



# MEETING SUMMARY

**PURPOSE:** Public Open House & Visioning Workshop  
**DATE/TIME:** March 23, 2023, 6:00-8:00 PM  
**LOCATION:** Halfmoon Town Hall, 2 Halfmoon Town Plaza, Halfmoon, NY 12065

Agenda Item	Discussion
<p><b>Overview</b></p>	<p>The Town of Halfmoon has initiated an update to its existing Comprehensive Plan, which was adopted in 2003. The Comprehensive Plan will provide a blueprint for long-range planning in the community.</p> <p>On Thursday, March 23, 2023, the first public open house and visioning workshop for the Halfmoon Comprehensive Plan Update was held. The event took place at Halfmoon Town Hall from 6:00-8:00 PM. Over 40 residents, property owners, business owners, and other stakeholders participated in the event.</p> <p>The open house format allowed participants to informally walk through eleven (11) activity stations to learn about the project at their own pace and provide their input and ideas. A Participant Guide was provided to attendees to guide them through the various stations.</p> <p>The activity stations included:</p> <ul style="list-style-type: none"> <li>• Station 1 – Project Overview</li> <li>• Station 2 – Community Profile</li> <li>• Station 3 – Community Vision</li> <li>• Station 4 – Challenges &amp; Opportunities</li> <li>• Station 5 – Places We Gather</li> <li>• Station 6 – Serving the Generations</li> <li>• Station 7 – Getting Around Town</li> <li>• Station 8 – Idea Station</li> <li>• Station 9 – Kids Corner</li> <li>• Station 10 – Take the Survey</li> <li>• Station 11 – Other Thoughts and Ideas</li> </ul>

<p style="text-align: center;"><b>Overview (Cont'd)</b></p>	<p>Additionally, participants had the opportunity to speak with Town staff, CPUC members and the Project Team and also, share written ideas and/or comments on comment cards.</p> <p>Workshop materials are provided as attachments to this summary. Attachments include:</p> <ul style="list-style-type: none"> <li>• Participant Guide for Activity Stations</li> <li>• Open House Stations</li> </ul> <p><b>Common themes arising from all input received include: (in no particular order)</b></p> <ul style="list-style-type: none"> <li>• Desire for a more walkable and bikeable community</li> <li>• Value of open space and agriculture to the community</li> <li>• Concerns about housing type and affordability</li> <li>• Vehicle safety and traffic mitigation efforts</li> <li>• Concerns about future development</li> </ul>
<p style="text-align: center;"><b>Activity Station 1: What is a Comprehensive Plan?</b></p>	<p>This station provided information about the Comprehensive Plan Update. This station provided context about the purpose of a Comprehensive Plan and the roles of the consultant team, Town staff, and the Comprehensive Plan Update Committee (CPUC). CPUC members were identified by name:</p> <ul style="list-style-type: none"> <li>• Richard M. Harris, AICP (Chair)</li> <li>• Jeremy Connors</li> <li>• Paul Hotaling</li> <li>• Steven Kucskar</li> <li>• Joseph Landy</li> <li>• Michael D. Morand</li> <li>• Lyn Murphy</li> <li>• J. Daniel Wojcik</li> <li>• William Herman</li> <li>• Peter Bardunias</li> <li>• Nancy Morris</li> <li>• Deborah Curto</li> <li>• Donald Roberts</li> </ul>
<p style="text-align: center;"><b>Activity Station 2: Halfmoon Town Demographics and Mapping</b></p>	<p>This station provided an overview of Town demographics and growth trends. Town population, population growth, and age group percentages were displayed in tables, accompanied by a brief narrative highlighting notable data from the tables.</p> <p>Four (6) maps were displayed at this station:</p> <ul style="list-style-type: none"> <li>• Project Area</li> <li>• Zoning</li> <li>• Land Use</li> <li>• Parks, Recreation, and Conserved Land</li> <li>• Historic Resources</li> </ul>

**Activity Station 2:  
Halfmoon Town  
Demographics and  
Mapping  
(Cont'd)**

- Environmental Constraints

The Project Area map depicted the boundary of the Town of Halfmoon, showing neighboring municipalities, indicating the overall amount of acreage in the Town.

