

TOWN OF HALFMOON COMPREHENSIVE PLAN UPDATE

Public Workshop #2

May 25, 2023

Halfmoon Town Hall

6:00 – 8:00 PM



AGENDA



- Welcome
- Presentation
- Topic Based Table Discussions
- Table Report Back



WELCOME & INTRODUCTIONS



ROLES & RESPONSIBILITIES

- **Comprehensive Plan Update Committee**
 - Review Materials
 - Provide Insight & Direction
 - Project Ambassadors
- **Town Staff**
 - Review materials
 - Assist with logistics
 - Institutional insight
- **Consultant Team**
 - Technical Assistance
 - Facilitate/administer process
- **Community:** Be Engaged!



WHAT IS A COMP PLAN?

Town Law – Article 16 §272-A:

"town comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.



WHAT IS A COMP PLAN?

- A blueprint for the future of a community
- Broad in nature
- Addresses Community-wide topics
- A document, maps, illustrations that
 - Evaluate the **Current** State
 - Identify the Desired **Future** State
 - Determine **Recommendations**
 - Describe how to **Implement**



WHAT IS A COMP PLAN?

Families plan to buy a house, to take a vacation, for a child's education.

Businesses plan for profit and growth.

Communities plan for...

- ✓ population changes
- ✓ economic growth
- ✓ roads, community character, property values, tax base, schools, environmental protection, transit, recreation, pedestrian safety, sewage disposal, water supply...



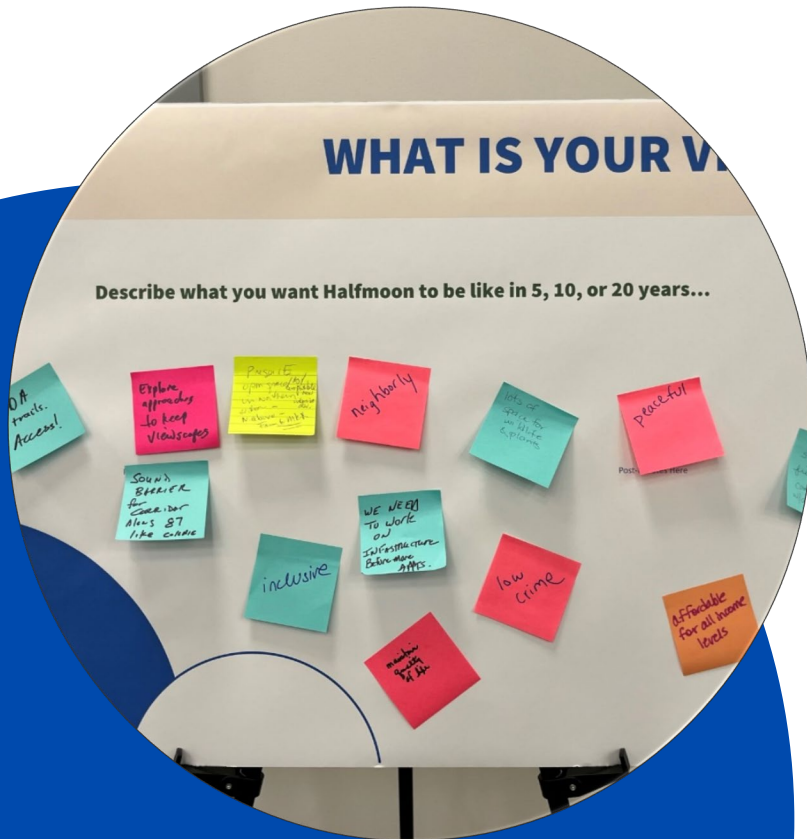
A COMP PLAN IS NOT...



