



TOWN OF HALFMOON

COMPREHENSIVE PLAN UPDATE

APPENDIX A: COMMUNITY PROFILE

PUBLIC REVIEW DRAFT AUGUST 2024

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COMMUNITY PROFILE

In 2023, the Town of Halfmoon initiated an update to its Comprehensive Plan to address the current and future needs of the community. Halfmoon is a Town connected by distinct neighborhoods, nodes of commercial activity, abundant natural resources, residents, and business owners who are active participants in the future of the Town. A community profile is vital in Comprehensive Planning as it establishes the context, assesses needs, outlines sustainability goals, and acknowledges past planning efforts. This Halfmoon Comprehensive Plan update seeks to enhance those connections and create a sustainable and inclusive community with quality housing options, successful activity nodes, and a high quality of life. The Town has participated in several planning initiatives since its last update to the Comprehensive Plan in 2003. This plan incorporates key recommendations from those initiatives, offers new recommendations, and provides a roadmap to the future development of Halfmoon.



Figure X Halfmoon Town Hall

REGIONAL CONTEXT

The Town of Halfmoon is situated in southern Saratoga County along the western shore of the Hudson River, the northern shore of the Mohawk River, and borders the Towns of Stillwater, Malta, Clifton Park, Colonie, Waterford, and the City of Mechanicville. Located to the north of Albany, the state capital, Halfmoon has experienced a booming population, attracted a variety of businesses, and thus contributed significantly to the regional economy. Its suburban character offers a balance of urban amenities and a tranquil living environment, making it an appealing community with a population of just over 25,000 residents. Nearly 20% of the residents in Halfmoon are employed by local, state, or the federal government (the county seat is located just a half hour North), while those working in the private sector dominate the worker class types at 65%, likely relating to the ideal proximity to key regional/local employers and businesses. With well-developed transportation infrastructure, including access to major highways, the Town of Halfmoon facilitates easy commuting within the Capital Region. Residents enjoy recreational opportunities, thanks to parks, trails, and proximity to the Hudson and Mohawk Rivers. Halfmoon offers a diverse landscape and includes historic hamlets and scenic vistas, the river waterfronts, idyllic rural lands, and recreational resources that contribute to the Town's character.

Covering an expansive landscape, the Town of Halfmoon spans an estimated total area of 21,513 acres. The Town's geographical boundaries are defined by prominent natural features, contributing to its distinct character. To the east, the Hudson River serves as the boundary and is the border of Rensselaer County. The southern town line, defined by the flowing waters of the Mohawk River, acts as the border with Albany County. Meanwhile, to the north, Halfmoon is framed by the Anthony Kill, a significant tributary of the Hudson River.

The Adirondack Northway, I-87, is a six-lane north-south freeway along the western edge of Halfmoon. US Route 9 parallels the interstate further to the east and crosses into Halfmoon from Albany County on the Crescent Bridge. New York State Route 146, an east-west highway, intersects US-9 at the Town of Clifton Park. US Route 4 is a north-south highway in the eastern part of the town. New York State Route 236 is a short state highway linking NY-146 to US-9. Transportation routes are of paramount importance as they establish critical connections between regions, enabling the seamless flow of goods and people.

The presence of a major freeway like I-87 provides a high-capacity corridor, allowing for efficient travel and transportation of goods, which is vital for economic activities. Furthermore, the arrangement of highways, bridges and state routes improves accessibility within the Town and its surrounding areas of the Capital Region. This accessibility is critical for residents, businesses, and emergency services, ensuring convenient travel between locations. In the context of Halfmoon, the configuration of major highways and state routes has a significant impact in shaping the Town's connectivity and contributing to Halfmoon's overall development.

HISTORIC AND CULTURAL PLACES

The Town of Halfmoon has a storied history that spans more than 300 years. Its origins trace back to 1664 when a crescent-shaped tract of land known as Halve Maen was sold by Mohican indigenous people to Dutch traders. This marked the beginning of early settlements along the banks of the Mohawk River, taking root in 1680.¹

The aftermath of the French and Indian War (1753-1763) saw Halfmoon's continued expansion, fueled by its strategic location at the confluence of the Hudson and Mohawk rivers, and the burgeoning use of water-powered mills.² Officially designated as a Town of Albany County in 1788, Halfmoon underwent a name change, briefly becoming Orange in 1816 after the separation of Waterford, only to reclaim its previous name in 1820. Halfmoon was established as one of the four original towns of Saratoga County in 1791.³



Figure X View of Hudson River

The Town's industrial growth saw a significant boost with the opening of the Erie Canal in 1825, leading to the establishment of hamlets like Crescent along its route. Both the Erie and Champlain canals connected the Capital District to western New York and Canada. Both canals were used to transport manufactured items, agricultural products, lumber, and iron ore. This transformative period ushered in numerous mills and industries, reshaping Halfmoon's economic landscape. However, the Town retained its primarily agricultural character until the late 1960s.

A pivotal turning point occurred with the widening of US Route 9 and the construction of Interstate 87, making employment in Albany and surrounding cities easily accessible. This accessibility marked the shift from an agrarian identity to a desirable suburban community.⁴ Today, the Town of Halfmoon stands as a thriving and growing community that is distinguished by pleasant neighborhoods, numerous historical sites, and an array of recreational trails and parks.

