

### **MEETING SUMMARY**

PURPOSE: Public Meeting #5

DATE/TIME: March 19, 2024, 6:00 - 7:30 PM

LOCATION: Halfmoon Town Hall, 2 Halfmoon Town Plaza, Halfmoon

ATTENDEES: See Attached Sign-In

The Town of Halfmoon, as part of the public engagement component of the 2023 Comprehensive Plan Update process, held its fifth public meeting on Tuesday, March 19, 2024, at the Halfmoon Town Hall. The meeting had approximately 20 members of the public in attendance. The open house format allowed participants to informally walk through seven (7) activity stations to provide input and feedback on a series of draft recommendations that have been put forward through the planning process to date. A Participant Guide was provided to attendees to guide them through the various stations.

All participants were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities and the ongoing survey.

Agenda Item	Discussion			
	What is a Comprehensive Plan? A Comprehensive Plan is both a vision for the future and a blueprint for how to get there. It creates a future framework for a range of topics such as land use, economic development, infrastructure, and housing. The Comprehensive Plan will identify a vision for the future and outline a series of recommendations and steps to implement the vision.			
Station #1: Overview	<ul> <li>This station provided context about the purpose of a Comprehensive</li> <li>Plan and the roles of the consultant team, Town staff, and the</li> <li>Comprehensive Plan Update Committee (CPUC). CPUC members were</li> <li>identified by name: <ul> <li>Chair: Richard Harris, AICP</li> <li>Jeremy Connors, Town Board Liaison</li> <li>Paul Hotaling, Town Board Liaison</li> <li>Lyn Murphy, Town Legal Liaison</li> </ul> </li> </ul>			

	Steven Kucskar				
	<ul> <li>Joseph Landy</li> </ul>				
	<ul> <li>Michael D. Morand</li> </ul>				
	<ul><li>J. Daniel Wojcik</li><li>William Herman</li></ul>				
	Peter Bardunias				
	Nancy Morris				
	Deborah Curto				
	Donald Roberts				
Station #1: Overview cont.	Additionally, participants had the opportunity to speak with CPUC members and the Project Team, who were present at the event to assist participants. Hard copies of comment cards were provided for those who wished to provide input on topics or issues beyond those represented on station boards. The Open House participant guide included a QR code and URL to access the project website, where additional written comments could be provided during or after the event.				
	Workshop materials are provided as attachments to this summary.				
	Attachments include:				
	Participant Guide for Activity Stations				
	Open House Stations				
	List of Attendees				
	This activity station presented the text of the draft Vision. The text of the draft Vision read:				
Station #2: Community Vision	The Town of Halfmoon envisions itself as a "lifelong" community, delivering a quality of life that highlights the charm and open space, as well as social, recreational, and economic opportunities, enabling residents to make the Town their home for this and future generations. Halfmoon aims to be a growing, fiscally balanced place, that values and celebrates its historic, cultural, business, and agricultural resources while remaining progressive in its efforts to conserve said resources and look to the future.				
	The draft Vision was last updated in August 2023.				
	This station presented the draft goals for the Comprehensive Plan Update. Comprehensive Plan Goals assist in achieving the vision. These goals are developed by integrating Committee and public input. They are also created by the Committee evaluation of the current Comprehensive Plan.				
Station #3: Draft Goals	Goal Categories Include:				
	<ul><li>Transportation and Mobility</li><li>Infrastructure and Community Facilities</li></ul>				

Station #3: Draft Goals cont.	<ul> <li>Housing</li> <li>Quality of Life, Placemaking and People</li> <li>History and Culture</li> <li>Agriculture, Open Space, and Resiliency</li> <li>Recreation</li> <li>Economic Growth and Fiscal Sustainability</li> </ul>
Station #4: Preliminary Draft Recommendations cont.	<ul> <li>This station presented the preliminary draft recommendations for various topics. Preliminary draft recommendations are topic based and align with the previously listed goals. They were developed through initial Committee feedback on the current Comprehensive Plan, survey, public meetings, public comments etc. Goals and draft recommendations may overlap and be interconnected. However, recommendations are action items that help implement the goals.</li> <li>Recommendations were separated by categories and presented with relevant goals. Attendees were encouraged to provide feedback on each of the Goals and Recommendations categories using sticky notes provided to them.</li> <li><i>Input received on the theme of Quality of Life, Placemaking, and People (in no particular order):</i></li> <li>Keep zoning on Harris the same. Right to Farm Law</li> <li>How many acres are left to develop?</li> <li>Less apartments, more homeowners</li> <li>Keep agriculture bud don't take away property owner rights</li> <li>Better Ag exemptions to promote agriculture</li> <li>Exempt farms from taxes, lower assessments if you want to keep them</li> <li>Coordinated with Saratoga Springs and other towns to extend bike/hike trails</li> <li>Connect trailways and walkways</li> <li><i>Input received on the theme of History and Culture (in no particular order):</i></li> <li>Protect Historic Structures</li> </ul>
	<ul> <li>Restore 2 old Historic buildings across from Snyder's restaurants</li> <li>Keep up historical signage, grants to improve historical sites</li> </ul>

	<ul> <li>Input received on the theme of Recreation (in no particular order):</li> <li>Basketball rec opportunities for all ages</li> <li>Is there a public swimming pool in Halfmoon?</li> <li>Input received on the theme of Economic Growth and Sustainability (in no particular order):</li> <li>Need more businesses (less vacant property)</li> <li>Halfmoon needs a grocery (not just Walmart)</li> <li>Coordinate economic growth with agricultural activity</li> <li>Halfmoon needs a vibrant downtown and sidewalks</li> </ul>
	Input received on the theme Infrastructure and Community Facilities (in no particular order):
Station #4: Preliminary Draft Recommendations cont.	<ul> <li>Clean water update infrastructure what's the plan?</li> <li>Sewer for existing residents</li> <li>Will there even be a 'downtown' Halfmoon?</li> </ul>
	Input received on the theme of Housing (in no particular order):
	<ul> <li>There is plenty of housing</li> <li>Require sidewalks for new developments</li> <li>Establish guidelines for <u>reasonable deck sizes</u> for 4 townhouse community</li> <li>Coordinate w/ open space agriculture areas and trail systems</li> </ul>
	Input received on the theme of Transportation and Mobility (in no particular order):
	<ul> <li>Nearly impossible to turn left from Plant Rd onto Rte 146</li> <li>Traffic need to review plan</li> <li>Will the new Bass Pro Shops affect traffic in Halfmoon?</li> <li>Intersection of Rte 9 + Rte 146 is always a logjam</li> <li>Intersection of Rt 146 and Upper Newtown Rd., Daytime hard to get out</li> </ul>



	Electric School Buses, Joint Grant (?)			
	Input received on the theme of Agriculture, Open Space, and Resiliency (in no particular order):			
Station #4: Preliminary Draft Recommendations cont.	<ul> <li>I am all for keeping "open space" and agriculture but not excessive land use restrictions. My family has paid taxes on our farm for generations ~ don't want to be told what we can use it</li> <li>Most ag beef + crop No farms = No food</li> <li>No additional restrictions on ag + open space</li> <li>Promote Ag by more Ag exemptions.</li> <li>Don't change current zoning</li> <li>Lower taxes on the agricultural "open spaces"</li> <li>Re-examine assessments on farmland</li> <li>Current regs already address O.S for new develop</li> <li>No rezoning</li> <li>Clifton Park Sugar Hill Rd example: taxes incentives</li> <li>No rezoning</li> <li>Current zoning is ok for large Ag/O.S landowners</li> <li>Lower assessment for Ag land</li> <li>Careful not to be too restrictive for Ag/O.S.</li> </ul>			
Station #5: Future Land Use	<ul> <li>The activity station featured a large-scale map of the Town of Halfmoon and the following prompt:</li> <li>The Comprehensive Plan Update will set a direction for community-wide future land uses to support the Vision. While land uses are NOT zoning, future land uses identified in the Comprehensive Plan will serve as a guide for future zoning and other regulations.</li> <li>Stickers were provided so that Open House participants could offer input on suitable locations for the following land uses:</li> <li>Agricultural</li> <li>Recreation/Parks</li> <li>Commercial/Office</li> <li>Housing/Residential</li> <li>Industrial</li> <li>Commercial/Retail</li> </ul>			
	The input collected at this station is to be used for further refinement of the draft preliminary recommendations.			

Station #6: Other Thoughts and Ideas	<ul> <li>This final activity station provided an opportunity for Open House participants to offer any additional input that had not been captured or addressed in any of the preceding stations.</li> <li>The following feedback was received (in no particular order): <ul> <li>Speak to large landowners before any zoning changes</li> <li>Coordinate light industrial and agricultural components in the growth process</li> <li>Need sewer on Harris Road, municipal services</li> <li>Halfmoon is not a city. If you left the city to come here you should have stayed</li> </ul> </li> </ul>
Station #7: Kids Table	The provision of a Kids Table was advertised in advance of the meeting, as a way to facilitate the attendance and engagement of families with young children. Coloring materials were provided.

This meeting summary conveys our understanding of the items discussed and the input received. Please forward any additions, corrections, and/or questions to my attention.

