

TOWN OF HALFMOON COMPREHENSIVE PLAN UPDATE

**Comprehensive Plan
Update Committee (CPUC)**

Meeting #2

April 6, 2023

Town Hall



AGENDA



- Welcome
- Project Scope & Schedule Update
- Public Participation Update
- Existing Conditions Highlights
- Comprehensive Plan Report Card Exercise
- Next Steps



WELCOME & INTRODUCTIONS



SCHEDULE OF MILESTONES



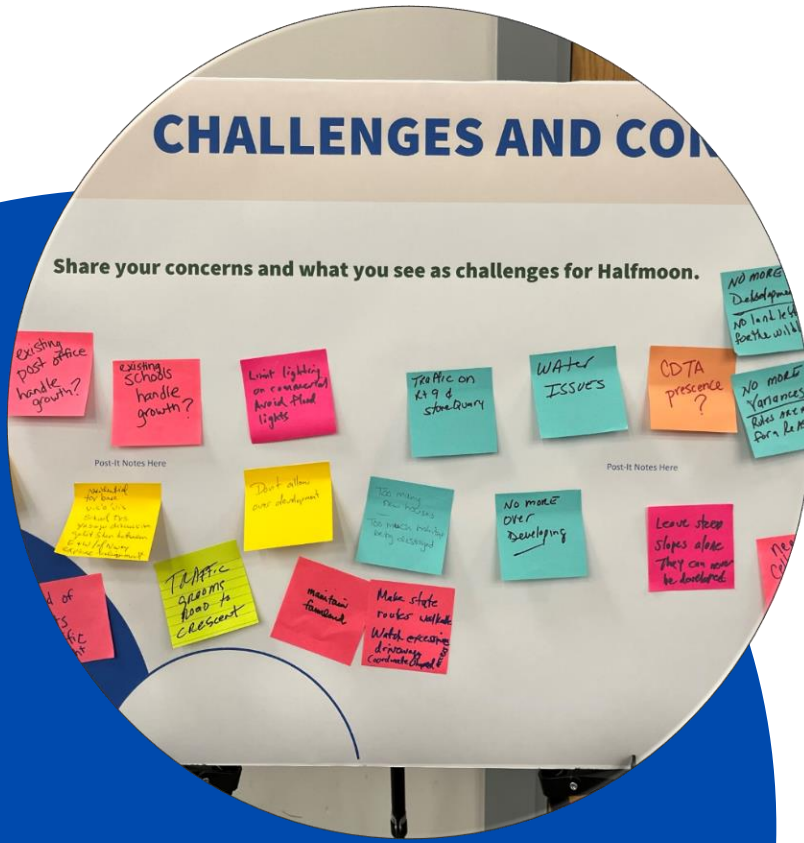
*CPUC Meetings – Every other month

PUBLIC PARTICIPATION UPDATE

Open House and Visioning Session

March 23, 2023, 6:00 - 8:00PM

- Over 40 residents, property owners, business owners, and other stakeholders participated
- 11 interactive stations set up around the room
 - Boards and guide are posted to project website
- Meeting summary will be posted to website (includes ideas and issues raised)