The Zoning map depicted the current zoning of all parcels within the Town, using different colors to indicate different zoning districts. Agricultural districts were also included on this map, denoted by diagonal crosshatching.

The Land Use map depicted current land use types within the Town based on tax parcel data. Different colors represented the various forms of land use within the Town.

The Parks, Recreation, and Conserved Land map depicted local and State parks located within the Town, as well as outdoor recreation areas such as golf courses. Conserved lands such as the Ushers Road State Forest were also depicted on this map.

The Historic Resources map depicted locations in the Town. The map included National Register Historic Districts and National Register Historic Buildings.

The Environmental Constraints map depicted areas of steep slopes, wetlands, and flood zones within the Town, and included acreage figures for each. An explanatory note was included beneath the map, stating that the mapped environmental constraints play a role in determining appropriate land uses.

<p><b>Activity Station 3: What's your Vision?</b></p>	<p>The Vision station provided an opportunity for participants to share their Vision for the Town of Halfmoon over the next 5, 10 and 20 years.</p> <p><b>Common themes included:</b></p> <ul style="list-style-type: none"> <li>• High quality of life</li> <li>• Value of open space</li> <li>• Traffic concerns</li> <li>• Affordability</li> </ul> <p><b>Ideas expressed through this exercise include (in no particular order):</b></p> <ul style="list-style-type: none"> <li>• Affordable for all income levels</li> <li>• Still a friendly community! With affordable homes.</li> <li>• Peaceful</li> <li>• Lots of space for wildlife and plants.</li> <li>• Neighborly</li> <li>• Preserve open space.</li> <li>• Explore approaches to keep views.</li> <li>• Inclusive</li> <li>• Maintain quality of life</li> <li>• We need to work on infrastructure before more apartments.</li> <li>• Low crime</li> <li>• Sound barrier for 87</li> <li>• Respect "Old Halfmoon"</li> <li>• ADA trail access!</li> <li>• Less traffic!</li> </ul>
<p><b>Activity Station 4: Challenges &amp; Opportunities</b></p>	<p>This station encouraged participants to share their insight about challenges and opportunities for the Town.</p> <p><b>Common challenges and concerns raised included:</b></p> <ul style="list-style-type: none"> <li>• Traffic and speed control throughout Halfmoon</li> <li>• Increase in development in Town</li> <li>• Loss of wildlife and habitat</li> </ul> <p><b>Challenges identified by participants include (in no particular order):</b></p> <ul style="list-style-type: none"> <li>• Make rt 9 a boulevard.</li> <li>• Make state routes walkable.</li> <li>• Too many new houses, habitat is being destroyed.</li> <li>• Maintain farmland.</li> <li>• Traffic Grooms Road to Crescent.</li> <li>• End of Betts traffic light.</li> <li>• don't allow overdevelopment.</li> <li>• Traffic light Stone Quarry &amp; Route 9.</li> </ul>

**Activity Station 4:  
Challenges &  
Opportunities  
(Cont'd)**

- Traffic light timing
- Reduce the speed limit on Rt 9 from Crescent Bridge to Rt 236.
- Too many people relying on non-native turf grasses and decorative plantings, not enough native plants available locally.
- No more over developing.
- CDTA Prescence...?
- Leave the steep slopes alone they can never be developed.
- Limit lighting on commercial, avoid flood lights.
- Water issues.
- Need cell phone towers.
- No more variances, rules are made for a reason.
- No more development- no land left for the wildlife.
- Rush hour traffic.
- Can the existing Post Office handle growth?
- Can the existing schools handle growth?

***Common opportunities and strengths raised included:***

- Halfmoon community identity
- Walkable and linked Greenspaces
- Grocery and Food retailers

***Opportunities and strengths identified by participants include (in no particular order):***

- More walkable greenspace (2).
- Northwest corridor park!
- Our people
- Lots of opportunities for native plants.
- There is still a lot of underdeveloped area- it should all be protected for plants & animals.
- Grocery store (3).
- Link neighborhoods with a town trail system.
- Our own zip code (3).
- A restaurant.
- More shopping.
- A Halfmoon post office.