Submitted by: Jacob Landis, MJ Engineering and Land Surveying, P.C. cc: Consultant Team, CPUC, Town Planning & Zoning Department

### Attachments:

- Participant Guide for Activity Stations
- Open House Stations



### TOWN OF HALFMOON COMPREHENSIVE PLAN UPDATE PUBLIC MEETING #5

MARCH 19, 2024 | HALFMOON TOWN HALL | 6:00 PM - 7:30 PM

### The Comprehensive Plan Update Committee (CPUC) welcomes you to Public Meeting #5. Share your ideas and plan Halfmoon's future.

Please provide input at one or more of the activity stations. If you have any questions about an activity, just ask a member of the project team!

### **PARTICIPANT GUIDE FOR ACTIVITY STATIONS**

- Station #1 Project Overview: The what, why, and how of the project.
- Station #2 Community Vision: See the draft Vision developed from Community and Committee input.
- Station #3 Draft Goals: See the Goal Categories updated based on Community and Committee feedback.
- Station #4 Preliminary Draft Recommendations: Share your thoughts on each Draft Recommendation for each Goal Category.
  - ✓ Quality of Life, Placemaking, and People
  - ✓ History and Culture
  - ✓ Recreation
  - ✓ Economic Growth and Sustainability
  - ✓ Infrastructure and Community Facilities
  - ✓ Housing
  - ✓ Transportation and Mobility
  - ✓ Agriculture, Open Space, and Resiliency
- Station #5 Future Land Use: Use the maps and stickers provided to show what types of uses are suitable and/or needed in different parts of Halfmoon.
- Station #6 Other Thoughts and Ideas: Have more ideas to share? Share at this station.
- Station #7 Kids Table: This is a place for kids to be creative and share their ideas.



For more information, go to the Project Website: <u>www.planhalfmoon.com</u>





Scan the QR code to access website.

www.planhalfmoon.com

# FALFM00N COMPREHENSIVE





# PUBLIC MEETING #5



# WHAT IS A COMPREHENSIVE PLAN?

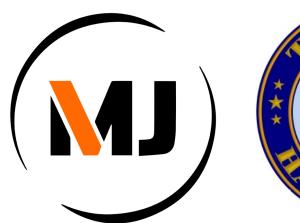
A Comprehensive Plan is both a vision for the future and a blueprint for how to get there. It creates a future framework for a range of topics such as land use, economic development, infrastructure, and housing. The Comprehensive Plan will identify a vision for the future and outline a series of recommendations and steps to implement the vision.

The planning process is being led by the Halfmoon Comprehensive Plan Update Committee and facilitated by Town staff, and the consultant team, MJ Engineering.

To learn more visit: <u>planhalfmoon.com</u>

### **COMPREHENSIVE PLAN UPDATE COMMITTEE (CPUC)**

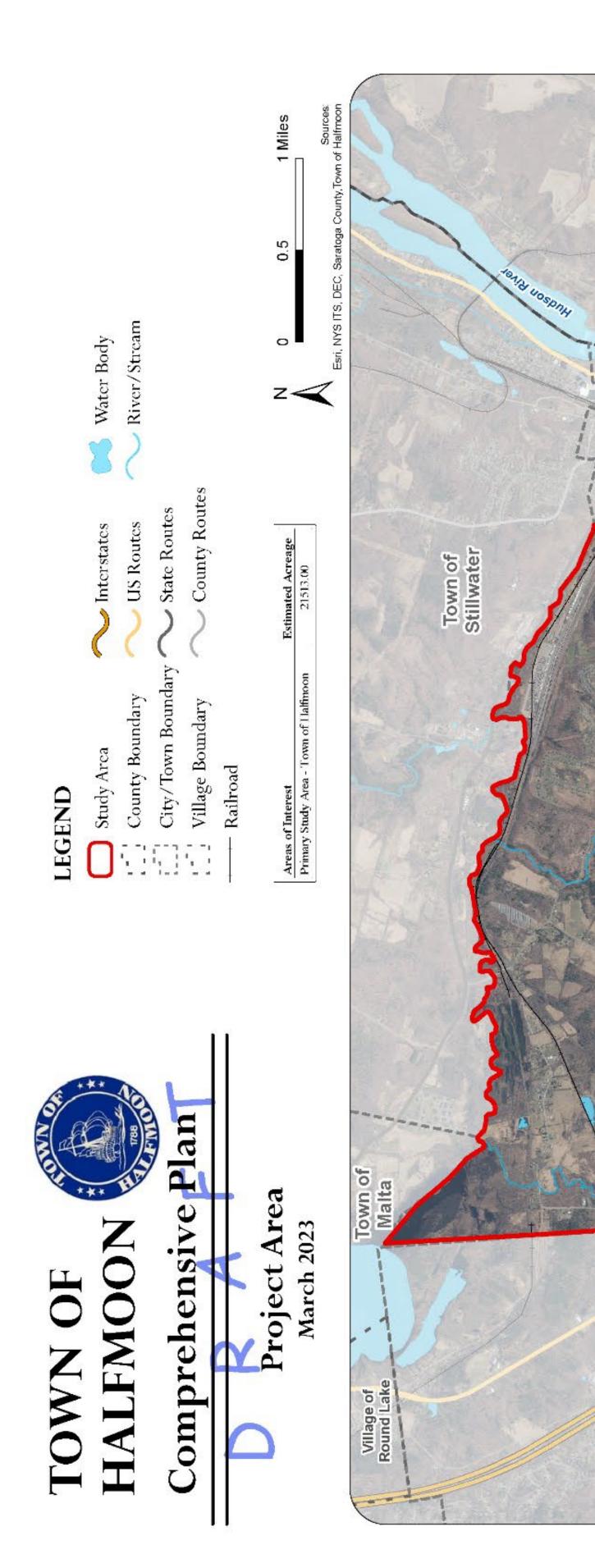
• Richard M. Harris, AICP (Chair) • Jeremy Connors (Town Board Liaison) • Paul Hotaling (Town Board Liaison) Steven Kucskar Joseph Landy Michael D. Morand • Lyn Murphy (Town Legal Liaison) • J. Daniel Wojcik William Herman • Peter Bardunias Nancy Morris Deborah Curto • Donald Roberts

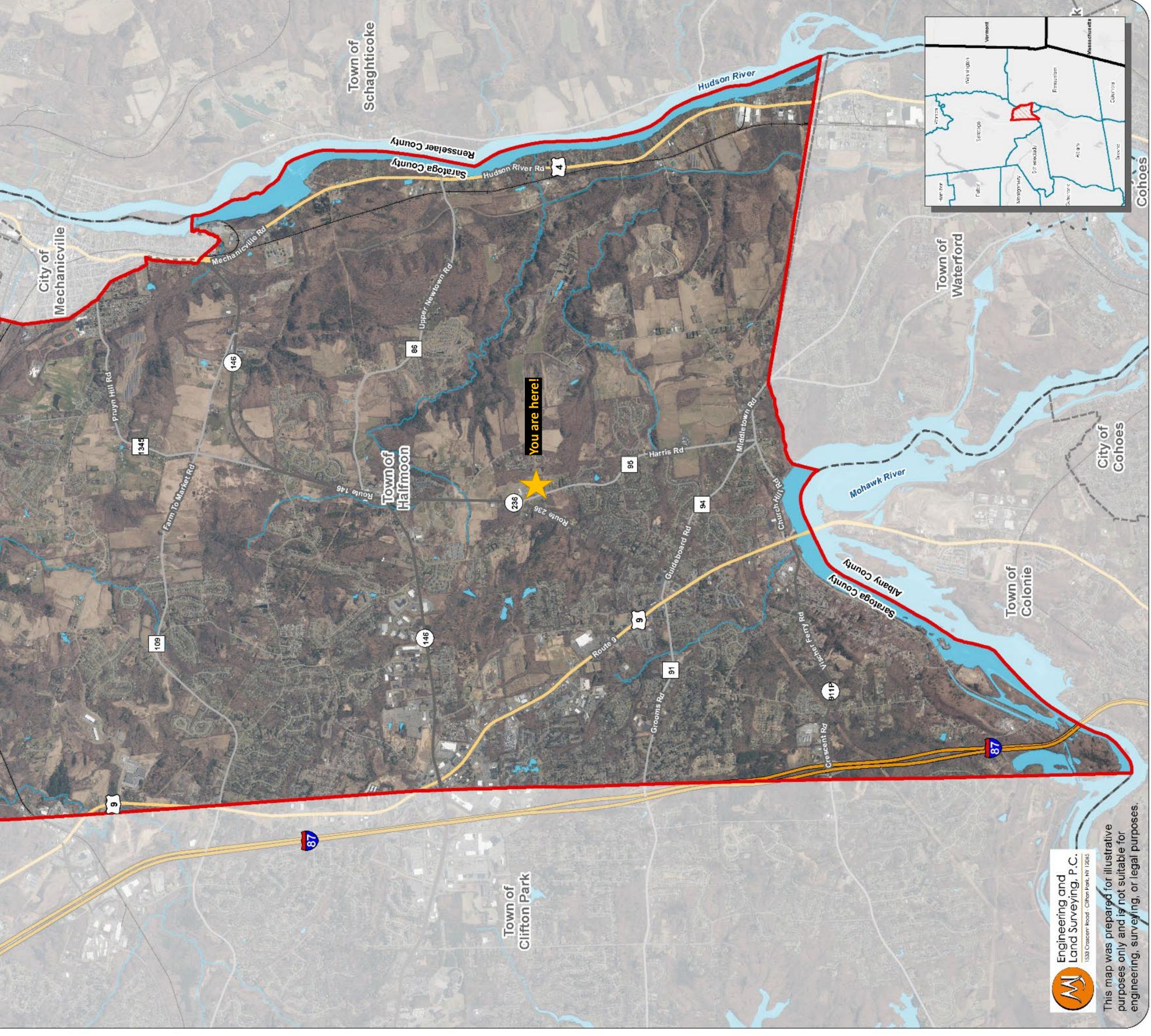




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**Updated August 2023** 

The Town of Halfmoon envisions itself as a "lifelong" community, delivering a quality of life that highlights the charm and open space, as well as social, recreational, and economic opportunities, enabling residents to make the Town their home for this and future generations. Halfmoon aims to be a growing, fiscally balanced place, that values and celebrates its historic, cultural, business, and agricultural resources while remaining progressive in its efforts to conserve said resources and look to the future.