PUBLIC PARTICIPATION UPDATE

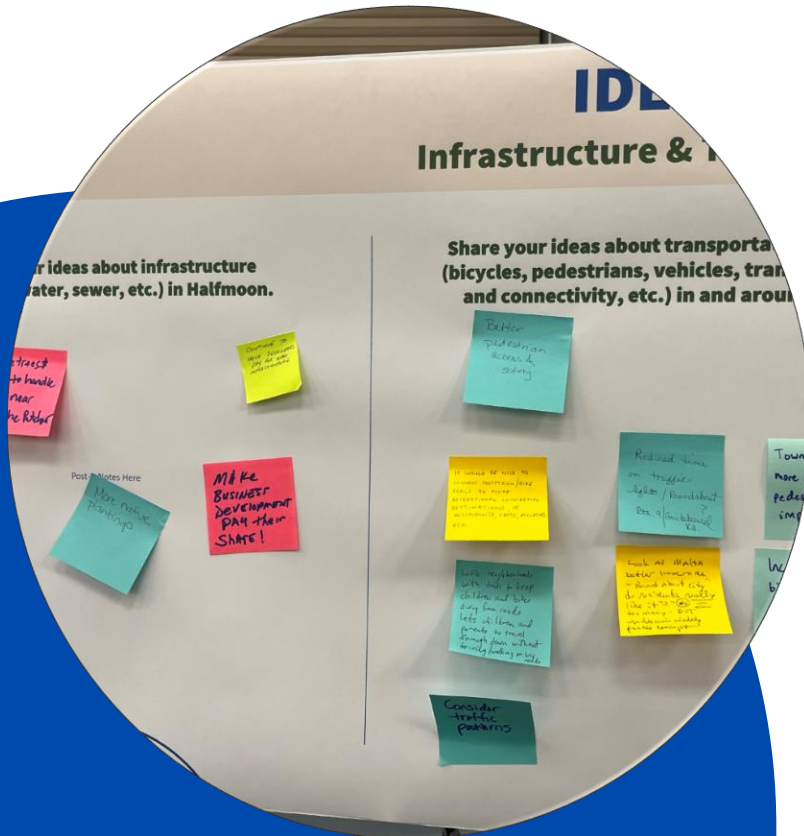


Open House and Visioning Session Common Challenges Identified:

- Traffic and speed in Town
- Increase in development in Town
- Loss of wildlife and habitat



PUBLIC PARTICIPATION UPDATE

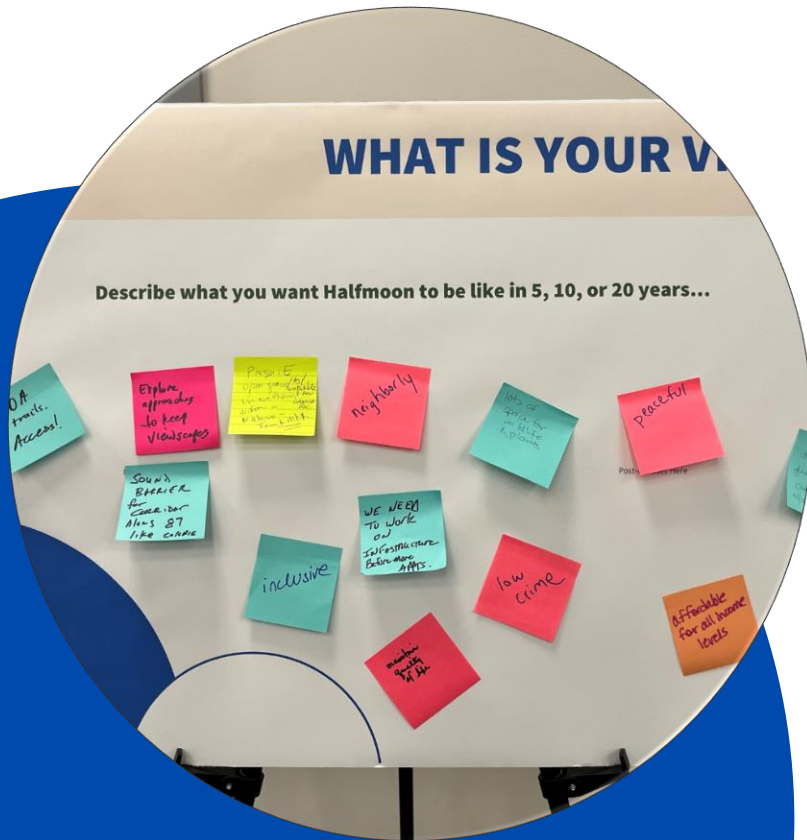


Open House and Visioning Session Common Opportunities Identified:

- Halfmoon Community Identity
- Walkable / links to greenspaces
- Grocery and food retailers



PUBLIC PARTICIPATION UPDATE



Ongoing Activities:

- Project Website

<https://www.planhalfmoon.com/>

- Online Community Survey
- Comment Forms



PUBLIC PARTICIPATION UPDATE

Community Survey

- Online platform, with hard copies available at Town Hall
- 110 responses to date
- Advertised in Press Release, Project Website, Town Website, Public Workshop
- Participants can access on mobile devices
- Consultant Team prepares summary of survey response highlights
- Close date?