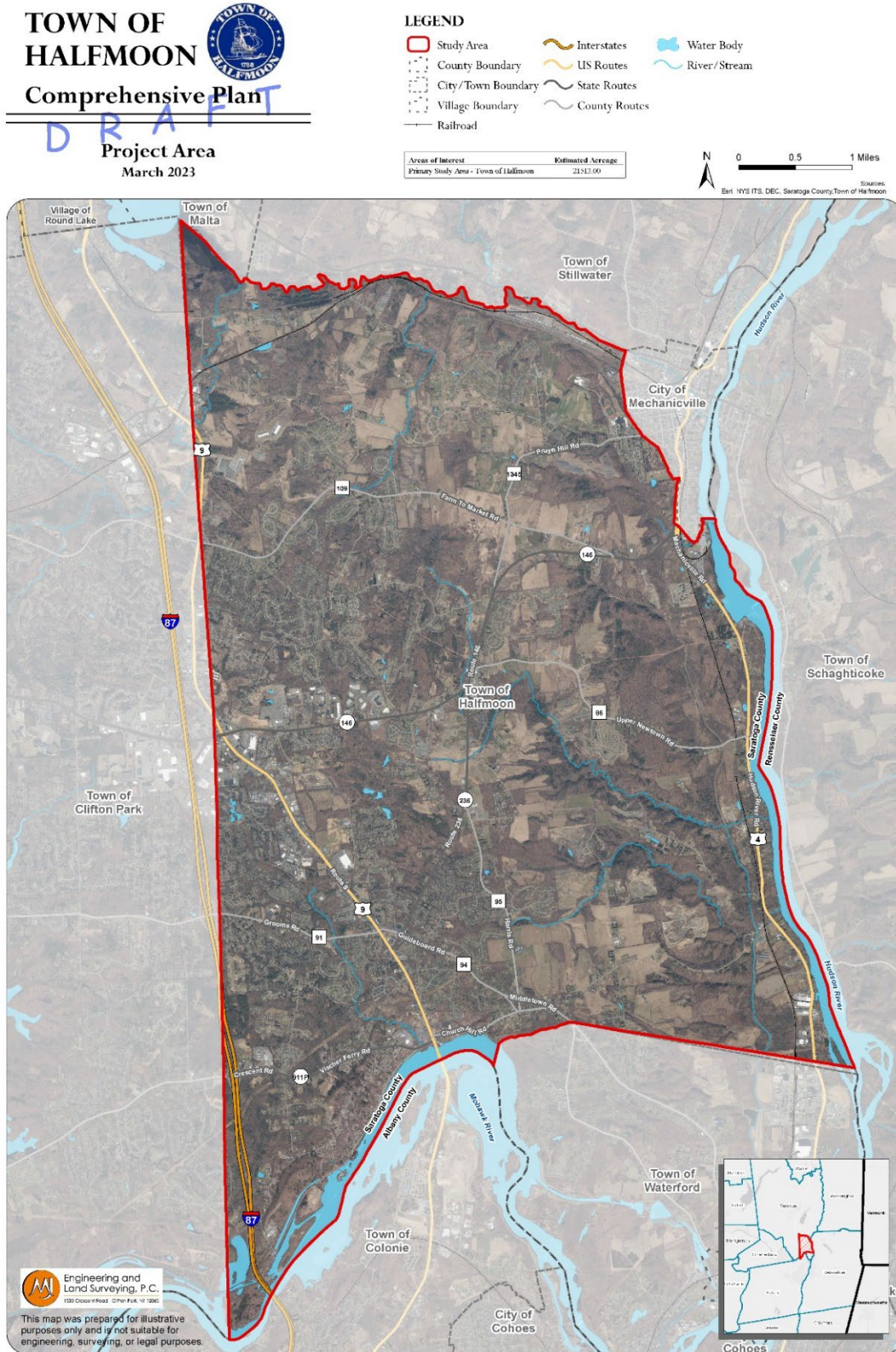
¹ [halfmoon_historical_records_inventory.pdf \(townofhalfmoon-ny.gov\)](#) p. 5

² <https://www.saratogian.com/2017/01/09/halfmoon-historical-society-installs-historic-markers-at-four-sites/>

³ <https://www.saratogacountyny.gov/departments/county-clerk/historian/county-history/#:~:text=On%20February%20%2C%201791%2C%20Saratoga,and%20streams%2C%20and%20rolling%20farmland.>

⁴ [Halfmoon, New York | Advisory Council on Historic Preservation \(achp.gov\)](#)

Figure X: Project Area



Historic Places

The Town of Halfmoon is home to several historically significant places and landmarks that highlight the community's rich history. These places enhance the quality of life within the Town while also celebrating the historical context that makes Halfmoon unique. There are multiple buildings and parcels within Town listed on the National Register of Historic Places which include:

Church Hill Historic District: Listed in 2021, for its architectural and local significance. Located at Terminal and Church Hill Rds.⁵

Champlain Canal: A 60-mile canal that connects the Hudson River to the south end of Lake Champlain. It was simultaneously constructed with the Erie Canal and officially opened for use by commercial vessels in 1823. Today, the Champlain Canal is mainly used by recreational boaters. The Canal is part of the New York State Barge Canal which was listed in 2014.⁶

Erie Barge Canal: Construction for the canal was completed in 1825 and it was the first water level route between the Atlantic and upper Great Lakes. It was once the acclaimed eighth wonder of the world and was listed alongside the Champlain Canal in 2014.

Mechanicville Hydroelectric Plant: Located across from the Leland Farm on Routes 4 & 32, the plant was built in 1897 and ceased operations in 1997.⁷ It is considered one of the oldest renewable energy facilities in the world.⁸ The plant is on an 18.3-acre site and was listed in 1989.

Clifton Park Hotel: Located off NY 146 and US 9, the hotel was first built in the 1820s and is a two-story, timber-framed building that remained commercial until the 1970s. The hotel was listed in 1998.⁹

Noxon Bank Building: Located in Crescent, NY the bank was built in 1842 and is a three-story brick and stone building. It was listed in 2003.¹⁰



Figure X Champlain Canal



Figure X The Clifton Park Hotel. c.a. 1955.
Photo Source: nyheritage.contentdm.oclc.org

⁵ <https://www.nps.gov/subjects/nationalregister/database-research.htm#table>

⁶ <https://www.canals.ny.gov/national-historic-places.pdf>

⁷ <https://www.mechanicvilleny.gov/city-historian/pages/harnessing-hudson>

⁸ <https://news.bitcoin.com/123-year-old-hydroelectric-plant-sees-new-life-mining-bitcoin-revenue-3x-higher-than-selling-to-the-grid/>

⁹ https://en.wikipedia.org/wiki/Clifton_Park_Hotel

¹⁰ <https://nyheritage.contentdm.oclc.org/digital/collection/cphpl/id/660/rec/3>

Oakcliff: A historic home located on Church Hill Road in Crescent, NY. It was built in 1837 and is 2-story residence that was listed in 1998.¹¹ The home was turned into a Bed & Breakfast in 2015.¹²



Figure X Noxon Bank Building looks northwest from Terminal Road. The image is stamped with "Crescent N.Y."