# DRAFT VISION







### What are Comprehensive Plan Goals?

- Goals assist in achieving the vision
- Developed by integrating Committee and public input
- Committee evaluation of current **Comprehensive Plan**









- Infrastructure and Community Facilities
- Housing
- Quality of Life, Placemaking and People
- History and Culture
- Agriculture, Open Space, and Resiliency
- Recreation ightarrow
- Economic Growth and Fiscal Sustainability



### **Goal Categories**

• Transportation and Mobility











Recommendations are *action items* that help to implement the goals

# PRELIMINARY DRAFT RECOMMENDATIONS

- Topic-based aligned with goals
- Developed through initial Committee feedback on the current Comprehensive Plan, survey, public meetings, public comments etc.
- Goals and draft recommendations may overlap and be interrelated











### **GOALS:**

**Growth Management:** Create a land use management system that mitigates the adverse impacts of sprawl, addresses concerns of conflicting land uses, responds to community needs, and protects and enhances Halfmoon's resources, unique features and quality of life.

**Town Character:** Preserve and enhance Halfmoon's identity, image, and quality of life in accordance with the vision for the future.

**Civic Duty:** Nurture and support the civic environment so that input from Town residents is considered a customary and integral component of the Town's ongoing planning and implementation process.

# **QUALITY OF LIFE, PLACEMAKING, AND PEOPLE**

### **PRELIMINARY DRAFT RECOMMENDATIONS:**

- thoroughfares.
- public spaces.
- and events.
- Halfmoon.
- access to recreation and places of interest through multi-modal access points.



Update streetscape on main routes and important

Strengthen and promote access and connectivity between

Identify and market a location for a well-connected public space that supports gatherings, cultural performances,

Update waterway and trail maps and provide residents and visitors with resources promoting the gems of

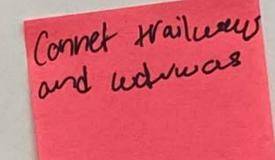
Consider adopting new Zoning Ordinances or Overlay Districts that encourage or incentivize open space and

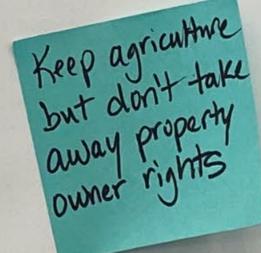




### What other recommendations do you have for the "Quality of Life, Placemaking, and People" goal category?

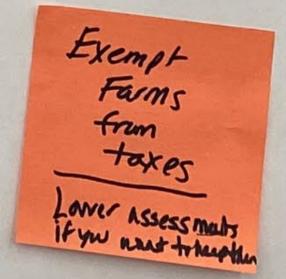
## **QUALITY OF LIFE, PLACEMAKING, AND PEOPLE**

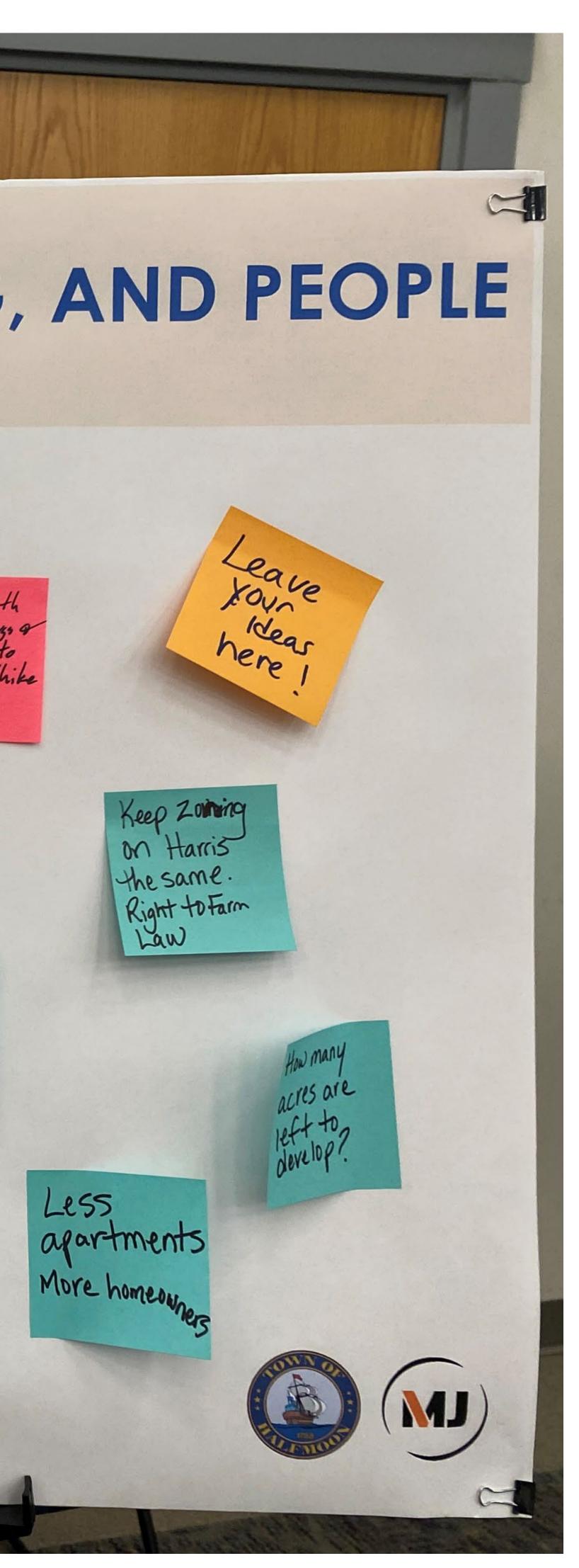




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### **GOAL:**

Cultural Resources: Recognize, protect, and celebrate Halfmoon's historic and other cultural resources.

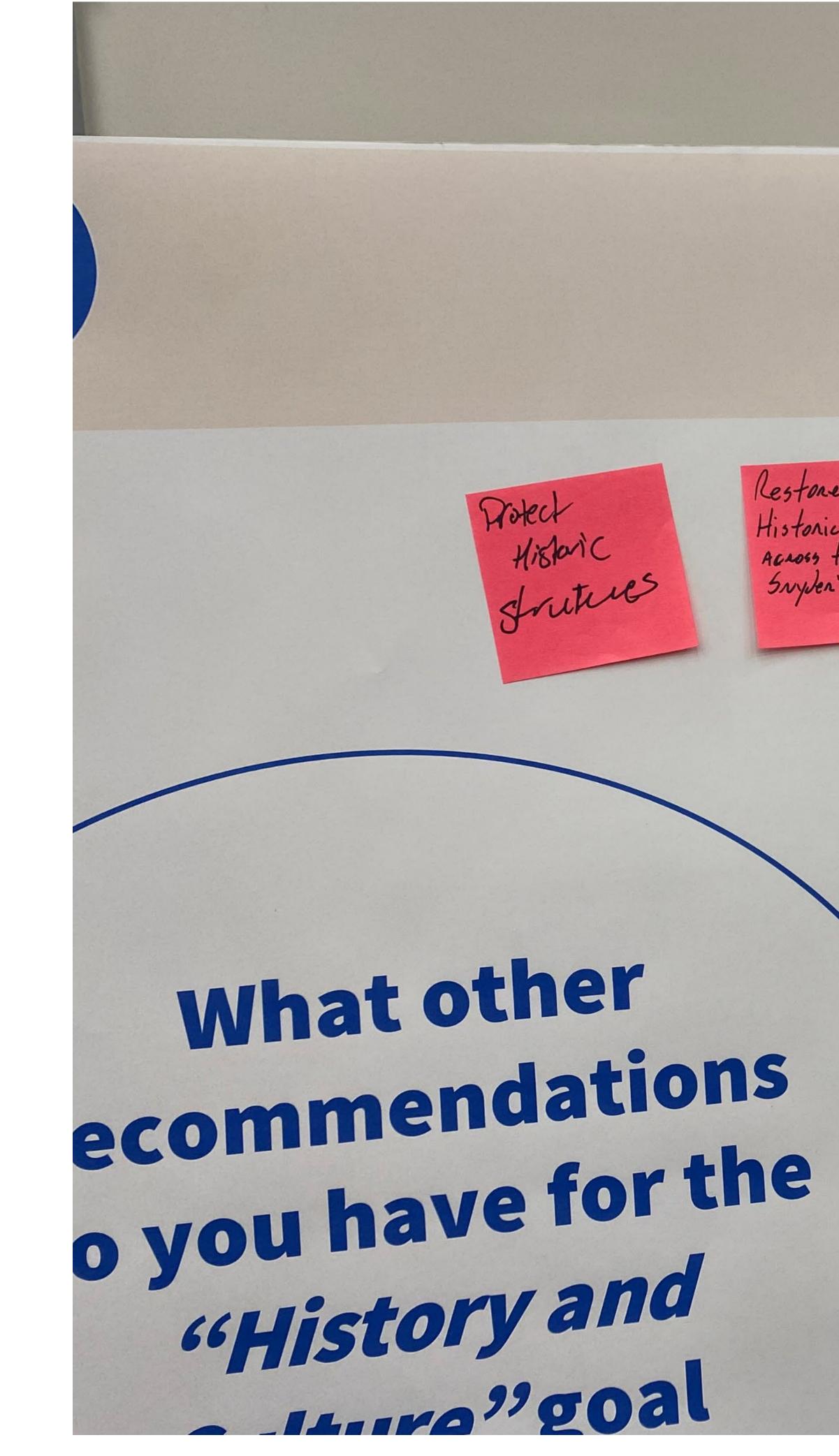
### **PRELIMINARY DRAFT RECOMMENDATIONS:**