PUBLIC PARTICIPATION UPDATE

Upcoming Activities:

Focus Group Meetings - TBD

- Topic-based
- Potential Groups:
 - History, Culture & Community organizations
 - Transportation & Infrastructure
 - Recreation, Open Space & Agriculture
 - Neighborhoods and Housing
 - Local & Regional Partners
 - ???

Public Workshop #2 - TBD

- Facilitated, in-person, topic-based speed round table discussions
- Each group will answer a series of questions based on the table topic then rotate to the next table after set period of time



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

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*

Regional Comparison from CDRPC, Town of Guilderland Demographic and Growth Analysis 1990-2020

Location	2010	2020	2010-2020 % Change	Population Difference
Town of Guilderland	35,303	36,848	4.4%	1,545
Bethlehem	33,656	35,034	4.1%	1,378
Halfmoon	21,535	25,662	19.2%	4,127
Rotterdam	29,094	30,523	4.9%	1,429
Albany County	304,032	314,848	3.6%	10,816
New York State	19,378,102	20,201,249	4.2%	823,147

Source: U.S. 2010 & 2020 Decennial Census



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

Demographics – Population Comparison

	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%

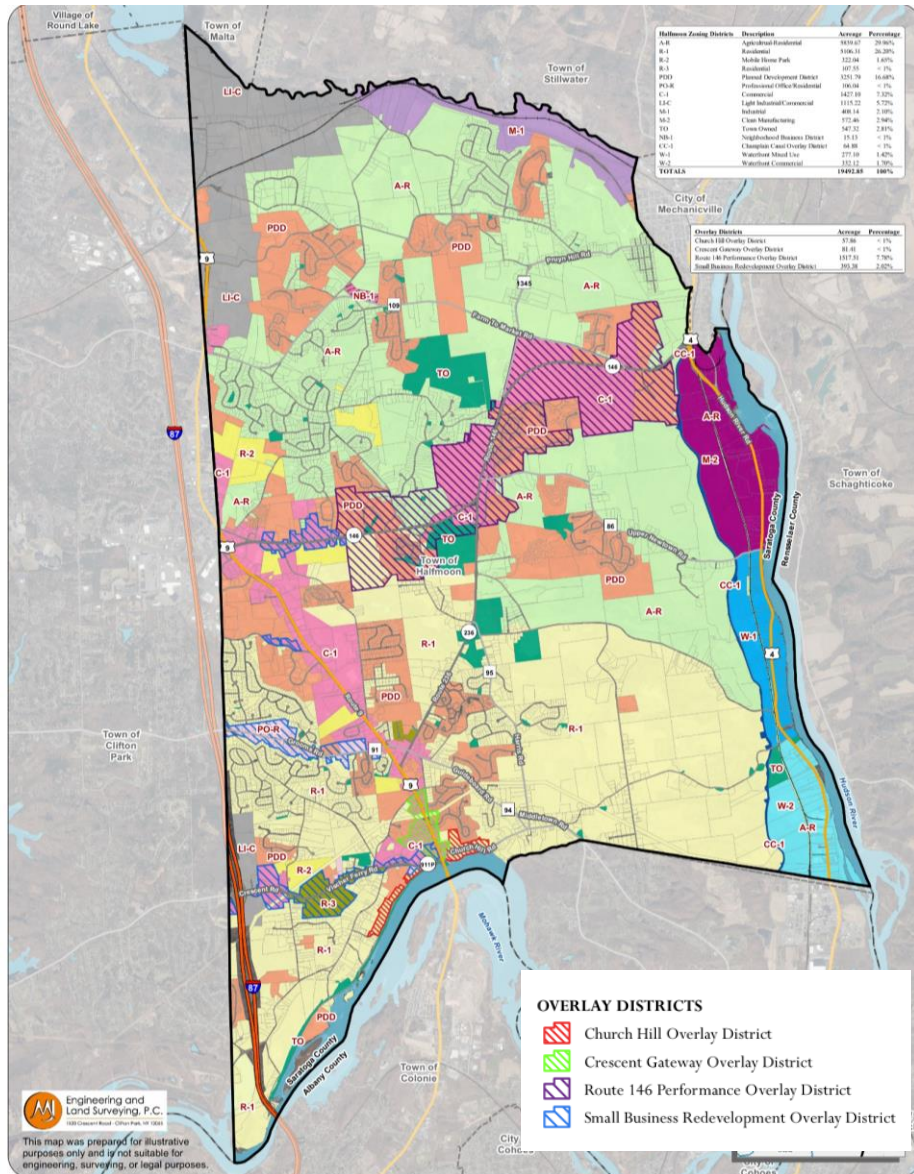
*Table Source: 2010 and 2020 Decennial
Census Redistricting Data*