<p><b>Activity Station 5: Places We Gather</b></p>	<p>Participants used stickers representing a variety of activities to identify the places they gather in the community and what they are doing there. The activities represented education, religious &amp; spiritual, shopping, recreation, socializing, dining, and neighborhood.</p> <p><b>The following highlights locations for where attendees gather most:</b></p> <ul style="list-style-type: none"> <li>• Shopping: largely clustered along the Route 9 corridor between the intersection of Route 9 and Route 146 to the southern boundary of Halfmoon at the river.</li> <li>• Dining: located along Route 9 and the northeast corner of the Town near the Fairways of Halfmoon/ Hank Hudson Brewing.</li> <li>• Socializing: Clustered around Route 9 Corridor and the Fairways of Halfmoon golf course.</li> <li>• Recreation: Spread throughout each corner of the Town. Ushers State Forest, Zim Smith Trail, the Hudson Riverfront, and Crescent Park/ river walking trail</li> <li>• Neighborhood: Clusters of respondents from neighborhoods located centrally in the town (Knox Woods and developments near Pruyn Hill Road and Farm to Market Road intersection)</li> </ul>
<p><b>Activity Station 6: Serving the Generations</b></p>	<p>This station encouraged participants to share their insight about generational needs. Generations tend to share similar characteristics and have similar needs for services, housing, shopping, learning, healthcare, transportation. The generations are categorized by birth year and include Traditionalists or Silent Generation: Born 1945 and before; Baby boomers: Born 1946- 1964; Generation X: Born 1965- 1980; Millennials or Generation Y: Born 1981- 1995; and Generation Z: Born after 1996.</p> <p><b>Common theme identified in multiple generations include:</b></p> <ul style="list-style-type: none"> <li>• A variety of service-based businesses are needed</li> </ul> <p><b>Traditionalists or Silent Generation: Born 1945 and before:</b></p> <ul style="list-style-type: none"> <li>• Handy people to do work, lawn care.</li> <li>• More transportation for seniors.</li> </ul> <p><b>Baby boomers: Born 1946- 1964:</b></p> <ul style="list-style-type: none"> <li>• A full-sized supermarket on this side of Rt 9.</li> <li>• Group activity opportunities for ages 60+</li> </ul> <p><b>Generation X: Born 1965- 1980:</b></p> <ul style="list-style-type: none"> <li>• Grocery store</li> <li>• School in Halfmoon</li> <li>• Preservation of habitat</li> </ul> <p><b>Millennials or Generation Y: Born 1981- 1995;</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Generation Z: Born after 1996;</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>

<p><b>Activity Station 7: Getting Around Town</b></p>	<p>Participants were asked to identify on a map where they walk, bike, or use public transportation by affixing stickers with icons representing each travel mode.</p> <p><b><i>The following highlights areas in the Town that were most identified with each mode of travel:</i></b></p> <p>Walking: Dispersed throughout the Town, mostly neighborhoods and designated trails.</p> <p>Biking: Dispersed widely around the Town – share similar locations with where people identified their neighborhoods, walking locations, and recreation.</p> <p>Public Transportation: No stickers were placed for public transportation</p>
<p><b>Activity Station 8: Idea Station</b></p>	<p>At the Idea Center, participants were asked to share ideas about a variety of topic areas including:</p> <ul style="list-style-type: none"> <li>• Neighborhoods &amp; Housing</li> <li>• History &amp; Recreation</li> <li>• Infrastructure &amp; Transportation</li> <li>• Economic Development &amp; Agriculture</li> </ul> <p><b><i>Themes in Neighborhoods and Housing:</i></b></p> <ul style="list-style-type: none"> <li>• Development concerns</li> <li>• Variety of housing types</li> </ul> <p><b><i>Input received about Halfmoon’s community character, neighborhoods, and housing types include (in no particular order):</i></b></p> <ul style="list-style-type: none"> <li>• Establish ½ acre minimum lot size for new developments.</li> <li>• Apartment moratorium</li> <li>• Branding assets of Halfmoon</li> <li>• A variety of housing types, something that works for all.</li> <li>• Sewer on Stone Quarry &amp; Plank Rd.</li> <li>• Less development, preserve habitats for plants and animals.</li> <li>• State money now for workforce housing why not explore near far gated neighborhoods, senior housing interspersed with McMansions.</li> <li>• All future developments with pools should also have kiddie pools- no babies in adult pools.</li> <li>• Reduce development.</li> </ul> <p><b><i>Themes in History and Recreation include:</i></b></p> <ul style="list-style-type: none"> <li>• Expand programing and tourism plan</li> <li>• Greater emphasis of historical resources</li> </ul>