- Zoning
- Parcel Specific
- A venue to address individual projects under review or in the review pipeline



PUBLIC PARTICIPATION



Activities so far:

- Project Website – with public engagement plan
<https://www.planhalfmoon.com/>
- Farmer’s Market Pop-Up
- Online Community Survey completed
 - 400 responses
- Open House and Visioning Session
 - March 23, 2023
- Comment Forms



EXISTING CONDITIONS HIGHLIGHTS



Demographics

- Population
- Age
- Household income
- Housing

Mapping

- Zoning
- Land Use
- Parks Recreation and Conserved Lands
- Environmental Constraints



EXISTING CONDITIONS HIGHLIGHTS

Demographics – Population Comparison

Year	1980	1990	2000	2010	2020	2021*
Population	8,417	11,832	18,474	21,535	25,662	25,442

*Source: U.S. Census and *ACS 2021 5-Year Estimate*

	2010 Population	2020 Population	% Change
Town of Ballston	8,729	11,831	35.5%
Town of Malta	13,005	17,130	31.8%
Town of Wilton	16,173	17,361	7.3%
Town of Clifton Park	36,705	38,029	3.6%
Town of Halfmoon	21,535	25,662	19.2%

*Table Source: 2010 and 2020 Decennial
Census Redistricting Data*



EXISTING CONDITIONS HIGHLIGHTS

Demographics – Age

	Under 5 Years	School Age 5-17	College Age 18-24	Young Adult 25-44	Adult 45-64	Older Adult 65+
Town of Halfmoon	5.7%	14.5%	6.8%	27.5%	29.7%	15.7%
New York State	5.7%	15.2%	9.0%	27.2%	26.3%	16.5%
U.S.	5.9%	16.6%	9.2%	26.5%	25.6%	15.9%

Source: ACS 2021 5-Year Estimate

- Halfmoon has a lower percentage of college-age residents than NY State and the nation.
- Halfmoon has a higher percentage of its population in the 45-64 age category than the State and nation.



EXISTING CONDITIONS HIGHLIGHTS

Demographics – Household Income

	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more
Town of Halfmoon	2.10%	1.70%	4.50%	7.50%	7.50%	16.20%	11.00%	24.60%	14.80%	10.10%

Source: ACS 2021 5-Year Estimate

- Median Household Income (Dollars): \$98,610



EXISTING CONDITIONS HIGHLIGHTS

Demographics – Housing

	New York State	Saratoga County	Town of Halfmoon
Total housing units	8,449,178	109,066	11,476
1-unit, detached	41.7%	62.5%	48.4%
1-unit, attached	5.3%	4.8%	8.9%
2 units	10.0%	5.9%	4.3%
3 or 4 units	6.8%	6.9%	10.7%
5 to 9 units	5.1%	4.1%	6.8%
10 to 19 units	4.2%	2.9%	5.5%
20 or more units	24.6%	5.9%	6.7%
Mobile home	2.2%	6.9%	8.8%

	New York State	Saratoga County	Town of Halfmoon
% Owner Occupied	57.6%	77.7%	73.0%
% Renter Occupied	42.4%	22.3%	27.0%

- According to the 2020 Decennial Census, 94.6% of housing units in Halfmoon were occupied with 5.4% vacant
- 48% of housing units are single family detached