EXISTING CONDITIONS HIGHLIGHTS

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

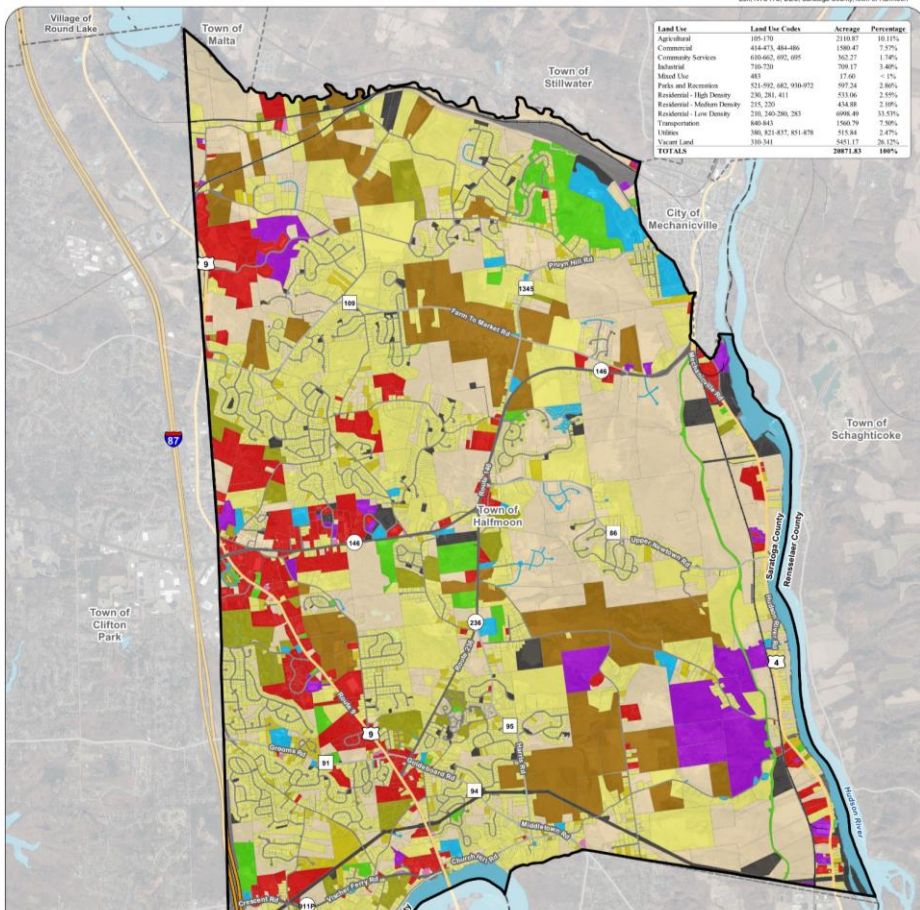


Halfmoon Zoning Districts	Description	Acreage	Percentage
A-R	Agricultural-Residential	5839.67	29.96%
R-1	Residential	5106.31	26.20%
R-2	Mobile Home Park	322.04	1.65%
R-3	Residential	107.55	< 1%
PDD	Planned Development District	3251.79	16.68%
PO-R	Professional Office/Residential	106.04	< 1%
C-1	Commercial	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%

