-voting): Jim Bold, Jason Dell; Town Board/Staff: Paul Marlow, Paul Hotaling, Jeremy Connors.

P. Marlow opened the meeting by requesting approval of the 10/16/2014 summary meeting notes; the committee unanimously approved the meeting minutes.

The committee began the meeting by discussing the need for reasoning to justify the up-zoning proposals. The committee discussed that they need to look at the Town as a whole, rather than as individual pieces and they should aim to preserve the rural character of the Town. It was discussed that with this up-zoning proposal, there will be a substantial amount of opposition from both the public and private developers. As such, the committee decided that they should have a concrete reason for the up-zoning. After some discussion the committee came to an agreement that “the up-zoning would be proposed in an effort to accommodate the growth of the Town while at the same time maintaining the rural character and aesthetics of the Town.”

Wayne Allen discussed the need to establish a way to maintain the rural setting of the town and preserve the remaining farmlands. It was suggested that the Town use some sort of Farmland Preservation Programs or Transfer of Development Rights (TDR) in order to preserve what farmlands are left in Town. Open space is becoming scarce and the Town should look to preserve as much of it as possible when developing. In addition, when looking at development as a whole in the Town, the Boards should consider the impact of surrounding development and the pressure that places on Halfmoon.

Eli Taub mentioned that the Town needs to allocate funds for improvements that need to be made throughout the area. He explained that the infrastructure in Town is worn down and needs to be brought up to spec before much more development can occur. He also felt that taxes that have not traditionally in the past been implemented by the Town may inevitably come about in order to pay for these improvements. Being that the Town does not have these taxes now, they have the ability to come in at a low rate if those taxes are ever implemented.

The committee discussed the fact that under our current practices, the Town essentially uses profits from new development to pay for previous development costs; there needs to be a plan implemented where the Town does not rely on new projects to subsidize the cost of older projects, or rely on mortgage taxes to cover incidental costs incurred by new development. The Town needs to develop a fiscal plan to be ahead of the development and have funds available to correct outstanding problems or problems that may occur as a result of any future development.

Wayne Allen suggested that the Town compose some sort of survey that will be distributed to the residents of town and reviewed by staff. The survey should be aimed at gathering the wants and desires of the residents for the future of Halfmoon and essentially paint the picture for all future development in town. Once these surveys are distributed and reviewed, the Comprehensive Plan should be updated accordingly to reflect the results of the survey. Eli Taub suggested that one point of the survey should include the vision statement as established by the committee.

Brenda LaMere also asked that on the triage chart, an item 22 be added suggesting a 50ft rear yard setback, a 20ft minimum side yard setback and a total 40ft cumulative side yard setback.

Paul Hotaling and Jeremy Connors discussed a potential joint meeting between the Zoning Review Committee and Economic Development Committee in January to discuss suggestions made by each committee, specifically comments that this committee has made that require more research by the Economic Development Committee. The joint meeting has been tentatively scheduled for the Zoning Review Committee's regularly scheduled January meeting (3rd Thursday).

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