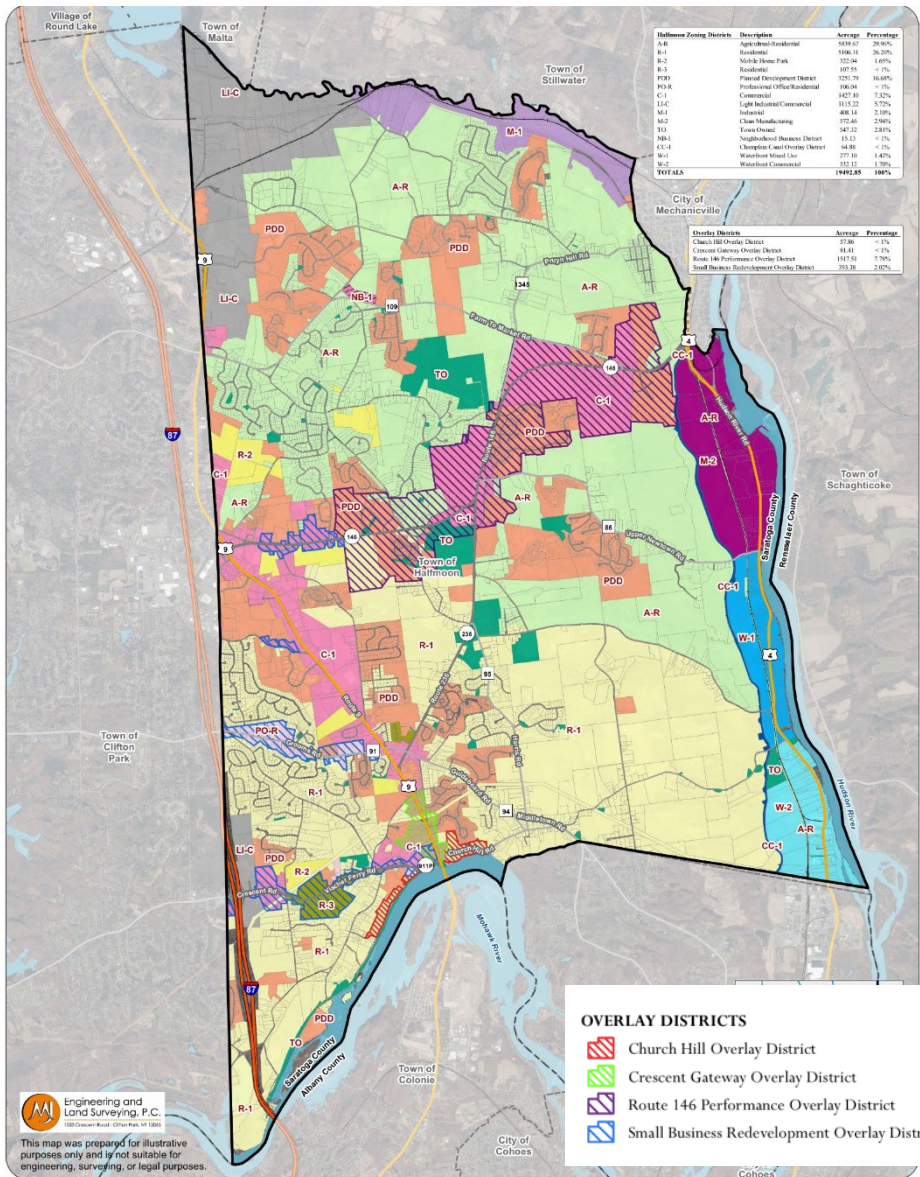
Table Source: ACS 2021 5-Year Estimate



EXISTING CONDITIONS HIGHLIGHTS

Zoning

- 15 zoning districts; 4 overlay districts
- Nearly 30% of Town is A-R (agricultural-residential)
- 26% of Town is R-1(residential)
- Nearly 17% is Planned Development District