ZONING DISTRICTS

- A-R Agricultural-Residential
- R-1 Residential
- R-2 Mobile Home Park
- R-3 Residential
- PDD Planned Development District
- PO-R Professional Office/Residential
- C-1 Commercial
- LI-C Light Industrial/Commercial
- M-1 Industrial
- M-2 Clean Manufacturing
- TO Town Owned
- NB-1 Neighborhood Business District
- CC-1 Champlain Canal Overlay District
- W-1 Waterfront Mixed Use
- W-2 Waterfront Commercial

EXISTING CONDITIONS HIGHLIGHTS



Land Use

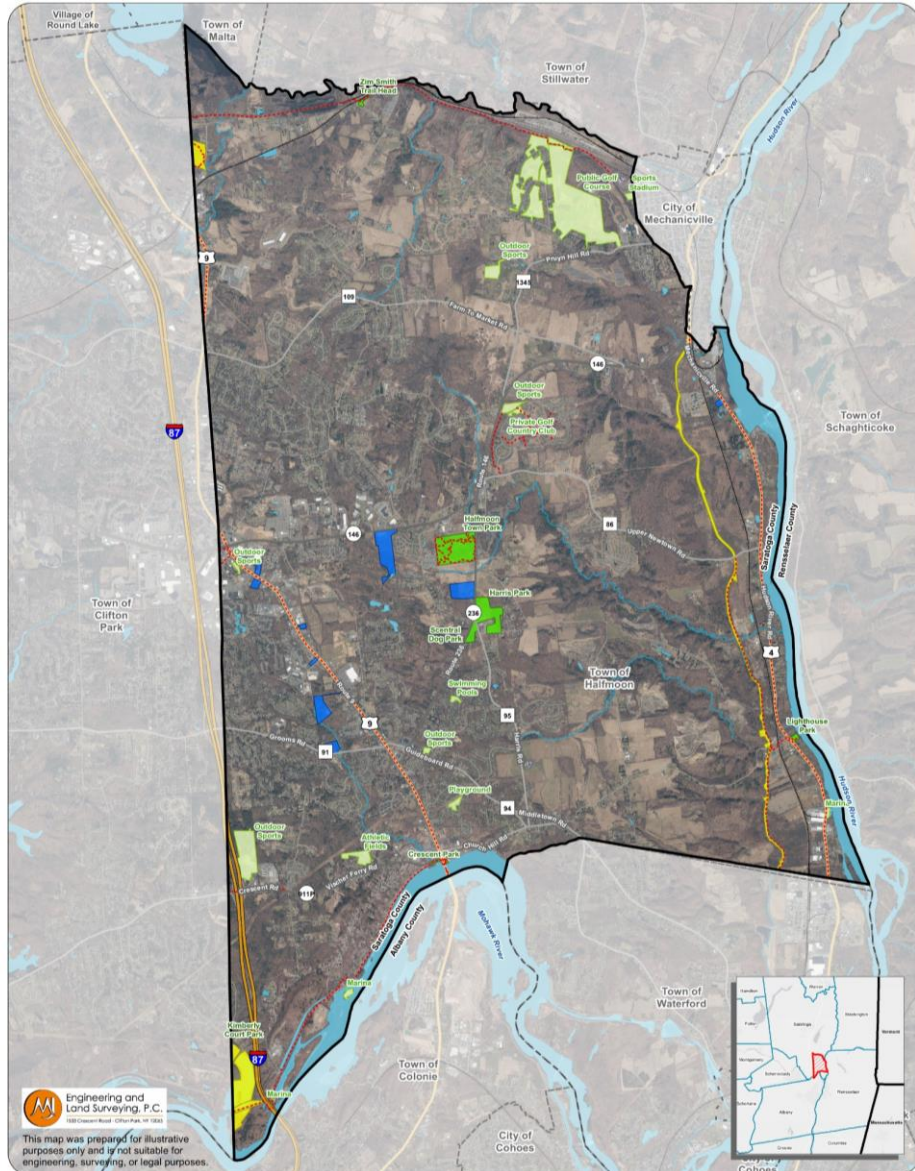
- 33.5% of land is classified as Residential – Low Density
- 26% is Vacant
- 10% is Agricultural

