



MEETING SUMMARY

- PURPOSE:** Public Meeting #3
- DATE/TIME:** November 13, 2023, 5:00-6:30 PM
- LOCATION:** Zoom Webinar
- ATTENDEES:** See Attached Attendees List

The Town of Halfmoon, as part of the public engagement component of the 2023 Comprehensive Plan Update process, held its third public meeting on Monday, November 11, 2023, via Zoom Webinar. The meeting had approximately 40 registrants and 35 individuals in attendance. The meeting began with a welcome by Richard Harris, Comprehensive Plan Update Committee Chairperson and Halfmoon Town Planner, who introduced Jaclyn Hakes (M.J. Engineering and Land Surveying, P.C.). Following, Jaclyn Hakes (MJ) introduced the Comprehensive Plan Update process, discussed the draft vision and goals, and asked poll questions to participants. A Q&A period was held at the end of the meeting.

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
<p>Welcome and Introductions</p>	<p>Richard Harris (CPUC Chair) introduced Jaclyn Hakes (MJ) who led the evening's presentation.</p> <p>Jacklyn Hakes (MJ) introduced each of the Comprehensive Plan Update Committee Members</p> <ul style="list-style-type: none"> • Chair: Richard Harris, AICP • Jeremy Connors, Town Board Liaison • Paul Hotaling, Town Board Liaison • Lyn Murphy, Town Attorney • Steven Kucskar • Joseph Landy • Michael D. Morand • J. Daniel Wojcik

	<ul style="list-style-type: none"> • William Herman • Peter Bardunias • Nancy Morris • Deborah Curto • Donald Roberts <p>Consultant Team-Led by M.J. Engineering and Land Surveying, P.C.</p> <ul style="list-style-type: none"> • Jacklyn Hakes, Project Manager • Norah Culhane Friedel, Lead Planner • Jacob Landis, Planner, and Webinar Host
Agenda	<p>Jaclyn Hakes (MJ) provided an overview of the agenda:</p> <ul style="list-style-type: none"> • Welcome • Webinar “How To” • Getting To Know You – Interactive Polls • Project Overview & Update • Introduction of Comprehensive Plan Update Draft Vision & Goals • Future Land Uses • Next Steps • Q & A
Getting to Know You	<p>Jaclyn Hakes (MJ) explained how to use the interactive polls on Zoom and offered several prompts for attendees to respond to so that the consultant team could learn who was participating.</p> <p>Question 1: Who is joining us this evening? Select all that apply.</p> <ul style="list-style-type: none"> • Town Resident: 65% • Property Owner (in Town): 35% • Business owner (in Town): 12% • Visitor: 0% • Work in Town: 12% • Other: 18% <p>Question 2: Please indicate your age range.</p> <ul style="list-style-type: none"> • Under 18: 0% • 18-24: 0% • 25-44: 0% • 45-64: 31% • 65+: 69% <p>Question 3: How did you hear about the Virtual Public Meeting? Select all that apply.</p> <ul style="list-style-type: none"> • Project Website: 38% • Word of Mouth: 31% • New Outlet: 19%

	<ul style="list-style-type: none"> • Town Website: 31% • Public Meeting Flyer: 6% • Other: 44% <p>Question 4: What previous public engagement activities have you participated in? Select all that apply:</p> <ul style="list-style-type: none"> • This is my first public engagement of this planning effort: 38% • Public comment submitted through project website: 19% • Written public comment submitted in person or via mail: 25% • Community Survey: 31% • Public Meeting #2: 38% • Public Meeting #1: 25%
<p>Project Overview</p>	<p>Jaclyn Hakes (MJ) described an overview of the Comprehensive Plan Process:</p> <p><u>What is a Comp Plan?</u></p> <ul style="list-style-type: none"> • Town Law – Article 16 §272-A: <ul style="list-style-type: none"> ○ "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. • 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 <p><u>A Comp Plan is not...</u></p> <ul style="list-style-type: none"> • Zoning <ul style="list-style-type: none"> ○ Town has the authority to regulate land uses through zoning to implement Comprehensive Plan and for public health, safety & welfare ○ Zoning must be in accordance with the adopted Comprehensive Plan