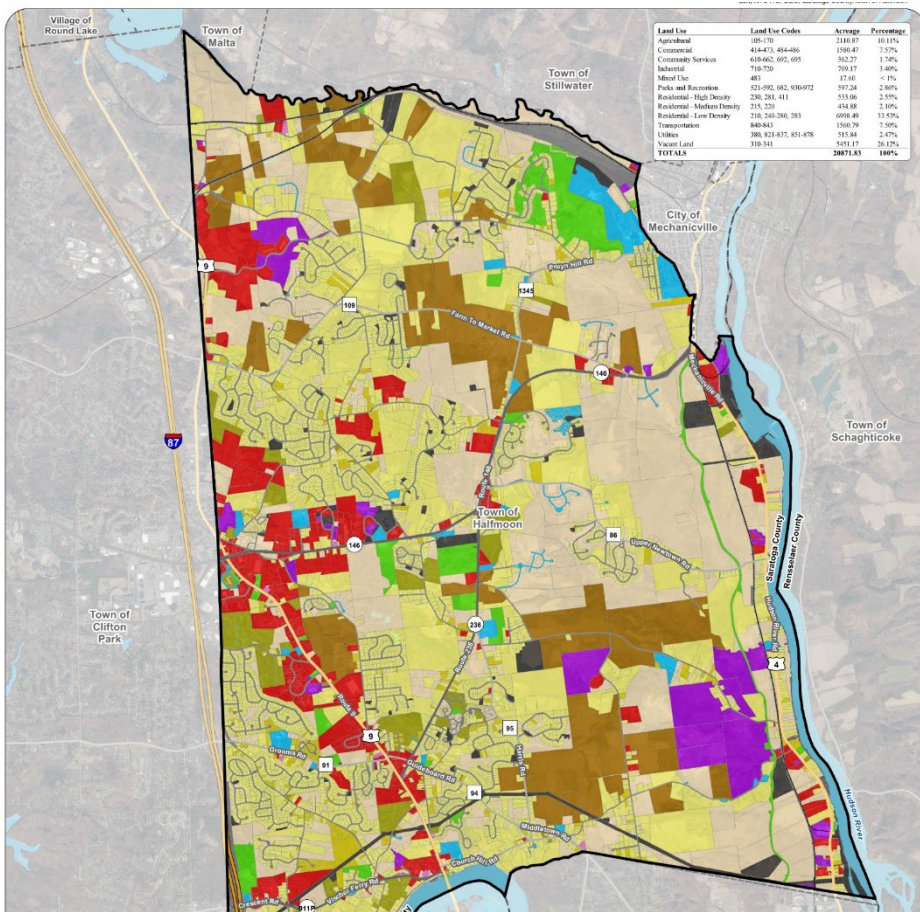
Halfmoon Zoning Districts	Description	Acreage	Percentage
A-R	Agricultural-Residential	5839.67	29.96%
R-1	Residential	5106.31	26.20%
R-2	Mobile Home Park	322.04	1.65%
R-3	Residential	107.55	< 1%
PDD	Planned Development District	3251.79	16.68%
PO-R	Professional Office/Residential	106.04	< 1%
C-1	Commercial	1427.10	7.32%
LI-C	Light Industrial/Commercial	1115.22	5.72%
M-1	Industrial	408.14	2.10%
M-2	Clean Manufacturing	572.46	2.94%
TO	Town Owned	547.32	2.81%
NB-1	Neighborhood Business District	15.13	< 1%
CC-1	Champlain Canal Overlay District	64.88	< 1%
W-1	Waterfront Mixed Use	277.10	1.42%
W-2	Waterfront Commercial	332.12	1.70%
TOTALS		19492.85	100%



EXISTING CONDITIONS HIGHLIGHTS

Land Use

- 33.5% of land is classified as Residential – Low Density
- 26% is Vacant
- 10% is Agricultural



Land Use	Land Use Codes	Acreage	Percentage
Agricultural	105-170	2110.87	10.11%
Commercial	414-473, 484-486	1580.47	7.57%
Community Services	610-662, 692, 695	362.27	1.74%
Industrial	710-720	709.17	3.40%
Mixed Use	483	17.60	< 1%
Parks and Recreation	521-592, 682, 930-972	597.24	2.86%
Residential - High Density	230, 281, 411	533.06	2.55%
Residential - Medium Density	215, 220	434.88	2.10%
Residential - Low Density	210, 240-280, 283	6998.49	33.53%
Transportation	840-843	1560.79	7.50%
Utilities	380, 821-837, 851-878	515.84	2.47%
Vacant Land	310-341	5451.17	26.12%
TOTALS		20871.83	100%