Land Use	Land Use Codes	Acreege	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%

EXISTING CONDITIONS HIGHLIGHTS

Parks, Recreation, and Conserved Lands Map

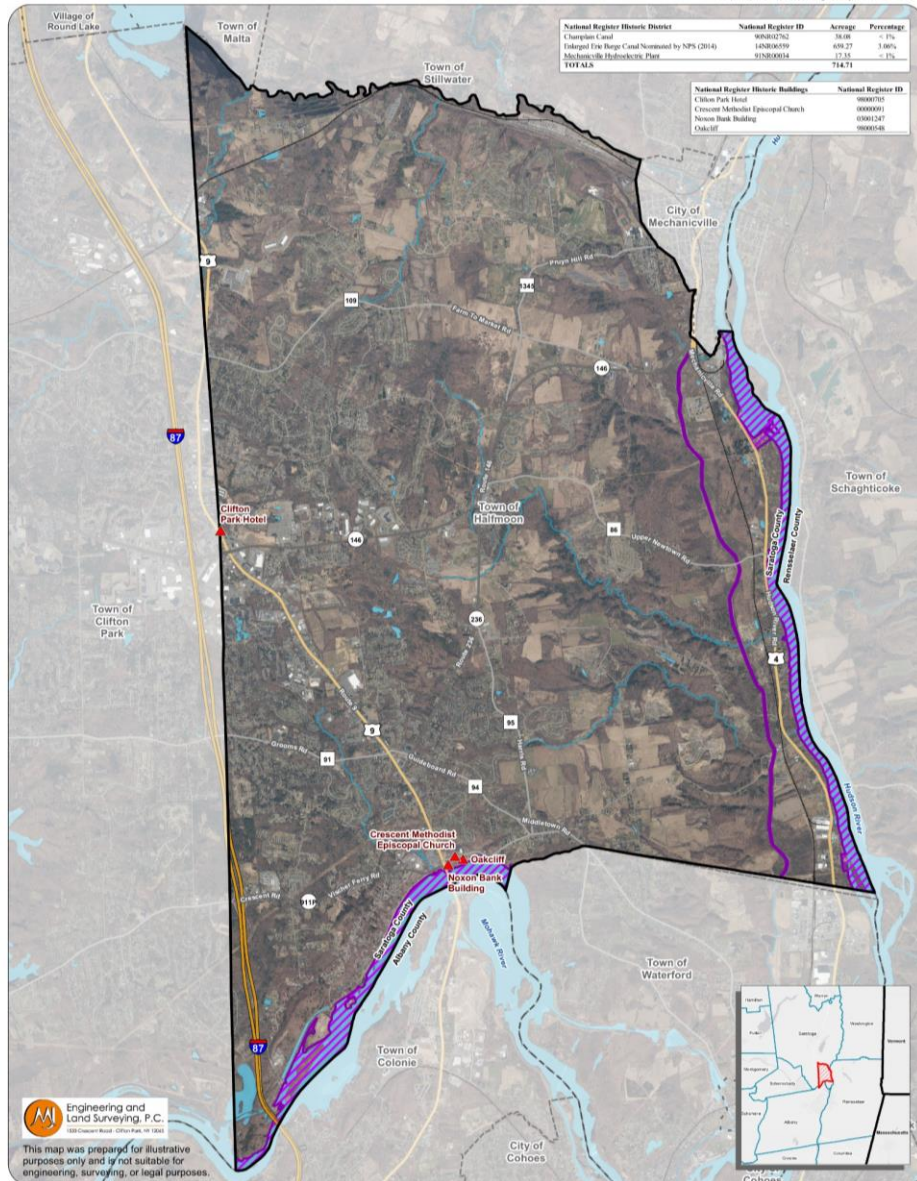
- Parks, recreation and conserved lands make up over 631 acres of land in the Town
- Outdoor recreation is 1.4% of total Town



