



**TOWN OF HALFMOON**  
**2013 ZONING REVIEW COMMITTEE**  
**HALFMOON TOWN HALL**  
**7:00 P.M.**  
**SEPTEMBER 19, 2013**

**SUMMARY MEETING NOTES**

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

Walt Polak opened the meeting and asked for approval of the August 22, 2013 summary meeting notes—passed unanimous with comments made by the Committee that they be amended to include, in addition to Rt 146/ Rt 9/Old Rt 146, as downtown areas. They also requested that downtown areas definition be expanded to include the ideas of pedestrian oriented development, wide range of shops, mixed-use neighborhoods, with no big box stores.

Committee discussed the 2003 Comprehensive Plan vision statement and needed revisions. General consensus was the vision statement is a concrete foundation with good points, but needs to have some revisions made. There needs to be an establishment of concrete goals and objectives with directly correspond with the vision statement itself. There needs to be more focus on zoning, density and concentration of density throughout the town. Some Committee members suggested designating labels and branding particular parts of town; by that, meaning labeling certain areas as possibly “historical” or “community” and/or “arts,” as to clearly define the use of a given area. Eli Taub read a “revised” vision statement based off his thoughts. The Committee concurred that his “revised” vision statement is an improvement over the existing statement and asked that it be distributed. Rich Harris agreed to make the revisions to the vision statement and distribute it via email. (Approved Vision Statement attached at end of the meeting notes.)

Staff distributed summary hand-outs of “buffering” provisions in the Town Code and agricultural protection and open space preservations techniques. Discussion with regards to conservation easements and transfer of development rights was formulated as possible ways of conserving land in the town and should be considered. The Committee discussed the need to look at other areas similar to the town and see what sorts of plans worked for them in regards to protection of land and efficient zoning techniques. The Committee requested staff compile a list of zoning techniques that the town has in place and the potential techniques they can use to protect the existing lands of the town. The Committee discussed the potential to have a private organization such as Saratoga P.L.A.N. and/or Capital District Regional Planning Commission come in talk, it was established however that there must be a general consensus by the Committee as to the particular sort of matters they would like to discuss with an outside agency. Committee agreed that it would be helpful to have representative of these groups attend a separate meeting and present to the Committee. Staff to reach out and coordinate with those two groups for dates/times outside the regular monthly meeting.

Committee discussed interest in a housing inventory. Staff agreed to work with the Assessor’s Office to develop a summary of a housing inventory and present it to the Committee.

Discussion began on a large-scale “Corridors Map”, showing an aerial image of the Town with the tax parcel map overlaid and major corridors in the Town labeled. The Hudson River Road corridor was discussed and what sort of potential plans there could be for the area and how to re-zone it to establish those possible plans. The Hudson River Road corridor is currently zoned primarily M-1 Industrial and LI-C Light Industrial/Commercial and the Committee felt the waterway and waterfront property should be zoned in a way that you are more easily able to utilize the waterfront. There was a suggestion that perhaps areas such as this would be better suited to be zoned C-1 commercial being that there is a wider range of development options under the C-1 designation. Another suggestion was to create a new zoning label “RWB- Recreational Waterfront Building,” which could be designated for areas such as this corridor that have waterfront property and can utilize both residential housing, local shops, and pedestrian friendly walkable areas. Suggestions of mixed-use buildings, recreational areas, a more walk-able and bikeable area were brought up as a potential for this area. A problem that arose with these particular areas was the flood plains and topography of the land itself. This particular area has steeper slopes and more lands that are susceptible to flooding; these factors would need to be accounted for in future development of the area. This may also cause problems later as it is much more expensive to build on lands with these sorts of physical traits. Another suggestion made in relation to zoning was that there should be some consideration of R-1 Residential districts which are adjacent to the M-1 zones or C-1 zones being modified to take into thought the effects that the changes in zoning may have on the R-1 areas.

Discussion moved to the Route 146 corridor, many ideas/concepts were discussed, with general consensus that a high volume of traffic circulates through and around the Route 146 corridor. While it was agreed that a majority of the traffic flow might be accounted for by surrounding areas east and west of Route 146; the area is still a highly flowed area by local residents. Discussion turned to the need to diffuse traffic to help re-route traffic to divert it from using the Route 9 and Route 146 intersection and possibly encouraging people to use other routes to cut down on congestion. This sort of action would require new roads to allow for other arteries of traffic flow.

Discussion regarding preferred types of development lead to a discussion on “cluster development” and Smart Growth as a potential tool to help avoid sprawl, loss of farmland, minimize traffic issues from growth and ensure diverse housing stock. A suggestion was made that there should be more mixed-use development around the area, particularly around the Route 146/ Route 9 areas. The Committee generally agreed it was important to encourage Professional Office - Residential development and smaller businesses in the area as to help prevent more big box stores causing higher levels of congestion. There was general agreement that zoning should encourage local small business, and certain zoning practices can help facilitate the use of locally owned business.

Committee discussed a “triage” chart, per the suggestion of Fred Bahr, describing the status of the Committee discussions to-date, including those issues/suggestions related to zoning changes and development goals that have been (1) generally agreed to by the Committee; (2) those with some agreement/discussion and (3) suggested items still in need of discussion by the Committee. Staff to develop for future meeting discussion.

The next meeting date set for October 17, 2013 and will be held at 7:00 PM in the **Senior Center** at the Town Hall complex.

**VISION STATEMENT FROM THE 2013  
TOWN OF HALFMOON  
ZONING REVIEW COMMITTEE:**

**“THE TOWN OF HALFMOON ENVISIONS ITSELF AS A  
“LIFELONG” COMMUNITY, PROVIDING A QUALITY OF LIFE THAT  
PROMOTES SMALL TOWN VALUES WHILE RECOGNIZING IT IS A  
GROWING COMMUNITY THAT VALUES AND CELEBRATES ITS  
NATURAL, HISTORIC, CULTURAL, AND AGRICULTURAL  
RESOURCES, IS PROGRESSIVE IN ITS EFFORTS TO MANAGE  
GROWTH, TO CONSERVE COMMUNITY RESOURCES AND  
ACHIEVE FISCAL BALANCE, AND THAT PROVIDES  
RECREATIONAL AND ECONOMIC OPPORTUNITIES, ENABLING  
RESIDENTS AND BUSINESSES TO MAKE HALFMOON THEIR  
HOME FOR THIS AND FUTURE GENERATIONS.”**