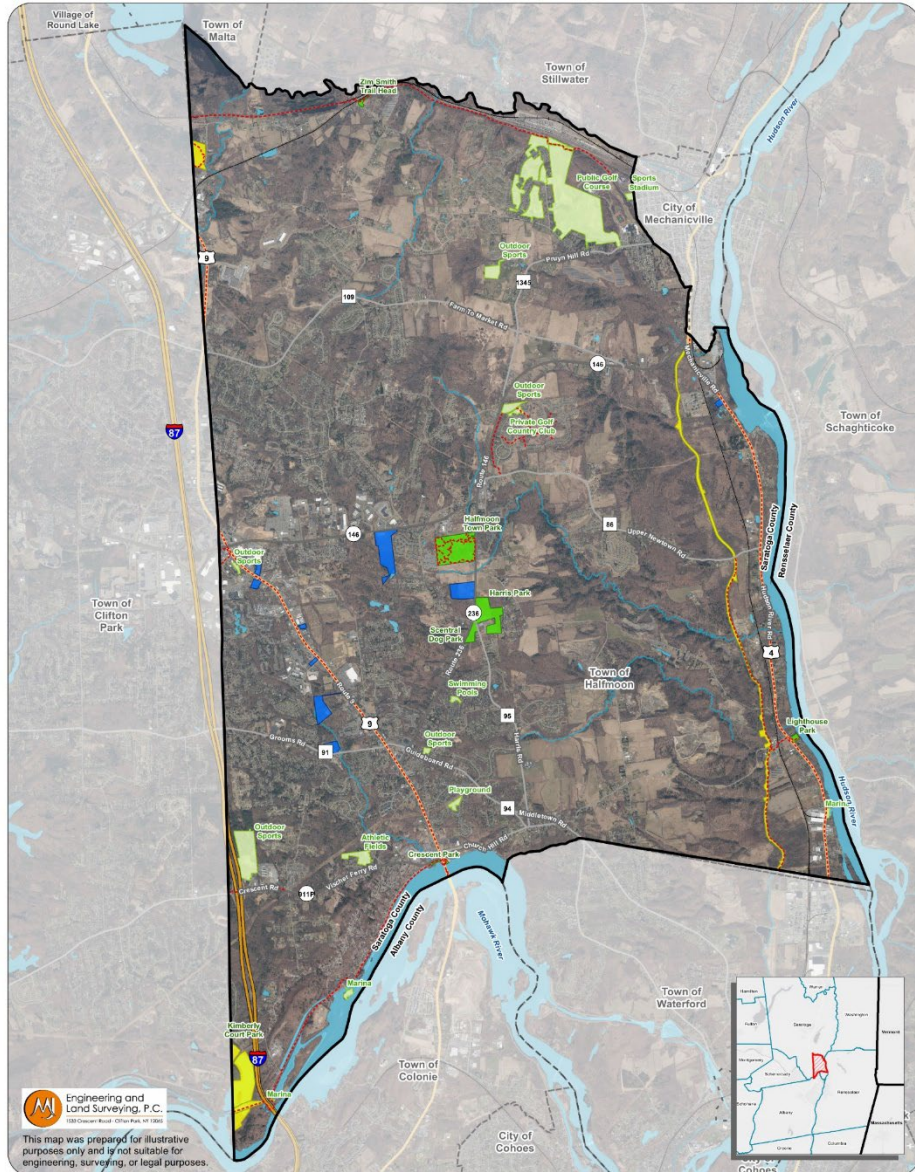
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Parks and Recreation	Vacant Land

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EXISTING CONDITIONS HIGHLIGHTS