- Consider undertaking an inventory of historic sites within the Town in partnership with the Historic Society.
- Promote Halfmoon's historic places through preservation and marketing methods such as signage and markers.
- Develop a formal history trail that emphasizes the historic significance of notable locations in Halfmoon.
- Consider guidelines to protect historic structures and character of historic hamlets in the Town.

# HISTORY AND CULTURE





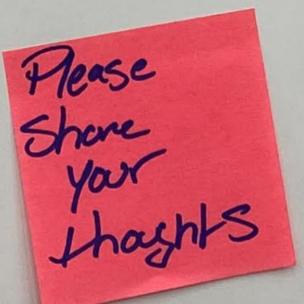


# HISTORY AND CULTURE

Restone 2 old Historic Blogs Across from Snyder's Restaura

Reep up with Signage Grants-to impr historical site

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### **GOAL:**

**Recreation:** Provide sufficient, well-located, and fully accessible, active and passive recreational opportunities for all Halfmoon residents.

### **PRELIMINARY DRAFT RECOMMENDATIONS:**

- offer recreation space.
- Town sports and recreation programs.
- assists residents in learning about recreation opportunities in the Town.

# RECREATION

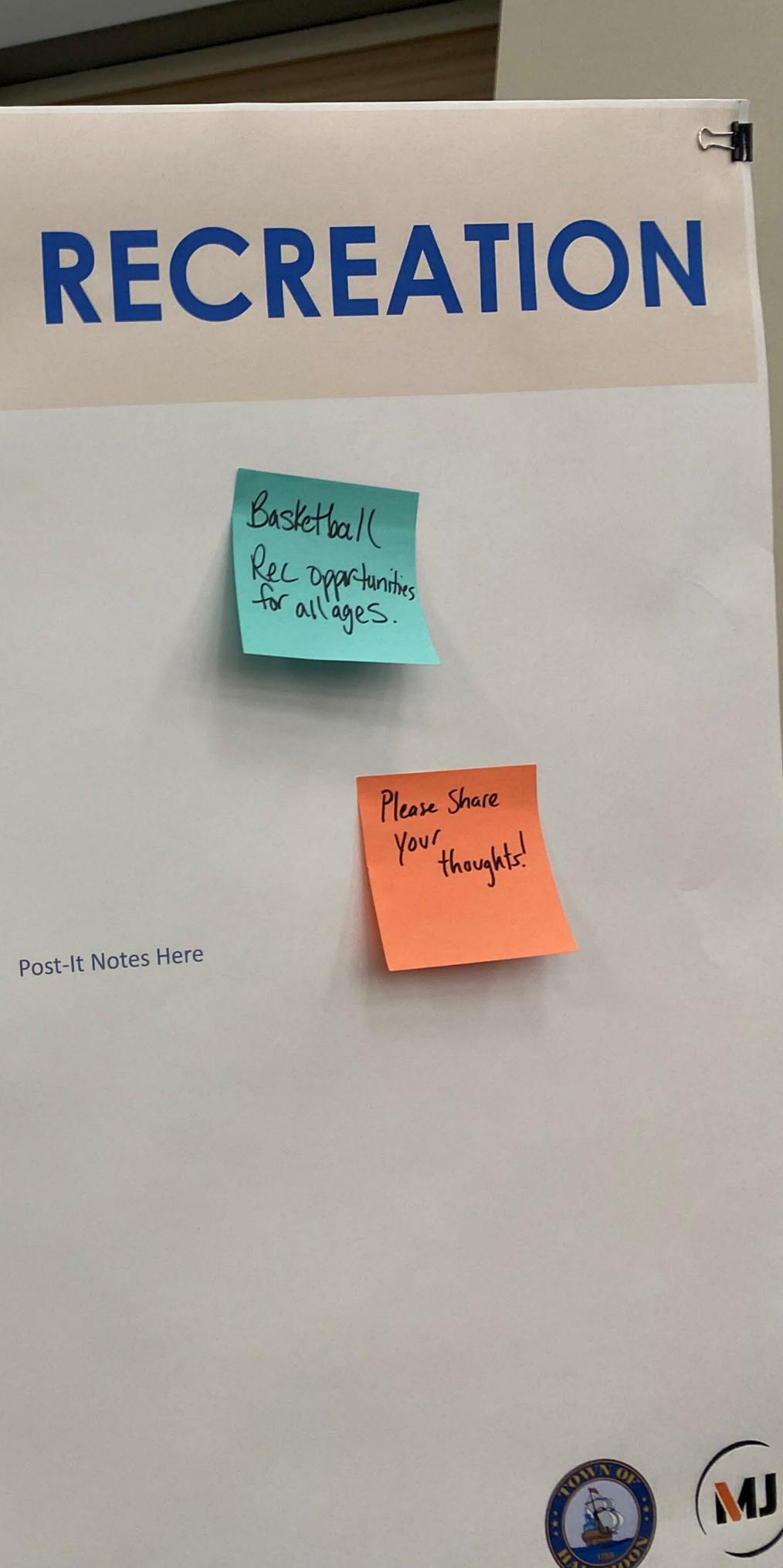
Continue to maintain and expand opportunities at the Town Park and other Town-owned recreation spaces such as but not limited to a public swimming facility. Ensure accessibility to all Town-owned locations that

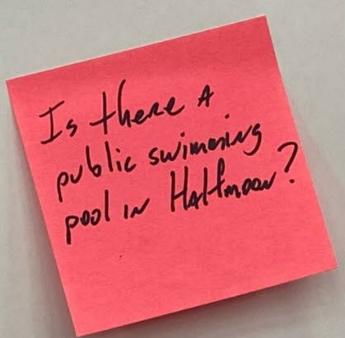
Maintain and promote inclusion and equity efforts in Update and promote resource-access mapping that





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# ECONOMIC GROWTH AND SUSTAINABILITY

### **GOAL:**

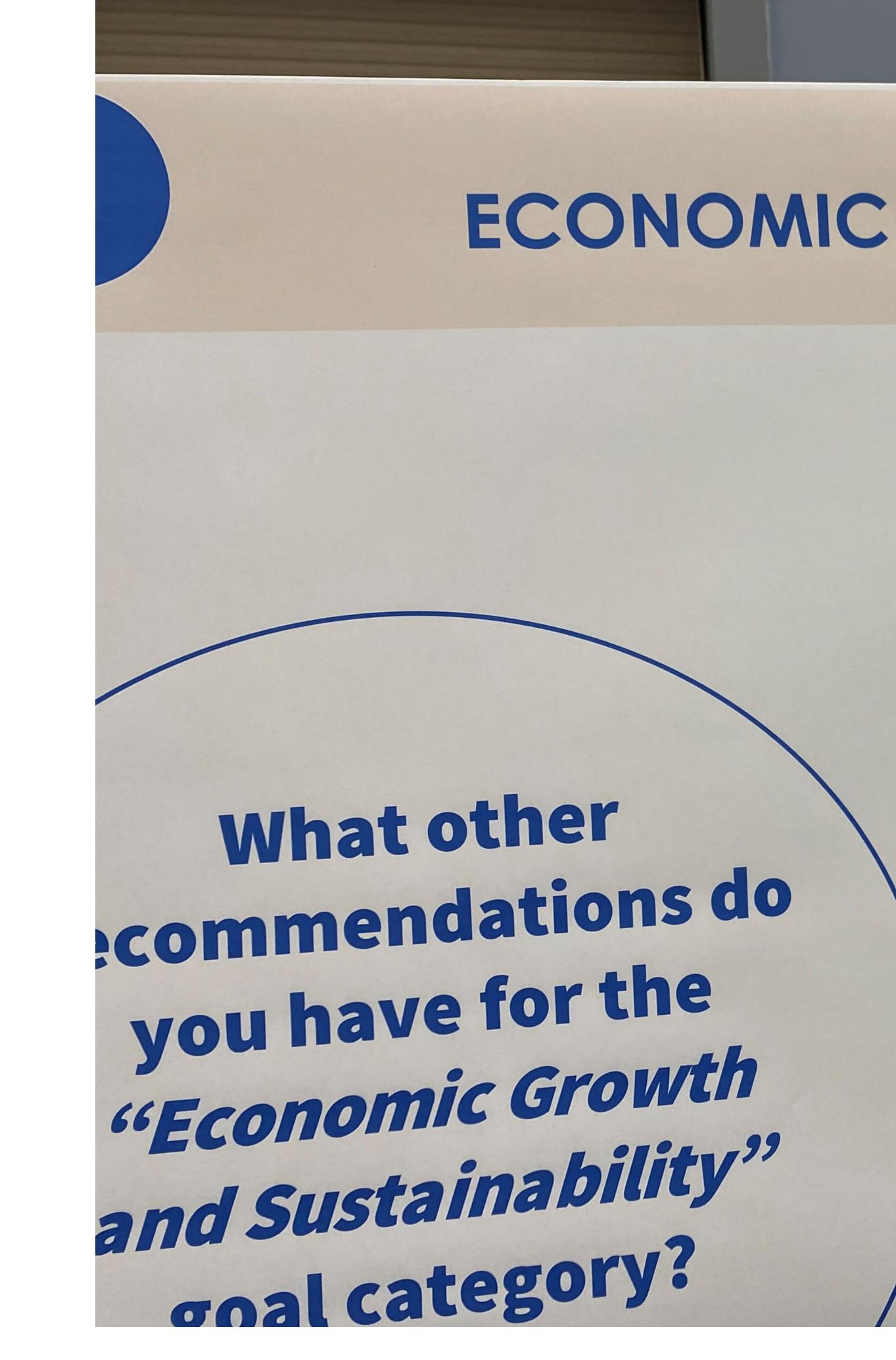
Fiscal and Economic Health: Promote diverse economic development that provides goods and services, employment opportunities, and tax revenues in commercial, office, and industrial districts, compatible with the community character, residential neighborhoods, and vision for the future.