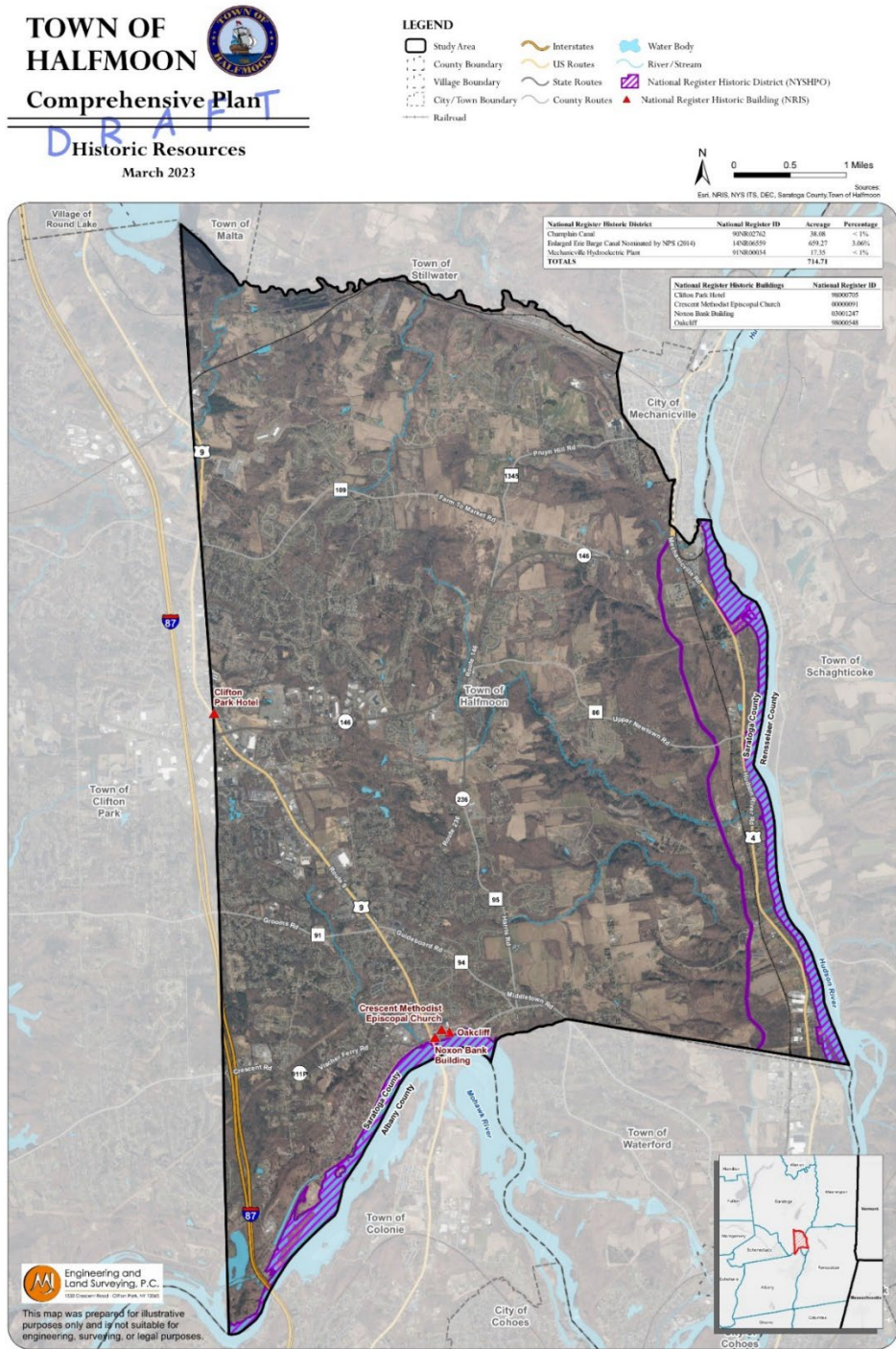


Figure X: The Oakcliff House from the rear or river view in the 21st century.

¹¹ <https://en.wikipedia.org/wiki/Oakcliff>

¹² <https://nyheritage.contentdm.oclc.org/digital/collection/cphpl/id/663/rec/91>

Figure X: Historic Resources



Town of Halfmoon Historical Markers

Historical markers commemorate protected locations within the Town that have important historical significance. The Halfmoon Historical Society, tasked with designating these markers, was established as an educational organization in 2013 by the NYS Board of Regents. As a nonprofit organization, they strive to spread awareness of Halfmoon's past by offering exhibits, articles, and a range of materials online, in person, and in their own facility. Installing historical markers across the town is an important goal for the Halfmoon Historical Society.¹³

Halfmoon markers are as follows:

Spice Factory: established in 1859 by Joshua Anthony produced baking powder, spice grinding, and extract. The factory operated until 1920 and is located at 356 Farm to Market Rd.¹⁴

Newtown: Newtown Baptist Church located on the Corner of Farm to Market Rd and Pruyn Hill Road in 1791, the cemetery contains graves of the first settlers.

Halfmoon Academy: Private school chartered from 1851 to 1877. Transferred to District #1, Town of Halfmoon. It was a common school until 1951 and is located at 11 Churchill Road.¹⁵

Brookwood: In 1760 Thomas Peebles purchased this site along the King's Highway. The King's Highway was typically used to describe any of the country roads out of colonial Albany that may have been built by the British army during the French and Indian War.¹⁶ The Widow Peebles Tavern was located at the foot of Brookwood Road on Routes 4 and 32 next to the Lighthouse Park.¹⁷



Figure X Ribbon cutting for historical marker dedication ceremony at Church Hill Road Historic District



Figure X Anthony's Spice Mill c.1892

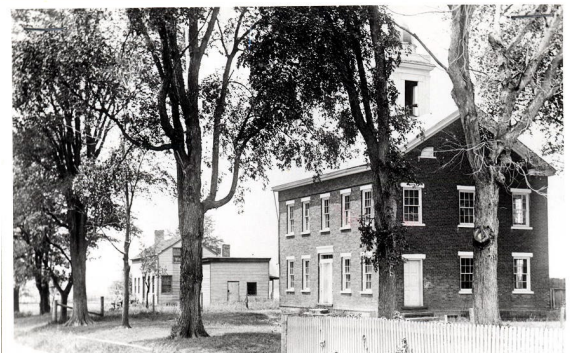


Figure X The school building still stands today without its school bell tower as a private residence.

¹³ <https://www.townofhalfmoon-ny.gov/historical-society>

¹⁴ <https://nyheritage.org/collections/town-halfmoon-historians-collection>

¹⁵ <https://nyheritage.contentdm.oclc.org/digital/collection/cphpl/id/689/rec/1>

¹⁶ <https://exhibitions.nysm.nysed.gov/albany/loc/kingshighway.html>

¹⁷ <https://www.saratogian.com/2017/11/11/halfmoon-historical-society-recognizes-another-piece-of-town-history/>



Figure X Brookwood Manor

C. Boughton Farm: 1850 Doctor and Assemblymen Cornell S. Hawley resided at the Farm. He founded Halfmoon Academy and was secretary to Grover Cleveland at one point. The home is located at 6 Halfmoon Drive.

Van Den Berch: The property can be found listed in a 1767 survey with continued ownership until the mid-1800's. The family established the ferry across the Mohawk in 1707. The home is located at 32 Riverview Rd.