Parks, Recreation, and Conserved Lands Map

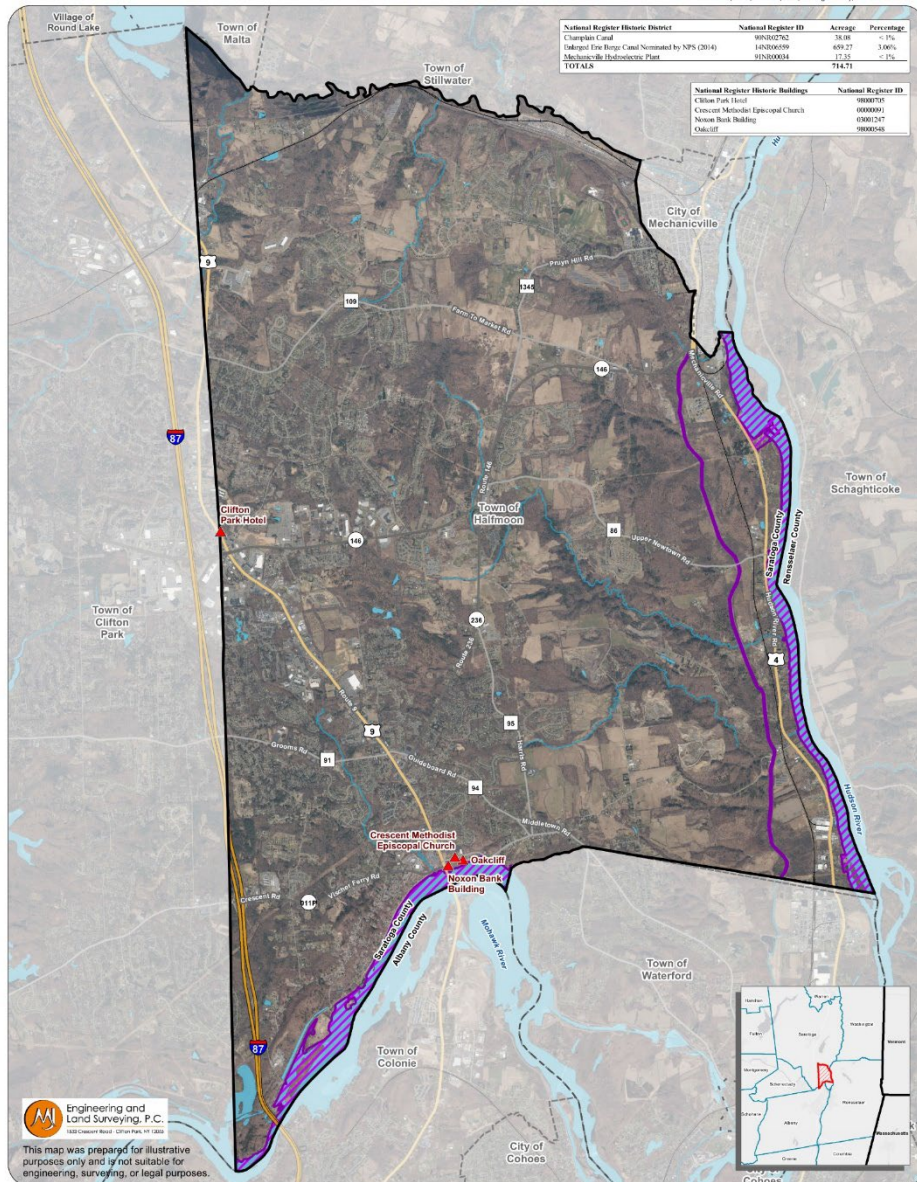
- Parks, recreation and conserved lands make up over 631 acres of land in the Town
- Outdoor recreation is 1.4% of total Town



Parks, Recreation and Conserved Lands	Acreage	Percentage
Parks (Local, County, and State)	96.15	< 1%
Outdoor Recreation	304.59	1.42%
Indoor Recreation	82.89	< 1%
Conserved Lands	147.44	< 1%
TOTALS	631.07	



EXISTING CONDITIONS HIGHLIGHTS



Historic Resources


National Register Historic Districts

- Champlain Canal
- Erie Barge Canal
- Mechanicville Hydroelectric Plant

National Register Historic Buildings

- Clifton Park Hotel
- Crescent Methodist Episcopal Church
- Noxon Bank Building
- Oakcliff

 National Register Historic District (NYSHPO)