### **PRELIMINARY DRAFT RECOMMENDATIONS:**

- Continue to encourage and support all manners of businesses, small and large, to establish, stay, and expand in Halfmoon.
- Survey existing business owners about challenges and opportunities.
- Emphasize clean light-industrial/21<sup>st</sup> Century Industry and locally-owned businesses as staples of the local economy in appropriate areas.



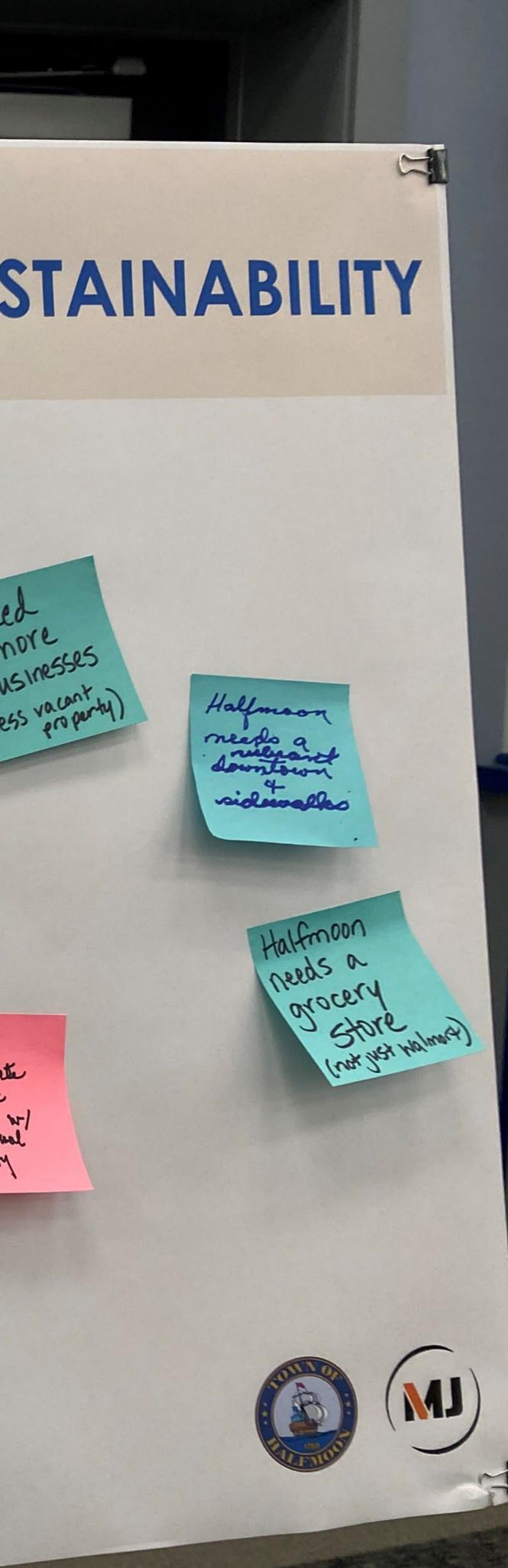




### ECONOMIC GROWTH AND SUSTAINABILITY

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Coordinate economic growth vr/ agricultural activity



# **INFRASTRUCTURE AND COMMUNITY FACILITIES**

### **GOAL:**

**Community Facilities and Services:** Continue to provide and/or support adequate community facilities and services - including fire protection, police protection, emergency services, solid waste collection, education facilities, healthcare services, libraries, services for youths through seniors, and social services - that are responsive to the community's expected level of service and safety and that continue to enhance the quality of life.

### **PRELIMINARY DRAFT RECOMMENDATIONS:**

- and resiliency in the future.
- to services and resources.
- and post-construction processes.
- space for community events and meetings.
- where appropriate.

Map/Inventory future demands on electricity to help plan for sustainability

Build partnerships with the Halfmoon-Clifton Park Library to increase access

Continue to foster a relationship with Town and County Emergency Services during the site development plan review process, building and construction

Construct a Community Center that provides an accessible, common meeting

Consider incentivizing the undergrounding of private and public utilities lines







# **INFRASTRUCTURE AND COMMUNITY FACILITIES (cont.)**



### **GOAL:**

**Utilities:** Provide a utility infrastructure system that meets the demands of current residents and businesses and that will support future development in carefully planned areas of the Town.

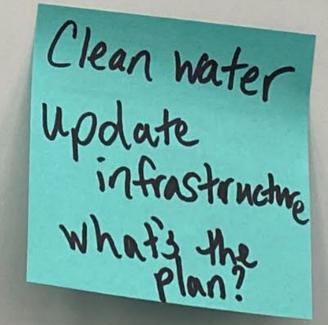
### **PRELIMINARY DRAFT RECOMMENDATIONS:**

- Prepare water infrastructure replacement plan to replace and upgrade outdated water infrastructure to maintain adequate and reliable service.
- Coordinate with Saratoga County to maintain and upgrade wastewater systems as needed.
- Maintain high standards for required development driven infrastructure improvements.
- Support Green Initiatives where possible.

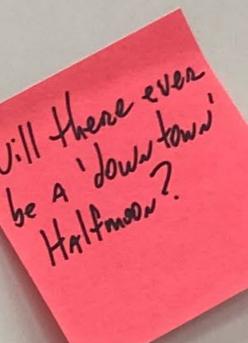


# **INFRASTRUCTURE AND COMMUNITY FACI**

# What other commendations you have for the *ifrastructure and*



Sewer for existing residents



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### **GOAL:**

**Housing:** Provide a balanced blend of quality housing opportunities, including price ranges that are affordable for all income levels and housing types that consider the needs of older residents, young families (first time homeowners) and those with disabilities. Properly plan for and locate housing based on density and purpose to take full advantage of existing and future community services, alternative transportation opportunities, and recreational facilities.