West Crescent: Methodists church and cemetery organized in 1841. Located at the Corner of Dunsbach Rd. and Crescent Road. The intersection is also called Crays Corners.¹⁸

Mill Home: Canal Era Home CA. 1790, it was a family grist and sawmill on land granted to the owners of the mill.¹⁹

Betts Farm: A continuously family owned and operated farm since 1860. The Betts Farm is the oldest established farm in Halfmoon and has been home to five generations of the Betts family. It began as a dairy farm for milk and butter and was the site of the Town's only cider mill for many years.²⁰

¹⁸ [historical markers nov.pdf \(townofhalfmoon-ny.gov\)](#)

¹⁹ https://www.townofhalfmoon-ny.gov/sites/g/files/vyhlf4491/f/uploads/halfmoon_newsletter_spring_2022_final_copysmaller.pdf

²⁰ chrome-extension://efaidnbmnnnibpcajpcgiclfndmkaj/https://www.nysenate.gov/sites/default/files/article/attachment/weekly_wrap_8.26.22.pdf pg.10

DEMOGRAPHIC AND SOCIOECONOMIC TRENDS

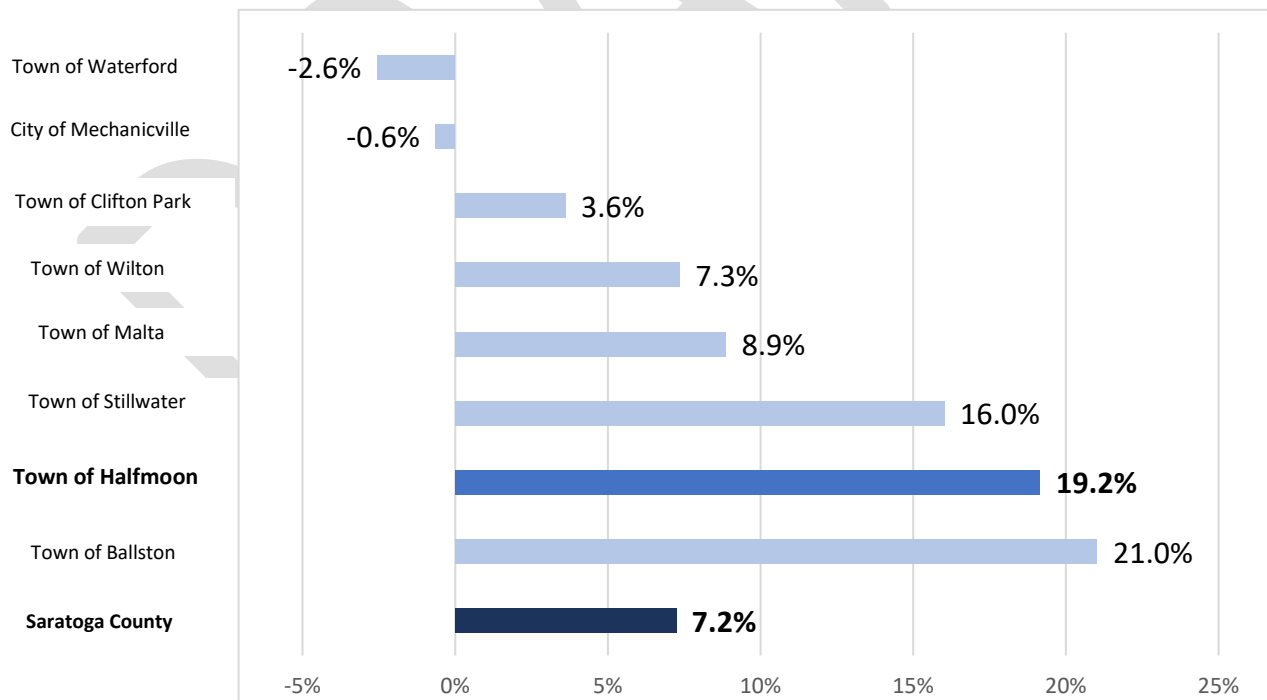
Identifying demographic and socioeconomic trends provides a glimpse into the current state of the Town and provides a basis for analyzing future demographic needs. By collecting data from the Town, State, and National levels, the information in the following section highlights key statistics and information critical for a fast-growing community.

Population

The population in the Town of Halfmoon in 2021 was 25,442 according to the American Community Survey (ACS) 5-year estimates. The Town of Halfmoon makes up 10% of the total Saratoga County population. In terms of population growth, the Town of Halfmoon demonstrated the second largest percent increase in population compared to surrounding towns of Saratoga County. The percent change in populations can be observed in **Figure X** and **Table X**. From 2010 to 2020, the Town of Ballston grew by 21%, followed by Halfmoon at 19%, and then the Town of Malta at 16%. In comparison, the overall population of Saratoga County increased by 7.2% during that time.

A rapid surge in population brings challenges in terms of housing, infrastructure, and services. In addition, decisions regarding future development and revitalization become critical to the successful creation of socially, economically, and environmentally sustainable communities. A significant increase in population also has a positive impact on tax base, job, business, and housing development. The creation of short-term and long-term strategies can help to continued success of the Town.

Figure X: Percent Change in Population from 2010 to 2020



Source: U.S. 2010 and 2020 Decennial Census

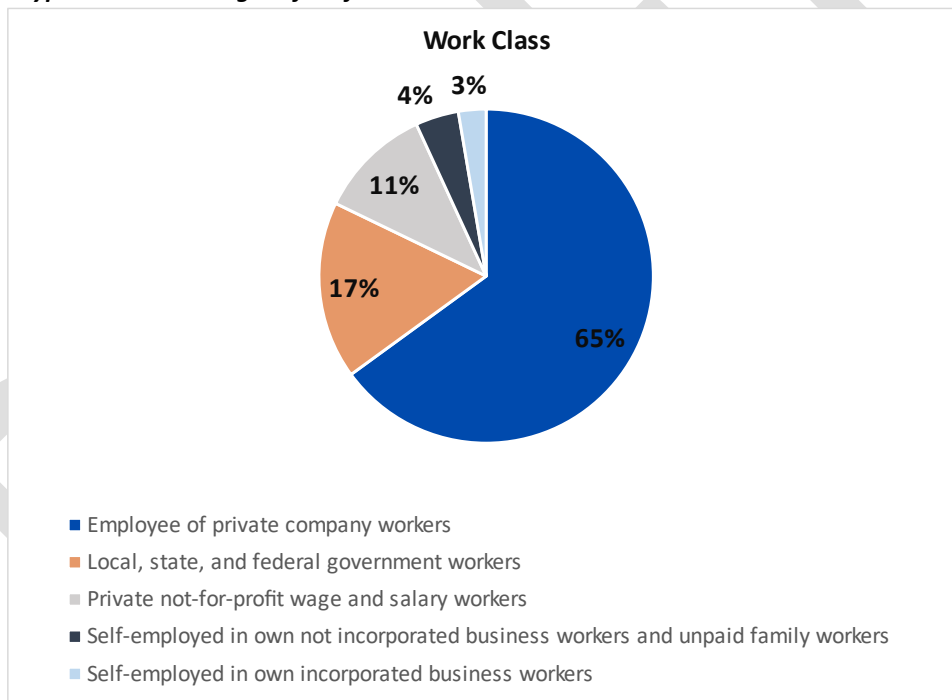
Table X: Percent Change in Population from 2010 to 2020

Population Change from 2010 to 2020

Name	2010 Population	2020 Population	Difference	% Change
Town of Halfmoon	21,535	25,662	4,127	19.16%
Town of Ballston	9,776	11,831	2,055	21.02%
Town of Clifton Park	36,705	38,029	1,324	3.61%
Town of Malta	14,765	17,130	2,365	16.02%
City of Mechanicville	5,196	5,163	-33	-0.64%
Town of Stillwater	8,287	9,022	735	8.87%
Town of Waterford	8,423	8,208	-215	-2.55%
Town of Wilton	16,173	17,361	1,188	7.35%
Saratoga County	219,607	235,509	15,902	7.24%

Source: U.S. 2010 and 2020 Decennial Census

Figure X: Class Types and Percentages of Halfmoon



Employment

Understanding employment statistics provides an overview of the working population within the Town. This assists in identifying the types of needs of the residents and can help to provide better resources to improve the quality of life.