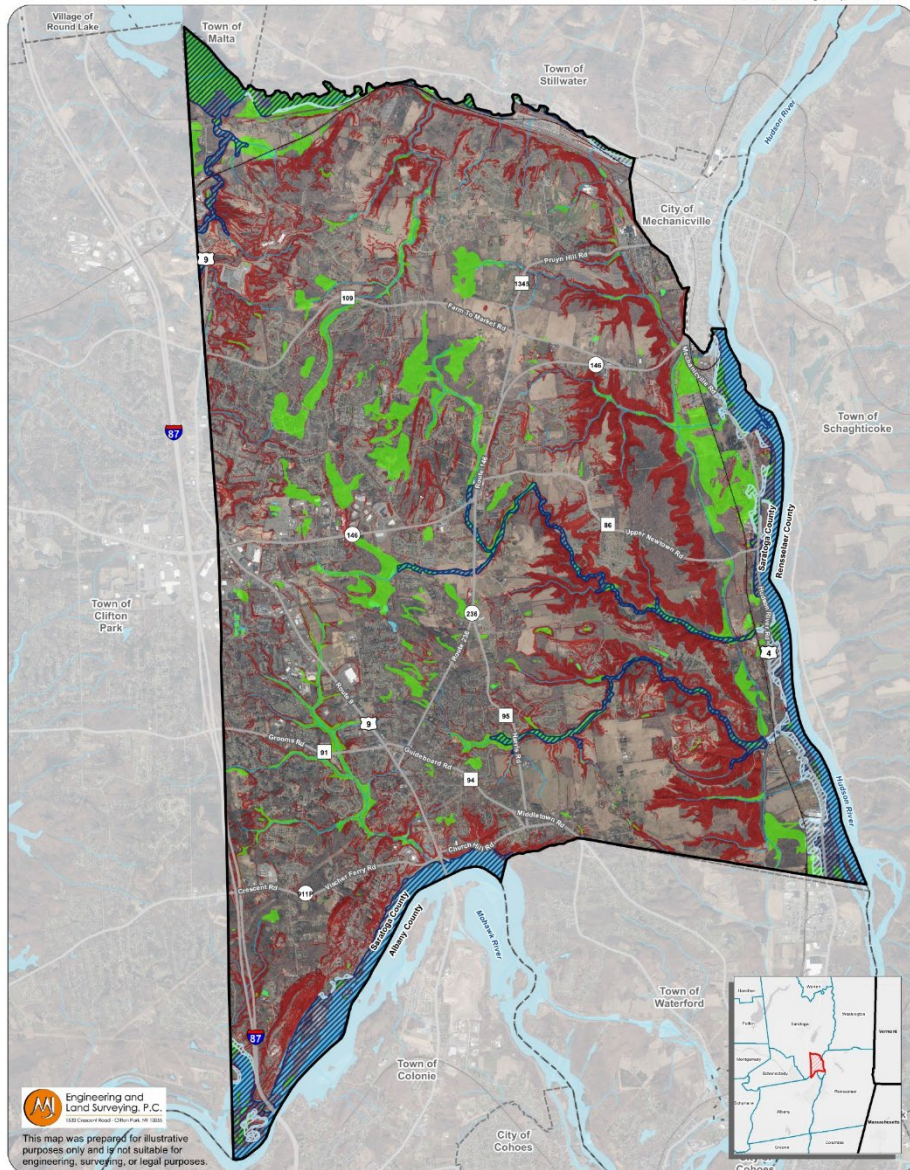
 National Register Historic Building (NRIS)



EXISTING CONDITIONS HIGHLIGHTS

Environmental Constraints

- Over 20% of Town includes slopes greater than 15%
- Nearly 7% of Town is within a 100-Year Floodzone



Environmental Constraints	Acreage	Percentage
Known Wetlands (NYSDEC, NWI)	1895.90	8.81%
100-Year Floodzone	1493.85	6.94%
500-Year Floodzone	169.96	< 1%
Steep Slopes	4383.57	20.38%

TOPIC BASED TABLE DISCUSSIONS

- 10 minutes per table
- Facilitated topic-based discussion
- Questions on the backside of the agenda
- Final report back following the full rotation



TOPIC BASED TABLE DISCUSSION REPORT BACK



NEXT STEPS

- Meeting Summary from tonight will be posted to www.planhalfmoon.com
- Next Comprehensive Plan Update Committee meeting
 - June 15, 2023, 6:00 PM – Halfmoon Town Hall