<p>Project Overview</p>	<ul style="list-style-type: none"> • Parcel Specific • A venue to address individual projects under review or in the review pipeline <p><u>Project Approach:</u></p> <ul style="list-style-type: none"> • Understanding where you are • Where do you want to be? (*current project milestone phase) • How do you get there – reality-based series of implementation steps <p><u>Schedule of Milestones:</u></p> <p>Spring/Summer 2023</p> <ul style="list-style-type: none"> • Focus Group Meetings • Vision / Goals • Strategies and recommendations <p>Fall/ Winter 2023</p> <ul style="list-style-type: none"> • 3rd round of public engagement • Draft plan and recommendations <p>Winter/Spring 2024</p> <ul style="list-style-type: none"> • 4th round of public engagement • 5th round of public engagement • Draft plan <p>Summer 2024</p> <ul style="list-style-type: none"> • 6th round of public engagement • Final comprehensive plan • Adoption of plan
<p>Public Participation</p>	<p>Nora Culhane Friedel (MJ) discussed the public participation process and accomplishments this far.</p> <p><u>Activities to Date:</u></p> <ul style="list-style-type: none"> • Project Website – www.planhalfmoon.com <ul style="list-style-type: none"> ○ Online comment form • Farmer’s Market Pop-Up (In-person) • Online Community Survey completed <ul style="list-style-type: none"> ○ 400 responses • Open House and Visioning Session (In-person) <ul style="list-style-type: none"> ○ March 23, 2023

	<ul style="list-style-type: none"> • Public Workshop #2 (In-person) <ul style="list-style-type: none"> ○ May 25, 2023 • Hard Copy Comment Forms • Focus Group Meetings (virtual) <ul style="list-style-type: none"> ○ 6 topics, multiple session (over 50 participants)
<p style="text-align: center;">Introduction to Draft Vision</p>	<p>Nora Culhane Friedel (MJ) introduced the Draft Vision statement and described how the Committee determined the draft language.</p> <p><u>What is a Vision?</u></p> <ul style="list-style-type: none"> • A vision statement establishes the direction of the community over the next 5, 10 or 20 years • It forms the basis for the comprehensive plan • All subsequent recommendations aim to achieve the established vision <p><u>A Vision is developed by integrating the following input</u></p> <ul style="list-style-type: none"> • Public • Survey • Focus Group Discussions • Meetings • Comments • Committee <p><u>Some common themes from the Spring 2023 survey responses:</u></p> <ul style="list-style-type: none"> • Maintain and/or increase green open spaces • Greater walkability • Careful growth/ slow development <p><u>From Public Meeting #1:</u></p> <ul style="list-style-type: none"> • A “Vision” station provided an opportunity for participants to share their Vision for the Town over the next 5, 10 and 20 years. • Themes included: <ul style="list-style-type: none"> ○ High quality of life ○ Value of open space ○ Traffic concerns ○ Affordability <p>Nora Culhane Friedel (MJ) read the Draft Vision and gave participants a moment to digest the text. The Vision was updated in August 2023.</p> <p>“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</p>

<p style="text-align: center;">Introduction to Draft Vision</p>	<p>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.”</p> <p>Nora Culhane Friedel (MJ) polled the participants with the following prompt:</p> <p><u>What keyword(s) resonate the most with you in the Draft Vision? (results below)</u></p> <ul style="list-style-type: none"> • Traffic • Agricultural • Walkability • Resources • Community • Historic • Opportunities • Conserve • Cultural • Space • Lifelong • Progressive • Balanced • Open • Fiscally • Economic
<p style="text-align: center;">Draft Goals</p>	<p>Nora Culhane Friedel (MJ) introduced the Draft Goals and took the participants through an in-depth description of each of the goals surmised by the CPUC thus far in the process:</p> <p><u>What are Comprehensive Plan Goals?</u></p> <ul style="list-style-type: none"> • Goals assist in achieving the Vision • Developed by integrating Committee and Public input • Committee evaluation of current Comprehensive Plan <p>Nora Culhane Friedel (MJ) explained the several Categories for Goals within the Comprehensive Plan:</p> <p><i>Transportation and Mobility:</i></p>