**Activity Station 8: Idea Station (Cont'd)**

***Input received about History and Recreation include (in no particular order):***

- Trail by Rt 9 bridge.
- Walking tours
- Tourism plan that focuses on history & attractions.
- Community center- wellness activities, too many big gyms in Clifton Park.
- Disc golf.
- Riding dirt bikes keeping an eye out for the sheriffs.
- Working on a dairy farm on Upper Newton Rd.
- I love the history of Halfmoon.
- The historic CP Hotel is a prime example of demolition by neglect by the owner.
- Get museum at Mech Hydro
- Keep history alive in Halfmoon.

***Themes in infrastructure include:***

- Infrastructure needs to keep up with development
- Urge developer involvement in mitigation/ improvements to infrastructure

***Input received about infrastructure include (in no particular order):***

- Continue to have developers pay for new infrastructure.
- Plan to support clean water & sewer.
- Developers can't support new infrastructure, need a new plan.
- Make business development pay their share!
- More native plants.
- More trees & grass to handle water near Fred the Butcher.

***Themes in transportation and mobility include:***

- Increase bike and pedestrian amenities
- Emphasis on bike and pedestrian safety
- Traffic concerns

***Input received about transportation and mobility (bicycles, pedestrians, vehicles, transit, accessibility and connectivity, etc.) include (in no particular order):***

- More bike trails.
- Better pedestrian access & safety.
- Consider traffic patterns.
- Finish Champlain Canalway Trail.
- Bike & pedestrian plan.
- Town needs more bike and pedestrian friendly improvements.
- Reduced time at traffic lights / roundabout Rt 9.

<p><b>Activity Station 8: Idea Station (Cont'd)</b></p>	<ul style="list-style-type: none"> <li>• It would be nice to connect pedestrian/bike trails to more recreational commercial destinations (2).</li> </ul> <p><b>Themes in economic development include:</b></p> <ul style="list-style-type: none"> <li>• Grocery store (only comment)</li> </ul> <p><b>Input received about economic development (retail, commercial, business) include (in no particular order):</b></p> <ul style="list-style-type: none"> <li>• Grocery store</li> </ul> <p><b>Themes in Agriculture include:</b></p> <ul style="list-style-type: none"> <li>• Preservation of agricultural land</li> <li>• Sustainable agricultural practices</li> </ul> <p><b>Input received about Agriculture include (in no particular order):</b></p> <ul style="list-style-type: none"> <li>• Buy development rights from farmers.</li> <li>• Community garden.</li> <li>• Preserving farmland helps farmers to keep their livelihood.</li> <li>• Explore alternate land to use for solar, library, farm.</li> <li>• Lost the agricultural base, what are we doing to keep it?</li> <li>• Support solar farms on vacant lands in order to counter endless speculation and suburban sprawl which is destroying Halfmoon</li> </ul>
<p><b>Activity Station 9: Kids Corner</b></p>	<p>This was a place for kids to be creative and share their ideas.</p>
<p><b>Activity Station 10: Take the Survey</b></p>	<p>The station included a tablet enabling participants to take the online community survey. Which is available at:</p> <p><a href="https://www.research.net/r/Halfmoon">https://www.research.net/r/Halfmoon</a></p>
<p><b>Activity Station 11: Other Thoughts and Ideas</b></p>	<p>This station included an opportunity for any additional thoughts and ideas. No members of the public posted on the Board.</p>
<p><b>Input Provided on Written Comment Cards</b></p>	<p>In addition to gathering input via maps and station boards, participants had the opportunity to provide input on written comment forms.</p>

This meeting summary conveys our understanding of the items discussed and 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 Department