According to the 2021 American Census Survey 5-year estimates, the majority of Halfmoon residents are employees of private companies at 65%. Followed by being employed by local, state, or the federal

government at 17%. **Figure X** below provides an overview of working age individuals within the Town of Halfmoon.

Age

The needs of a community can differ greatly depending on the generational distribution of the population. Seniors and people reaching retirement age may be seeking a different type of housing than a young family buying a first home. Those graduating from college may be seeking affordable housing and activities in a walkable setting. Generations typically span approximately 20 years, but there is no single definition for how long a generation can last. The age range of each generation varies greatly depending on the source.

The Greatest Generation: Roughly those born between 1926 and 1945, this generation is marked by low birth rates due to pressure from the Great Depression and World War II.

The Baby Boomers: The children born during the Post-War boom, these children are generally grouped together as born between 1946 and 1964. This generation is well known for the explosion in births that followed the war.

Generation X: This generation is roughly described as being born between 1965 and 1982. This generation is sometimes associated with the “Baby Bust” due to the sharp decline in the high number of births that defined Baby Boomers.

Millennials: Born roughly between 1983 and 2001, this generation is sometimes thought of as an “echo” of the Baby Boomers. Many Millennials began working around the time of the Great Recession. As a result, they were exposed to a lack of opportunity while at the same time facing record highs in student loan debt. The unemployment experience of the Great Recession, high student loan debt, and lifestyle choices (e.g., desire for experiences and adventures) have caused this generation to avoid first-time homeownership and instead opt for apartments or returning to live with their parents.²¹

Generation Z: This generation includes those who were born in 2002. Due to their time with severe economic contractions and foreign wars, these children are sometimes compared to the Silent Generation in that they appear to be significantly smaller than previous generations.

According to the 2021 American Community Survey 5-year estimates, the median age in the Town of Halfmoon is 41.6 years old. This is slightly younger than Saratoga County’s median age of 43.5 years. In 2021, the 45-64 years age group represented the largest percentage of the Town’s population at 29.7%, followed by the 25-44 age group at 27.5%. In comparison to New York State and the nation, Halfmoon has a lower percentage of college age residents than the national average.

²¹ <https://cdrpc.org/monitoring-millennials>

Table X: Comparing Age Cohorts across the Town of Halfmoon, New York State, and the U.S.

	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

Income

The median household income is the point that divides household income distribution into halves, one-half with income above the median and the other with income below the median. The median is based on the income distribution of all households, including those with no income.²² Additionally, median household income is a good indicator for understanding several economic factors. Higher median household incomes usually indicate higher home values, higher levels educational attainment, and lower levels of unemployment. In contrast, lower median income levels can be an indicator of affordable housing and employment needs. In 2021, the median household income in the Town was \$98,810 which is 12.1% higher than the median household income for Saratoga County at \$86,804.²³

**Figure X Comparing 2021 Household Income of the Town of Halfmoon and Saratoga County.**

Figure X displays the household income of Town residents according to the 2021 American Community Survey. The largest proportion of Halfmoon residents have a household income between \$100,000 to \$149,999 at 24.6%. The second most prevalent income range is between \$50,000 and \$74,999 at 16.2%.

According to the Capital District Regional Planning Commission (CDRPC), the poverty rate in Halfmoon is 3.8% as of 2021, which is an almost 50% decrease from the rate in 2015. The Town's poverty rate is far lower than Saratoga County's, which is 6.4%.

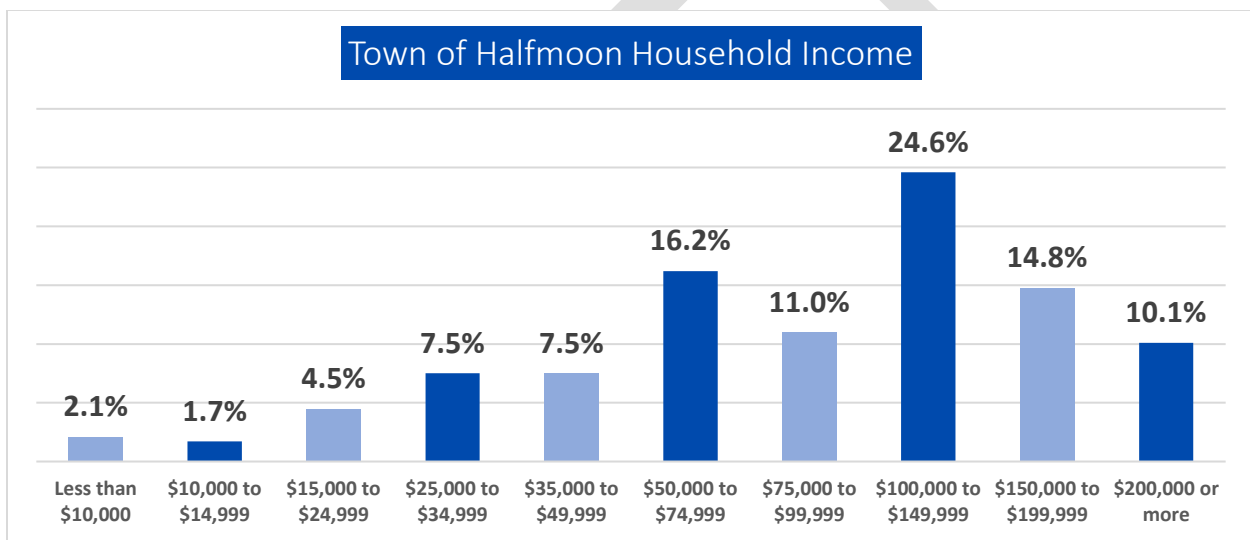
²² [Household Income: 2021 \(census.gov\)](https://www.census.gov)

²³ 2021 ACS 1-year estimates

Nevertheless, there are other elements to consider despite the Town's high median household income and low poverty rate. The ALICE (Asset Limited, Income Constrained, Employed) Project was initiated by United Way of Northern New Jersey several years ago to bring focus to the families and individuals who work but whose salaries do not provide sufficient resources to meet basic needs. These workers often struggle to keep their own households from financial ruin. The ALICE Project developed a methodology using publicly available census, employment, wage, cost of living and other data to help to understand the extent of ALICE in our communities, those who are above the federal poverty level, but below a sustainable wage.