<p>Draft Goals</p>	<ul style="list-style-type: none"> • Encourage 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. <p><i>Infrastructure and Community Facilities:</i></p> <ul style="list-style-type: none"> • Continue to 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. • Maintain a utility infrastructure system that meets the demands of current residents and business and that will support future development in carefully planned areas of Town. <p><i>Housing:</i></p> <ul style="list-style-type: none"> • Promote 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. <p><i>Quality of Life, Placemaking, and People:</i></p> <ul style="list-style-type: none"> • Form a land use management system that mitigates the adverse impacts of sprawl, discourages further sprawl, addresses concerns of conflicting land uses, responds to community needs, and protects and enhances Halfmoon’s resources, unique features and quality of life. • 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. • Preserve and enhance Halfmoon’s character, identity, image, and quality of life in accordance with the vision for the future. <p><i>History and Culture:</i></p> <ul style="list-style-type: none"> • Recognize, protect, and celebrate Halfmoon’s historic and other cultural resources.
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<p>Draft Goals</p>	<p><i>Recreation:</i></p> <ul style="list-style-type: none"> Promote sufficient. Well-located, and fully accessible, active and passive recreational opportunities for all Halfmoon residents. <p><i>Agriculture, Open Space, and Resiliency:</i></p> <ul style="list-style-type: none"> Support 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. <p><i>Economic Growth and Fiscal Sustainability:</i></p> <ul style="list-style-type: none"> Promote diverse economic development that provides goods and services, employment opportunities, and tax revenue in well located commercial, office and industrial districts, compatible with the community character and vision for the future. <p>Nora Culhane Friedel (MJ) polled the participants with the following prompt:</p> <p><u>What are your thoughts about the draft goals? In your opinion which draft goal(s) are most important to the future of the Town of Halfmoon? Select all that apply. (results below)</u></p> <ul style="list-style-type: none"> Quality of Life, Placemaking, People: 73% Agriculture, Open Space, and Resiliency: 47% Transportation and Mobility: 40% Infrastructure and Community Facilities: 33% Economic Growth & Sustainability: 27% Recreation: 20% History and Culture: 20% Housing: 7% <p>Nora Culhane Friedel (MJ) reported the results and passed the presentation back to Jaclyn Hakes (MJ) to lead a discussion surrounding land use.</p>
	<p>Jaclyn Hakes (MJ) led a discussion surrounding land use in the Town and how it is addressed in a Comprehensive Plan. Jacklyn reminded participants that a Comprehensive Plan provides a direction for future land uses while the zoning regulates what is allowed on a parcel of land.</p>