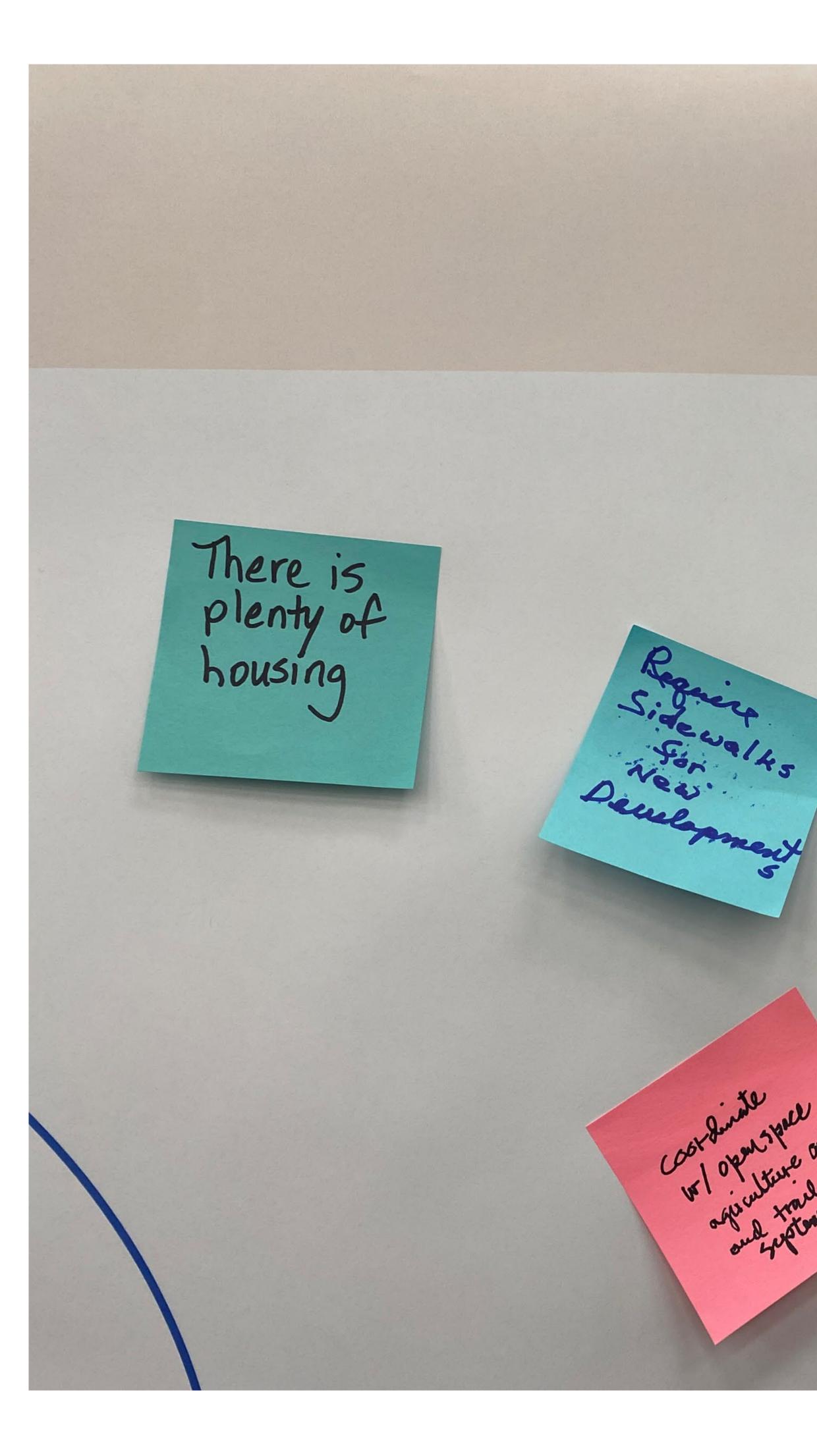


### **PRELIMINARY DRAFT RECOMMENDATIONS:**

Continue to support new construction and redevelopment of housing town-wide to support growing demand while balancing environmental concerns and growth management efforts. Provide optional incentives to builders to provide a mix of housing types (single-family, multi-family, senior, etc.) serving a range of income levels and age groups in areas of Town where infrastructure exists. Consider undertaking a housing study of the Town to better understand the community-supported types of housing.

# HOUSING

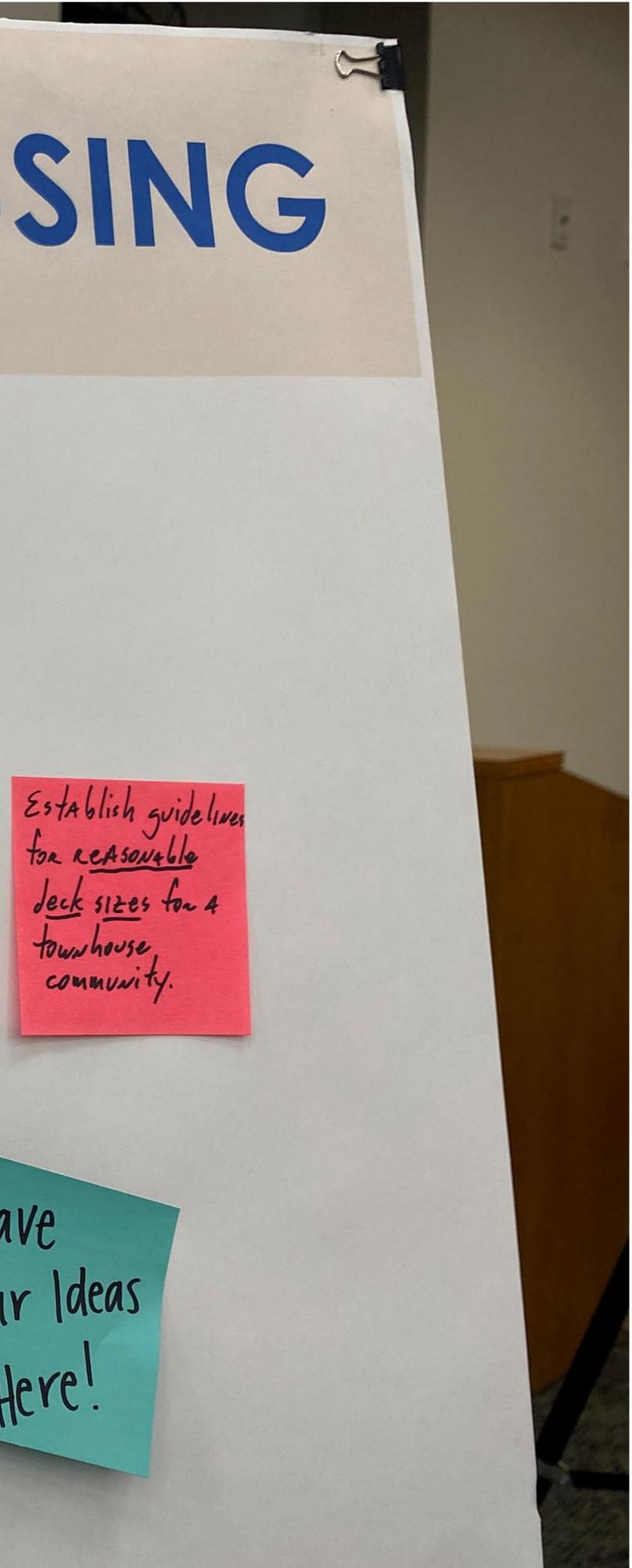




# HOUSING

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### **GOAL:**

Transportation and Mobility: Provide safe, convenient, and efficient transportation options for people and goods within, through, and around the Town of Halfmoon, which minimize the impact of traffic on the Town's character and quality of life.

### **PRELIMINARY DRAFT RECOMMENDATIONS:**

- spaces, and recreation spaces through sustainable building practices.
- $\bullet$

- Council (CRTC) to promote existing public transportation options.

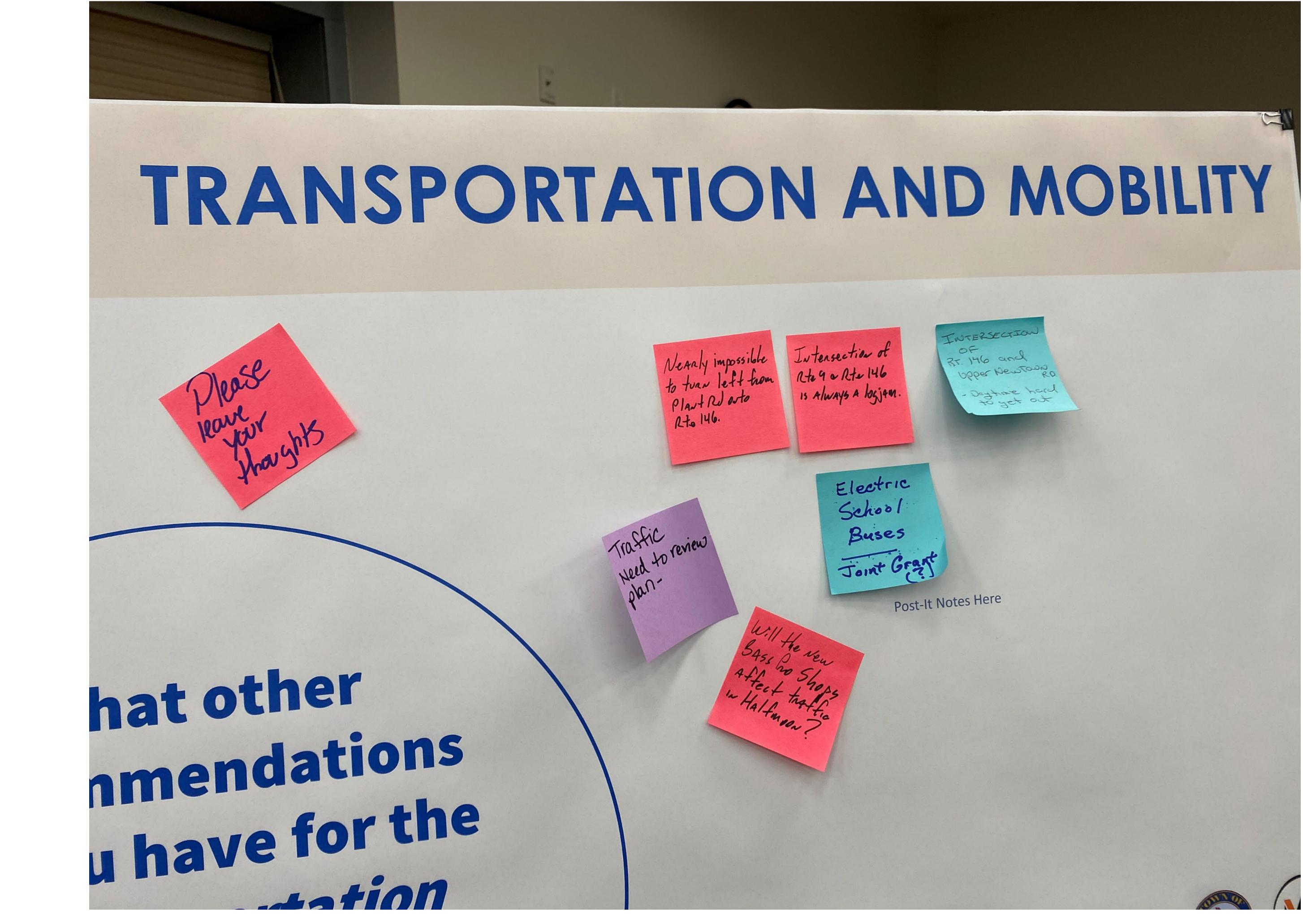
# TRANSPORTATION AND MOBILITY



Establish and/or maintain pedestrian and bicycle (multi-modal) connections between neighborhoods, open