Total households in 2021 for the Town of Halfmoon was 10,643. Based on that account, 32% or 3,339 people were below ALICE threshold. Saratoga County had 100,226 household, with 23% or 23,051 people below the ALICE threshold.²⁴

Figure X: Town of Halfmoon Household Income



Source: 2021 ACS 5-Year Estimate

Housing

Housing is an essential asset to the region and Town. Old and new housing stock offer a diverse mix of styles, materials, and landscapes that make the area an appealing place to call home. According to the 2020 Decennial Census, the Town of Halfmoon had a total of 11,892 housing units, of which approximately 94.6% were occupied and 5.4% vacant. The percentage of vacancies is nearly double for Saratoga County, at 10.2%. A low homeowner vacancy rate indicates a high demand for owner-occupied properties, which can result in increased property values and a more competitive market.

²⁴ <https://www.unitedforalice.org/county-reports/new-york>

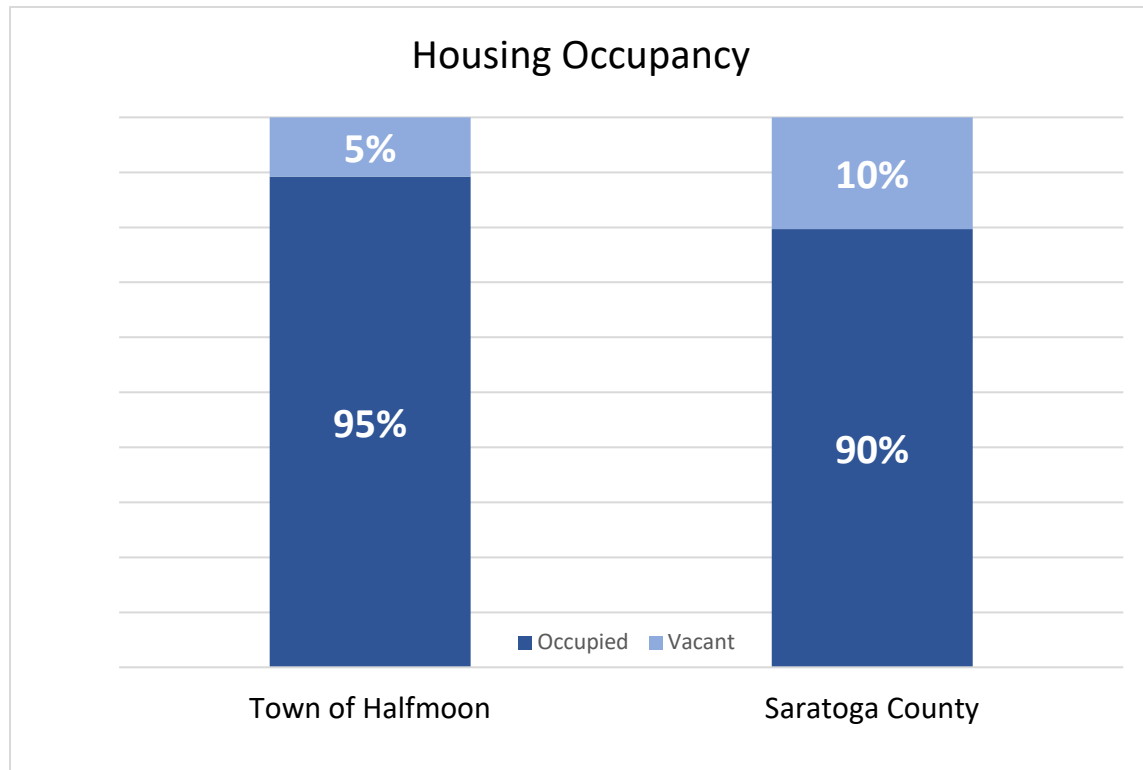


Figure X: Housing Occupancy in Town of Halfmoon and Saratoga County

Detached, single-family homes are the predominant housing type in the Town. According to ACS 2021 5-year estimates, these account for 48% of Halfmoon’s housing units. Single-family attached homes make up 8.9% and duplexes make up 4.3%. In comparison to Saratoga County, there are more multi-unit dwellings available in the Town of Halfmoon. As shown in [Figure X](#), 27% of Halfmoon residents are estimated to be renters. This proportion is larger than that estimated for Saratoga County, at 22%.

Table X: Comparing Home Ownership of Halfmoon and Saratoga County

Housing Type	Town of Halfmoon	Saratoga County
1- unit, detached	48.4%	62.5%
1-unit, attached	8.9%	4.8%
2 units	4.3%	5.9%
3 or 4 units	10.7%	6.9%
5 to 9 units	6.8%	4.1%
10 to 19 units	5.5%	2.9%
20 or more units	6.7%	5.9%
Mobile Homes	8.8%	6.9%
Total housing units	11,476	109,066

Source: ACS 2021 5-Year Estimate [DP04: SELECTED HOUSING CHARACTERISTICS - Census Bureau Table](#)

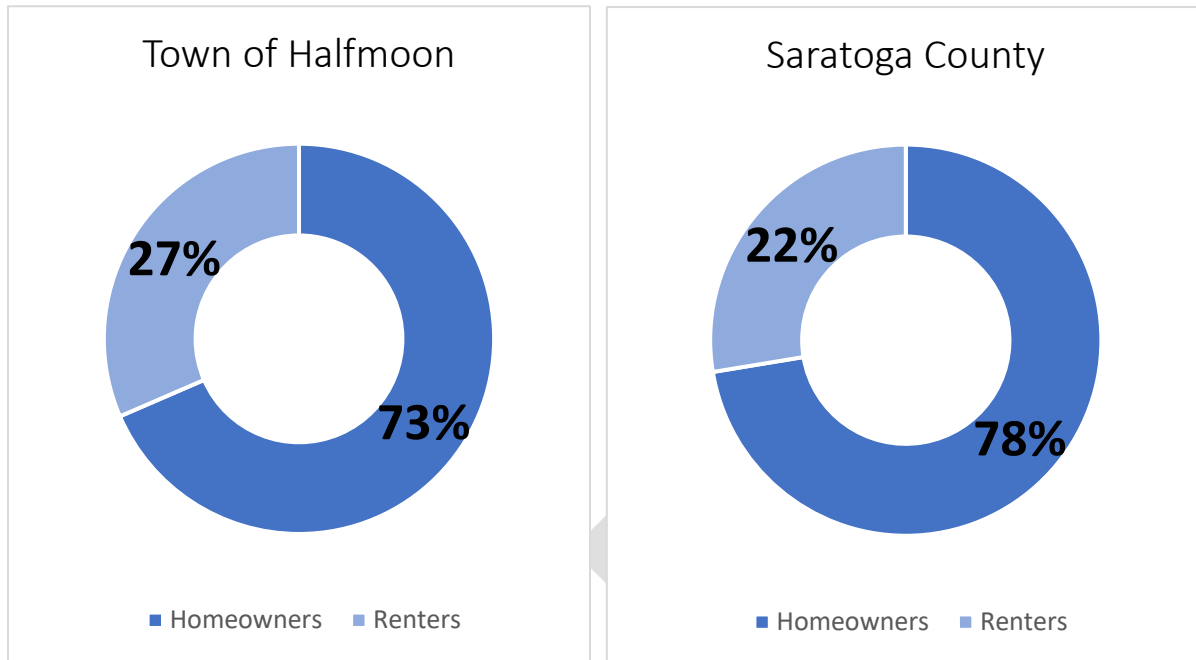


Figure X Comparing Home Ownership between the Town of Halfmoon and Saratoga County Source: 2021 ACS 5-Year Estimate