<p>Future Land Use</p>	<p><u>A future land use map is a critical component of the Comprehensive Plan.</u></p> <ul style="list-style-type: none"> • It is not parcel-specific but identifies where general types of land uses may occur over the next 10-20 years. • It helps support the Comprehensive Plan thus supporting future zoning updates but is NOT zoning. • Example land uses: residential, commercial, industrial, agriculture, etc. <p><u>How is the future land use map developed?</u></p> <ul style="list-style-type: none"> • Community input • Focus group input • CPUC discussions • Review of previous planning documents • Existing conditions evaluation <p><u>Current Land Use Map (see presentation for map visual)</u></p> <ul style="list-style-type: none"> • ~25% of land is classified as Residential – Low Density • ~26% is Vacant • ~18% is Agricultural • ~8% is Commercial <p><u>Current Land Uses:</u></p> <ul style="list-style-type: none"> • Commercial uses: <ul style="list-style-type: none"> ○ focused on Route 9 and Route 146 (west of Route 9) • Industrial uses: <ul style="list-style-type: none"> ○ focused Northwest area and Southeast area of Town • Residential generally throughout Town • Agricultural generally throughout Town <p>Jaclyn Hakes (MJ) presented some results of the past Community Survey that were on the topic of land use:</p> <p><u>What are challenges/ concerns facing the Town of Halfmoon, now or in the near future? Top 3 answers: (results below)</u></p> <ul style="list-style-type: none"> • Preservation of open space • Property Taxes • New Housing Development <p><u>What type of growth would you like to see in Halfmoon in the next 20 years? Top 3 answers: (results below)</u></p> <ul style="list-style-type: none"> • Preservation of Land • Sustainable Growth
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<p>Future Land Use</p>	<ul style="list-style-type: none"> • New Residential (single family) <p>Jaclyn Hakes (MJ) polled the participants with the following prompt: <u>What are your thoughts about future land use? What land uses do you want to see in Halfmoon in the future? (results below)</u></p> <ul style="list-style-type: none"> • Open Space: 67% • Residential: 58% • Recreational: 50% • Technology/ Light Industrial: 42% • Agricultural: 33% • Industrial: 17% • Commercial/ Retail: 8% <p>Following the Meeting, Participants were prompted to answer 5 future land use questions. Participants are welcome to share their thoughts.</p>
<p>Next Steps</p>	<p>Jaclyn Hakes (MJ) described the next steps for the Comprehensive Plan Update Process.</p> <ul style="list-style-type: none"> • Future Land Use Follow-up Questions after the meeting • Next Committee Meeting • December 7, 2023 @ 6 pm • Public Workshop #4 – TBD • Submit comments at www.planhalfmoon.com
<p>Question and Answer</p>	<p>Jaclyn Hakes (MJ) gave an overview of how to participate in the Q&A session. Participants could post questions and share comments using the Q&A function in Zoom, as well as use the “raise hand” function to speak. Phone participants could also use their number pad to raise their hand and unmute.</p> <p>3 questions and/or comments were received through the Q & A function. A full record of all questions and comments submitted through the Q&A panels is attached.</p> <p>One (1) comment was received via the “raise hand function” to speak.</p> <ul style="list-style-type: none"> • Comment regarding incentivizing and supporting farmers and agricultural landowners to keep their businesses running with profitability. Lower taxes to help with increasing costs. <p>Richard Harris, AICP (CPUC Chair, Town Planner) provided a response to the comments and encouraged interested participants to engage with him if they have questions or comments in the future.</p> <p>Jaclyn Hakes (MJ) thanked participants, encouraged comments/ questions to be submitted through www.planhalfmoon.com, and reminded participants that five (5) optional land use questions would be sent to them following the meeting.</p>

	Responses to the five (5) optional land use questions are attached below.
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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 & Zoning Department

Attachments:

- Meeting Attendees
- Polling Question Responses
- Questions Submitted
- Land Use Questions and Responses

Attendees: (as registered)

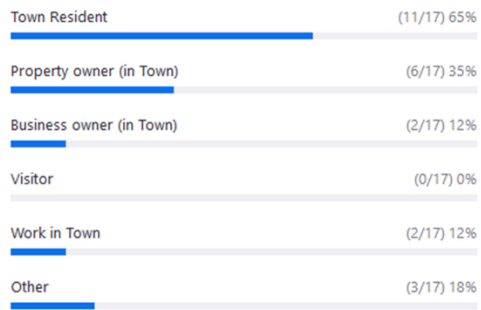
First Name	Last Name
Dan	Wojcik
Steven	Kucskar
Steven	Kucskar
Russell	Wise
Robert	Degnan
Robert	Degnan
Robert	Degnan
Robert	Degnan
Robert	Degnan
Mark	Baptiste
Henrietta	O'Grady
Tom	Werner
Tom	Werner
John	Wasielewski
Michelle	Culbert
Michelle	Culbert
James	Fuschino
Lyn	Murphy
Peter	Bardunias
Bill	Herman
deborah	curto
Josh	Fitzpatrick
john	higgins

john	higgins
Todd	Fischer
Christian	Bauer
Alex	Gutelius
Deborah	Beaudin
Deborah	Beaudin
Charles	Kees
Kevin	Walsh
Christine	Konsistorum
Anne	Rogers
brian	smith
Carol	Blackert
JoAnn	Sabourin
Christine	Matthews
John	Mitchell
Silvia	Beeche
David	LaComb
Sean	Smith
Paul	Hotaling
Jeremy	Connors
Nancy	Morris
Joe	Landy
Michael	Morand
Don	Roberts
Celeste	Harp
Millie	Fitzpatrick
Thea	Hotaling
Jacklyn	Hakes (MJ)
	Culhane
Nora	Friedel (MJ)
Jacob	Landis (MJ)