Continue to support vehicular circulation improvements throughout the Town. Prepare a study evaluating major intersections within the Town through collaboration with neighboring municipalities, Saratoga County and the New York State Department of Transportation. Incorporate public transportation elements specifically within the Town Plan. Continue coordination with local/state/and regional transportation such as but not limited to Capital District Transportation Authority (CDTA) and Capital Regional Transportation





# AGRICULTURE, OPEN SPACE, AND RESILIENCY

### **GOAL:**

Agriculture, Natural Resources, and Open Spaces: Maintain the viability of existing agricultural operations and preserve important natural and open space resources that contribute to the diversity, character, aesthetics, economy, and general health, safety, and welfare of the community. Resources such as the Hudson and Mohawk Rivers and their watersheds, viable farmland, mineral resources, ravines, woodlots, streams, aquifers, wetlands, floodplains, the escarpment, and viewsheds are recognized for their role in drainage, water supply, agriculture, aesthetics, recreation, and wildlife habitat.

### **PRELIMINARY DRAFT RECOMMENDATIONS:**

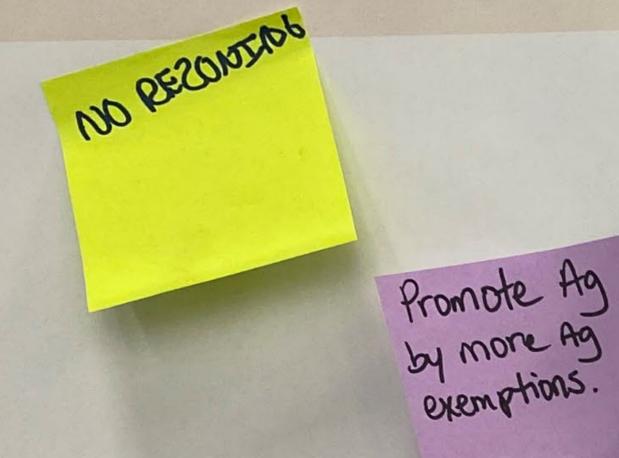
- $\bullet$ through efforts to maintain operations and lower costs.
- Provide optional incentive programs to conserve open space and habitat.  ${ \bullet }$
- lacksquare
- ${\bullet}$
- ${\color{black}\bullet}$ practical and creative open space/agricultural uses i.e. agritourism etc.
- ${\color{black}\bullet}$ under the Agriculture and Markets Law (AML).

Offer optional incentive programs to encourage new farm enterprises and support active farms

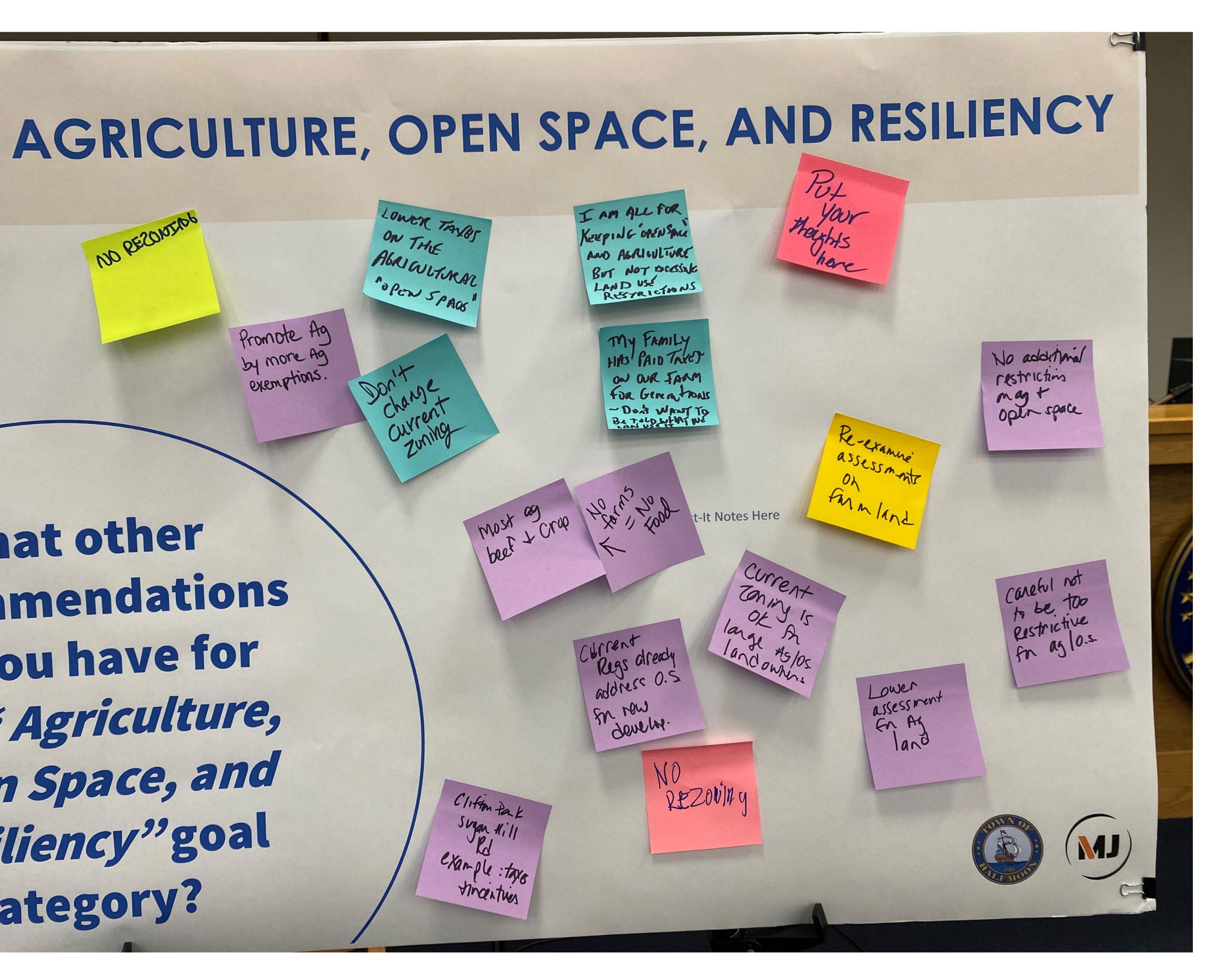
Protect and maintain viewsheds of the Hudson and Mohawk Rivers and surrounding ranges. Complete a Natural Resource Inventory that identifies natural resources and open spaces within the Town. Increase awareness surrounding open spaces, trails, preserves, motorized and non-motorized boat access, etc. Develop a working relationship with Saratoga PLAN and other regional organizations/groups to promote

Review zoning to ensure consistency with regulations that are compatible with agricultural activities





# Ihat other mmendations you have for "Agriculture, en Space, and siliency" goal category?





other regulations.

uses are needed and most suitable.



Agricultural





### The Comprehensive Plan Update will set a direction for community-wide future land uses to support the Vision. While land uses are NOT zoning, future land uses identified in the Comprehensive Plan will serve as a guide for future zoning and