DRAFT

LAND USE AND ZONING

Evaluating the existing land use and zoning in the Town of Halfmoon provides a snapshot of the general distribution, location and characteristics of land used throughout the Town. Land use and zoning differ in that land use describes what the land is currently being used for, while zoning describes what types of land uses are allowed as established by local zoning laws. Land use and zoning are a direct reflection of the community character that exists today. Utilizing the information from this evaluation, combined with input from key stakeholders and the public, future land use changes and subsequent zoning updates will be identified to ensure that the future vision for the community is realized.

Land Use

The Town of Halfmoon is primarily a suburban community with low-density residential lands. Land along US Route 9 is populated by commercial services and medium-density residential. However, most of the Town is more rural with areas of low-density residential, agricultural lands, parkland, and vacant land.

As indicated in **Table X**, the largest active land use in Halfmoon is Residential – Low Density at approximately 33.5% of the land area. This is followed by vacant land at 26.1% and agriculture at 10.1%. While there are some dense pockets of commercial development, most of the Town is exemplified by low-density, suburban-style land uses.

Table X: Land Use of the Town of Halfmoon























Land Use	Land Use Codes	Acreage	Percentage
Agriculture	105-170, 240	3,895.15	18.66%
Commercial	414-473, 484-486	1,580.47	7.57%
Community Services Mixed Use	610-662, 692, 695 483	362.27 17.60	1.74% <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	5,214.12	24.98%
Transportation	840-843	1,560.79	7.50%
Utilities	380, 821-837, 851-878	515.84	2.47%
Vacant Land	310-341	5,451.17	26.12%
TOTALS		20,871.83	100%

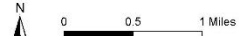
Figure X: Land Use

TOWN OF HALFMOON

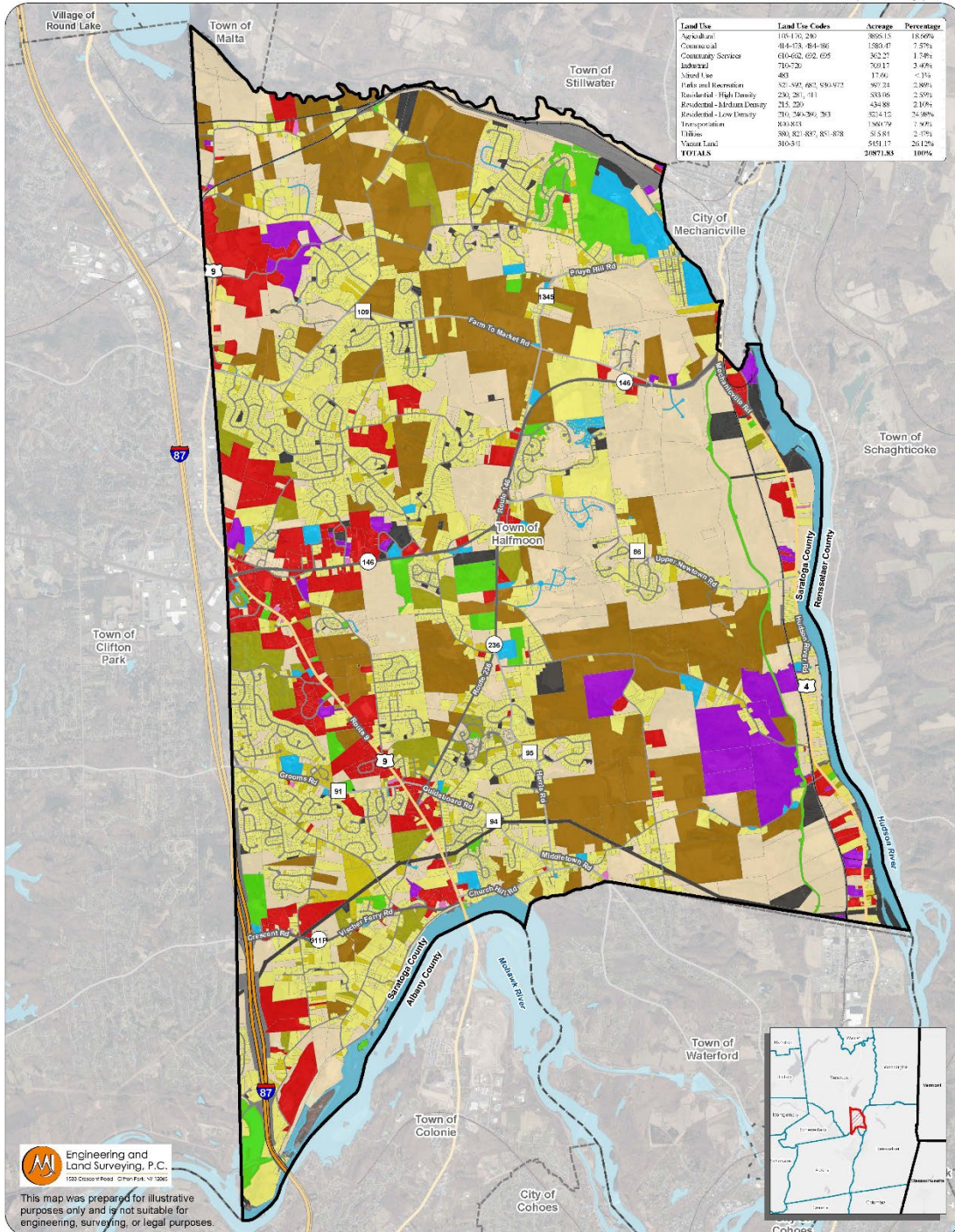
Comprehensive Plan
 DRAFT
 Land Use
 March 2023

LEGEND

-  Study Area
-  County Boundary
-  Village Boundary
-  City/Town Boundary
-  Interstates
-  US Routes
-  State Routes
-  County Routes
-  Railroad
-  Water Body
-  Agricultural
-  Commercial
-  Community Services
-  Industrial
-  Mixed Use
-  Parks and Recreation
-  Residential - High Density
-  Residential - Medium Density
-  Residential - Low Density
-  Transportation
-  Utilities
-  Vacant Land



Sources: Esri, NYS GIS, DEC, Saratoga County Town of Halfmoon Tax Parcels - Fall Year 2022, BaseMap - NYS Orthomosaic 2022



 Engineering and Land Surveying, P.C.
 1523 Cassin Road, Clifton Park, NY 12065

This map was prepared for illustrative purposes only and is not suitable for engineering, surveying, or legal purposes.