Polling Questions Results:

1. Who is joining us this evening? Select all that apply. (Multiple Choice) *

17/17 (100%) answered



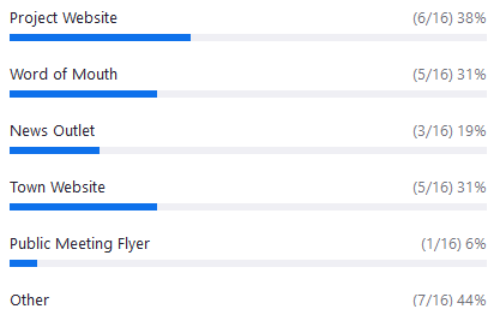
1. Please indicate your age range. (Single Choice) *

16/16 (100%) answered



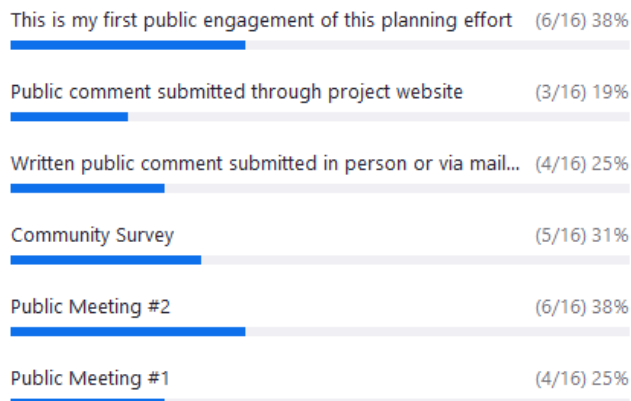
1. How did you hear about the Virtual Public Meeting? Select all that apply. (Multiple Choice) *

16/16 (100%) answered



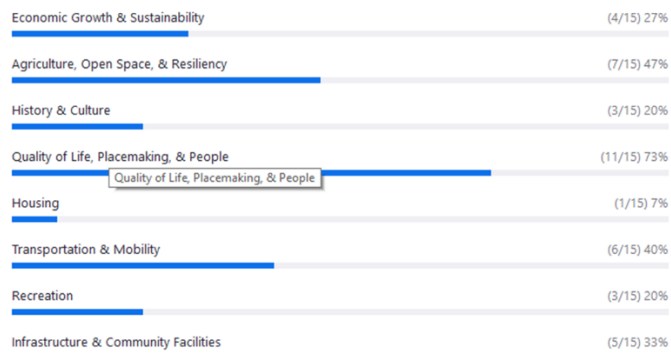
1. What previous public engagement activities have you participated in? Select all that apply. (Multiple Choice) *

16/16 (100%) answered



1. In your opinion, which draft goal(s) are most important to the future of the Town of Halfmoon? (Multiple Choice)

15/15 (100%) answered



1. What land uses do you want to see in Halfmoon in the future? (Multiple Choice) *

12/12 (100%) answered



Q&A Responses: (verbatim)

#5	Question: What Keyword(s) resonate most with you in the Draft Vision
1	agricultural resources
2	fiscally balanced
3	open space and traffic concerns
4	conserve
5	walkability, traffic
6	economic opportunities
7	historic, cultural, agricultural resources
8	progressive
9	lifelong community
10	keeping agricultural resources is not really a objective when farmers cannot afford the taxes
11	Walkability

General Q&A	
12	future land use option not shown... traffic decongestion!
13	please include maintenance and improvement of walking trails now on the town map.
14	is the "cross-town connector" still on the table?