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)

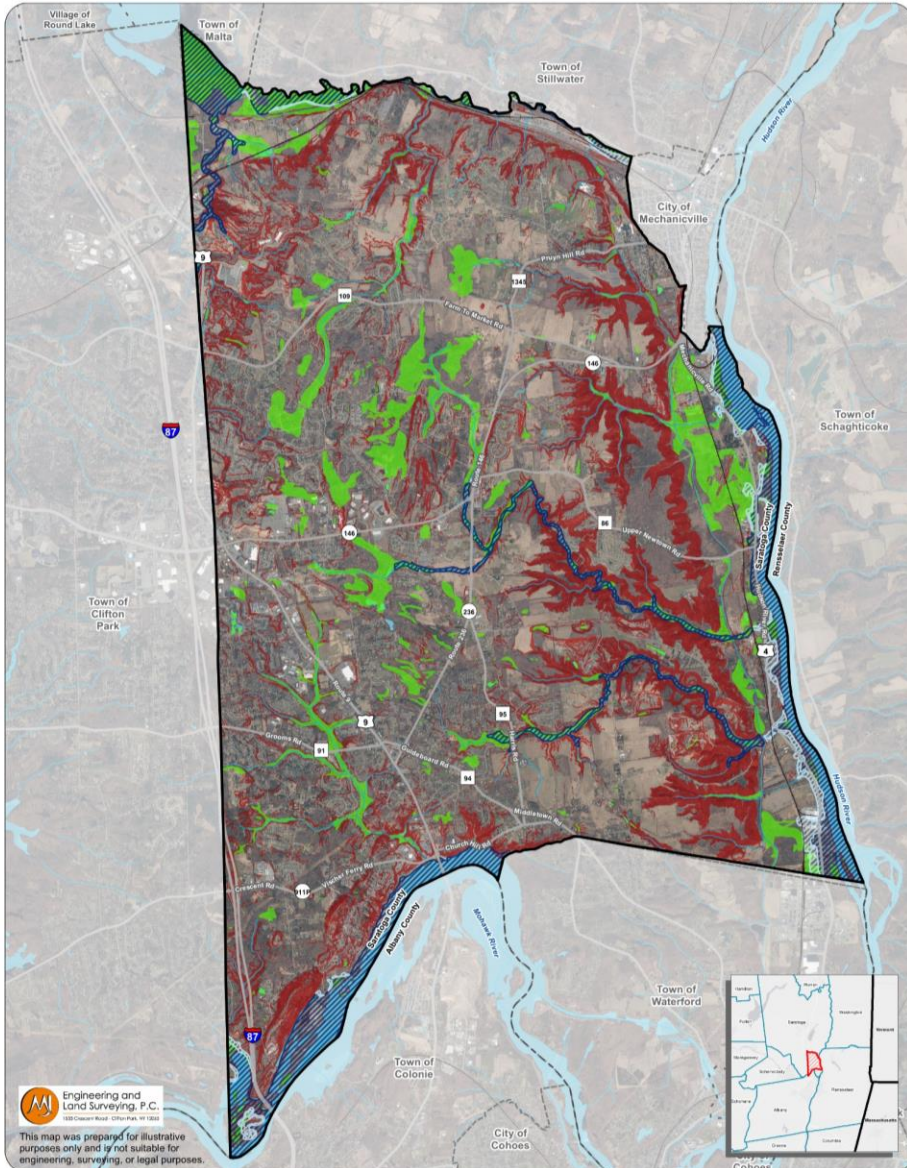
 National Register Historic Building (NRIS)