# Place stickers on the map to indicate where you think the following future land



**Recreation** / Parks



Housing / Residential



Industrial

# FUTURE LAND USE











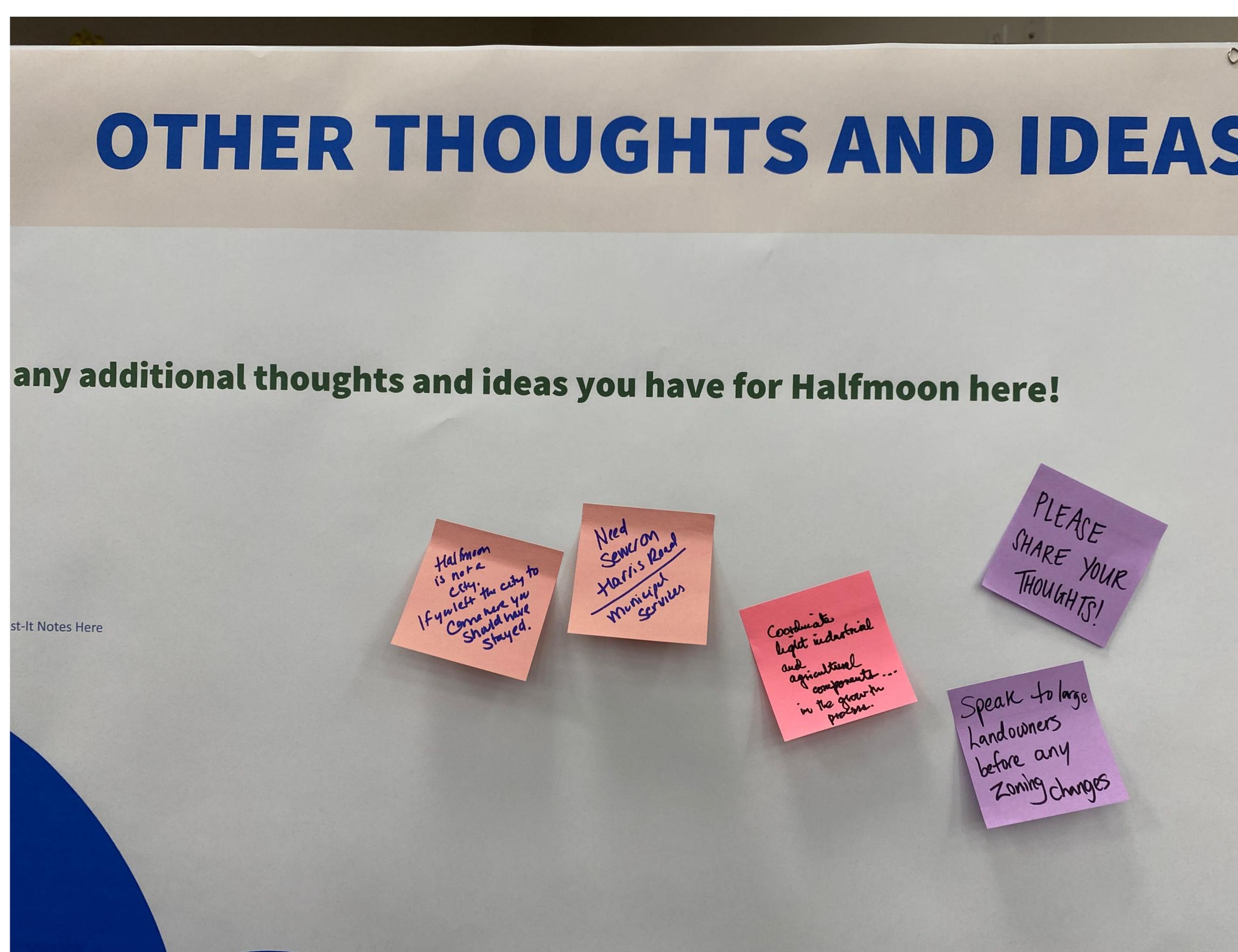


# **OTHER THOUGHTS AND IDEAS**

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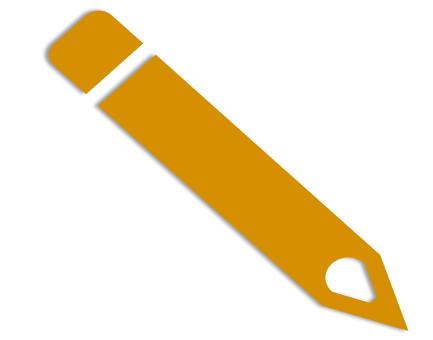
# **OTHER THOUGHTS AND IDEAS**





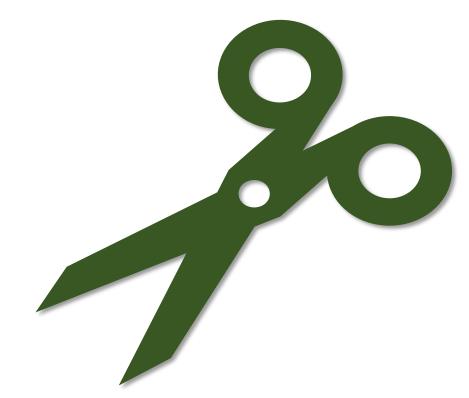


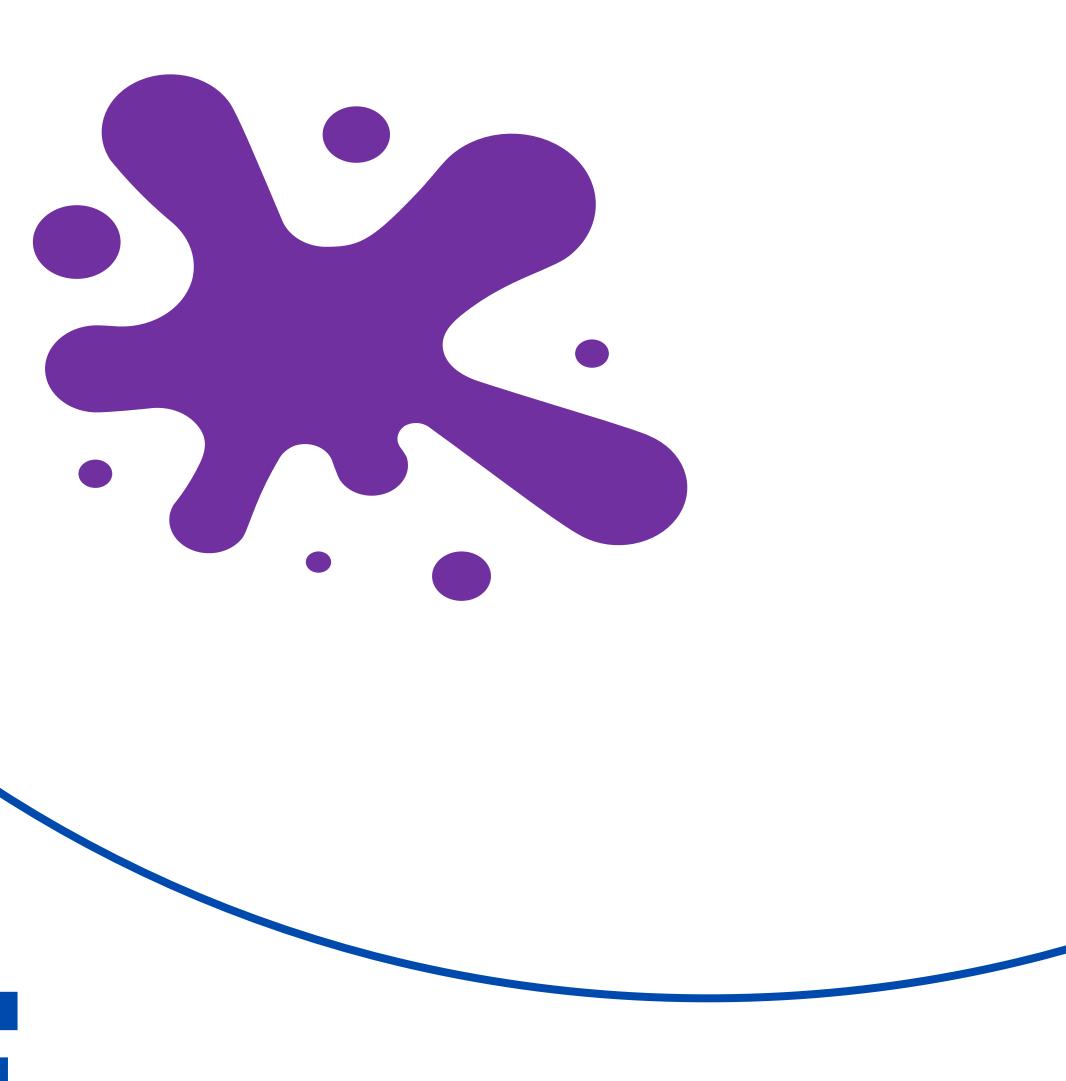














### TOWN OF HALFMOON COMPREHENSIVE PLAN UPDATE



### Public Engagement #5

Date/Time: March 19, 2024, 6:00 p.m. - 7:30 p.m.

Location: Halfmoon Town Hall, 2 Halfmoon Town Plz, Halfmoon, NY 12065

Please Sign In

Have You Attende	d Previous Events?	Email Address (if first event)
Yes	No	
Yes	No	Steve Evestine@ gmind, com
Yes	No	
	Yes Yes Yes Yes Yes Yes Yes Yes Yes	YesNoYesNoYesNoYesNoYesNoYesNoYesNoYesNo



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Public Engagement #5

Date/Time: March 19, 2024, 6:00 p.m. - 7:30 p.m.

Location: Halfmoon Town Hall, 2 Halfmoon Town Plz, Halfmoon, NY 12065

Please Sign In

Name	Have You Attend	led Previous Events?	Email Address (if first event)
William Suchock	Yes	No	Suchocki forms 10 gma; 1, com
Sonya Slish	Yes	No	
Andry Slish	Yes		
PAUE Fingels K.	Yes	No	fingee @ ADL.COM
Nicholas S1,34	Yes	No	
	Yes	No	



### TOWN OF HALFMOON COMPREHENSIVE PLAN UPDATE



Public Engagement #5

Date/Time: March 19, 2024, 6:00 p.m. - 7:30 p.m.

Location: Halfmoon Town Hall, 2 Halfmoon Town Plz, Halfmoon, NY 12065

Please Sign In

Name	Have You Attended Previous Events?		Email Address (if first event)
John Kohn	Yes	No	
Katherine, Sychochi	Yes	No	Katherine suchocki @gmail.co
	Yes	No	