Following the Virtual Public Meeting, members of the public had the opportunity to provide additional feedback regarding future land use in Halfmoon. Participants were asked five (5) open-ended questions, and the responses are recorded below.

Question 1

In your opinion, where should future commercial growth take place in Halfmoon?

- Commercial growth has been infringing on older residential areas for years. Town has to decide if it wants to protect older, lower income residential areas, or watch them default to commercial.
- Rt. 9, Rt. 236 and Rt. 146 corridors
- Close to the Northway
- Rt. 146 area
- Hudson River Road by Lighthouse Park
- Route 9 and Route 146
- Rt. 9 corridor
- Routes 9 and 146 should be the main commerce corridors in the Town of Halfmoon
- route 9 and 236
- Primarily Rte. 9 and Rte.9 / 146 area
- Along the US routes and near the I-87 interchanges

Question 2

In your opinion, where should future residential growth take place in Halfmoon?

- Northern sector
- Need to control sprawl and preserve northern halfmoon farms and green space. Build higher up, closer to the Northway.
- Development should mirror existing use. Apartments and higher density in the Sitterly Road area. Conservation residential zones north of Farm to Market Road. Careful land use of use along Rt 32.
- Along Rte. 236
- No particular specific location but continued in conjunction with existing neighborhoods that have been built or are under construction.
- Farm to market road
- Eastern extent of Rte. 146
- Best would be to fill-in between current residential developments.

Question 3

In your opinion, where should future technology/light industrial growth take place in Halfmoon?

- Exit 10 - Ushers Road area where Clifton Park has major development of Synergy Technology Park. Close access to I-87 helps to keep truck traffic to confined areas.
- In the commercial core
- Clean, light industrial growth is acceptable as long as it doesn't interfere with quality of life for residents living near such facilities.
- Areas behind the commercial on Rt. 9 and Rt. 146. Need to be very careful so conflicts are avoided with residential areas.
- Rte. 146 or NW corner of town
- Northeastern part of the town - "Area 3", also along Rte 4/32 corridor. Also what about agricultural growth/sustenance? Existing farmland should be preserved and encourage ag use of addl open space
- Northwest and Southwest areas of Town
- Near I-87 exits so the trucks don't have to travel too far from the Interstate

Question 4

Where would you like to see additional public recreation areas in Halfmoon?

- Waterfront areas and trails
- Town needs a concerted effort to have at least one school facility of our Shen District located within the Town and have an associated recreational/playing field as part of that location.
- Hudson & Mohawk Rivers
- Maintain walking trails currently on town map.
- Can't speak to where but Halfmoon Town Park is a great resource that is used by many! More paved trails would be a wonderful addition to the Town.
- Along the spine of the planned trail network from Town Hall through Vosberg Preserve, Motts Farm alongside McBride Fields. Conserve open space in this mid-town spine and add some recreation.
- Currently adequate
- There is a large parcel just west of "Area 3" that could be acquired and turned into a recreational parcel, with the old Champlain Canal as its eastern border.
- Town hall area
- Hudson River corridor
- In the current "green areas" of Town to appreciate the natural environment

Question 5:

Where should non-motorized connections be made in Halfmoon? (Bicycle, pedestrian, etc.)

- Wherever residential developments generate desired travel to recreational facilities (Town Parks).
- Connect to Zim Smith and canal trails to the commercial center.
- Trail connection between Crescent Park and Fonda Road in Waterford along the Hudson River. Trail connection between Halfmoon Town Park and Lighthouse Park.
- Trail connection between Crescent Park and Fonda Road in Waterford along the Hudson River. Trail connection between Halfmoon Town Park and Lighthouse Park.
- Finish the Champlain Canal Trail to the Zim Smith trail. Complete and link CCT into the planned trails to the west of the CCT. Add spurs where possible to bring users to other neighborhoods.
- Need sidewalks/bike paths on all major connecting roads (in both Halfmoon and Clifton Park)
- Connecting the complete Empire State Trail (old Champlain Canal) to Waterford. Also east west across 9 towards Clifton Park
- Extension of existing corridors...Zim Smith, Hudson River, Mohawk River
- Everywhere possible