EXISTING CONDITIONS HIGHLIGHTS

Environmental Constraints

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

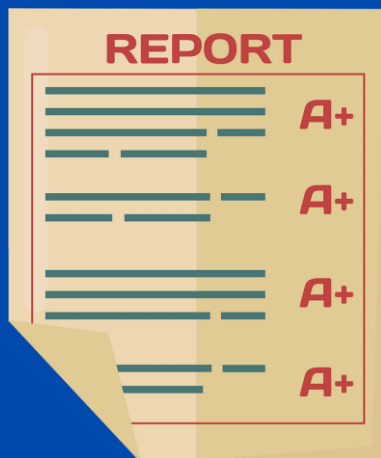


-  Water Body
-  River/Stream
-  100-Year Floodzone
-  500-Year Floodzone
-  Slopes > 15%
-  Known Wetlands (NYSDEC, NWI)

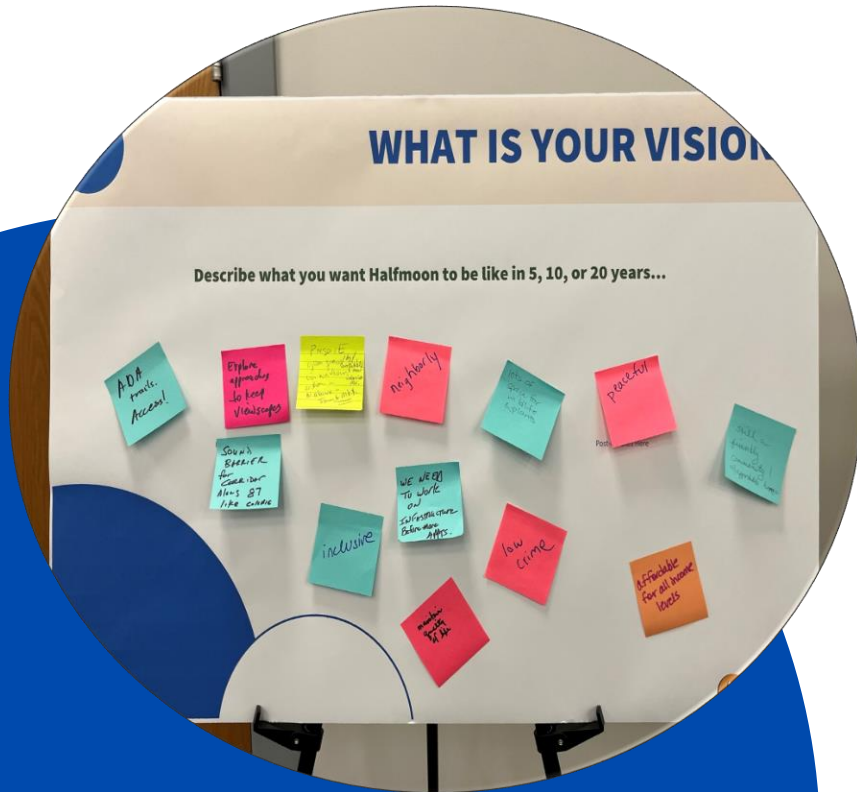
Environmental Constraints	Acreage	Percentage
Known Wetlands (NYSDEC, NWI)	1895.90	8.81%
100-Year Floodzone	1493.85	6.94%
500-Year Floodzone	169.96	< 1%
Steep Slopes	4383.57	20.38%

COMPREHENSIVE PLAN REPORT CARD EXERCISE

- CPU Committee exercise
- Review previous Comprehensive Plan (2003) recommendations
- Identify if recommendations:
 - are still relevant
 - or if any gaps exist
- Homework!



NEXT STEPS



- Comprehensive Plan Report Card Exercise
- Draft Vision & Goals
- Draft Community Profile
- Public Meeting #2 - TBD
- Next Committee Meeting Date - TBD