Zoning

The Town of Halfmoon Comprehensive Zoning Law was last updated in June 2019.²⁵ The Town has fifteen (15) zoning districts and four (4) overlay districts. Nearly 30% of the Town is A-R (agricultural-residential) and 26% of the Town is R-1 (Residential). Approximately 17% of the Town is Planned Development Districts.

Agricultural- Residential (A-R): This district is intended to allow agricultural, rural, and low-density residential use. It is designed to retain the rural character of the district without conflicting with farm operations. Two-family dwellings are allowed with a special permit.

Residential (R-1): This district is primarily intended for single-family homes. However, two-family dwellings are allowed with a special permit.

Residential (R-2) Mobile Home Park: This district is intended to have the same permitted and special permitted uses as R-1 districts. Apart from mobile home parks being allowed with a special permit.

Residential (R-3): This district is intended to have the same permitted and special permitted uses as R-1 district. With the addition of three and four-family dwelling units, each on a separate lot.

Professional Office/ Residential (PO-R): This district is intended to allow a combination of professional offices and residential uses. Office use is intended to be service-oriented rather than sales-oriented. The goal is to maintain the residential character of these areas while allowing nonresidential uses that do not generate large amounts of additional traffic.

Commercial (C-1): This district is intended to provide locations for commercial, retail, and service uses.

Light Industrial-Commercial District (LI-C): This district is intended to permit light industrial and commercial uses in areas utilizing existing or proposed access to major roads. This district is intended to encourage the use of common access and utilities and large-scale campus development and to discourage a strip form of development. There is an overlap in many of the permitted uses in the C-1 Zone. The difference between these districts is primarily a function of scale and site design.

Industrial (M-I): The purpose of this district is to allow industrial and manufacturing uses and those commercial uses that will provide support to the companies or employees within this district.

Neighborhood Business District (NB-1): The purpose of this district is to provide residents in less developed portions of the Town easy access to purchase goods and services while maintaining the neighborhood's residential character. Neighborhood business uses will be limited to low-intensity uses like barbershops or professional offices.

Planned Development District (PDD): The purpose of this district is to provide for land developed as a single interest or in phases. A PDD may result in open space areas, higher densities, flexibility in design,

²⁵ [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.townofhalfmoon-ny.gov/sites/g/files/vyhlf4491/f/uploads/locallawzoning.6.19.19.final__1.pdf](https://www.townofhalfmoon-ny.gov/sites/g/files/vyhlf4491/f/uploads/locallawzoning.6.19.19.final__1.pdf)

and preservation of key natural areas. There are sixty-nine (69) planned PDD's throughout the Town of Halfmoon.²⁶

Overlays

Small Business Redevelopment Overlay District: The purpose of this section is to encourage the redevelopment of parcels in existence at the time of the effective date (6/19/19) of this section that do not meet the minimum area requirements of the underlying zoning along a portion of Route 146, Sitterly Road, Grooms Road, Crescent Road, and Jones Road. The parcel shall be in either C-1 or PO-R districts.

Champlain Canal Overlay District: The purpose of this district is to protect and preserve the Champlain Canal along its entire length within the Town of Halfmoon. All uses within this district are subject to the same requirements as the underlying district for the specific parcel. While there are no formal requirements in this district, site plans should protect and enhance the canal structure to the maximum extent possible.

Church Hill Road Historic Overlay District: The purpose of this district is to protect and enhance the historic residential neighborhood of Crescent, an Erie Canal-era hamlet.

Route 146 Performance Overlay District: The purpose of this district is to provide performance standards that preserve roadway capacity, improve public safety and welfare, enhance operation, reduce the need for costly remedial measures, manage access to land, minimize visual impacts of development while maintaining aesthetic qualities, character, and property values along Route 146 in the Town of Halfmoon.

Waterfront Mixed-Use District (W-1): This district's goal is to encourage dense concentrations of mixed-use commercial and residential properties, including retail, leisure, office, and service-oriented uses, while limiting manufacturing. This will give residents waterfront access to opportunities to buy goods and services.

Waterfront Commercial District (W-2): The intent of this district is to provide flexibility in allowable uses, to provide residences in Town with waterfront access opportunities, to provide retail and services, and to foster mixed uses. All uses permitted in the M-2 and W-1 districts are permitted.

Opportunities and Challenges – Land Use and Zoning

Land use and zoning dictate the location and type of development that can occur. With the steady population growth and convenient location of Halfmoon, there is added pressure to develop vacant lands. Community members have noted the need to preserve the community's character by preserving the rural parts of Halfmoon. The vacant land in the eastern portion of the Town presents opportunities for the expansion of agriculture and the protection of open space for recreational and natural resource protection purposes, further preserving the character of the Town.

Commercial activity is concentrated in the western portion of the Town and more specifically by the major transportation corridors. Continuing to redevelop this area and building on the current infrastructure can facilitate land conservation.

²⁶ <https://ecode360.com/6504931>

Table X: Zoning Districts

Zoning Districts	Description	Acreage	Percentage
A-R	Agricultural-Residential	5,839.67	29.96%
R-1	Residential	5,106.31	26.20%
R-2	Mobile Home Park	322.04	1.65%
R-3	Residential	107.55	0.55%
PDD	Planned Development District	3,251.79	16.68%
PO-R	Professional Office/Residential	106.04	0.54%
C-1	Commercial	1,427.10	7.32%
LI-C	Light Industrial/Commercial	1,115.22	5.72%
M-1	Industrial	408.14	2.09%
M-2	Clean Manufacturing	572.46	2.94%
TO	Town Owned	547.32	2.81%
NB-1	Neighborhood Business District	15.13	0.08%
CC-1	Champlain Canal Overlay District	64.88	0.33%
W-1	Waterfront Mixed Use	277.10	1.42%
W-2	Waterfront Commercial	332.12	1.70%
TOTALS	15 Zoning Districts	19,492.87	100.00%

Table X: Planned Development Districts

Zoning Districts	Description
AB	Chris Abele PDD
AH	Arlington Heights
AH2	Arlington Heights 2
AP	Adam's Point
BE	Betts Farm
BJ	Boyajian
BP	Brookfield Place
CA	Cardin (Hunters View)
CC	Crescent Commons
CES	Crescent Estates South – Section 8
CJ	Carol Jean Estates (Parkland)
CK	Creekview Estates
Zoning Districts	Description
CL	Clemente
CR	The Crossings
CW	County Waste

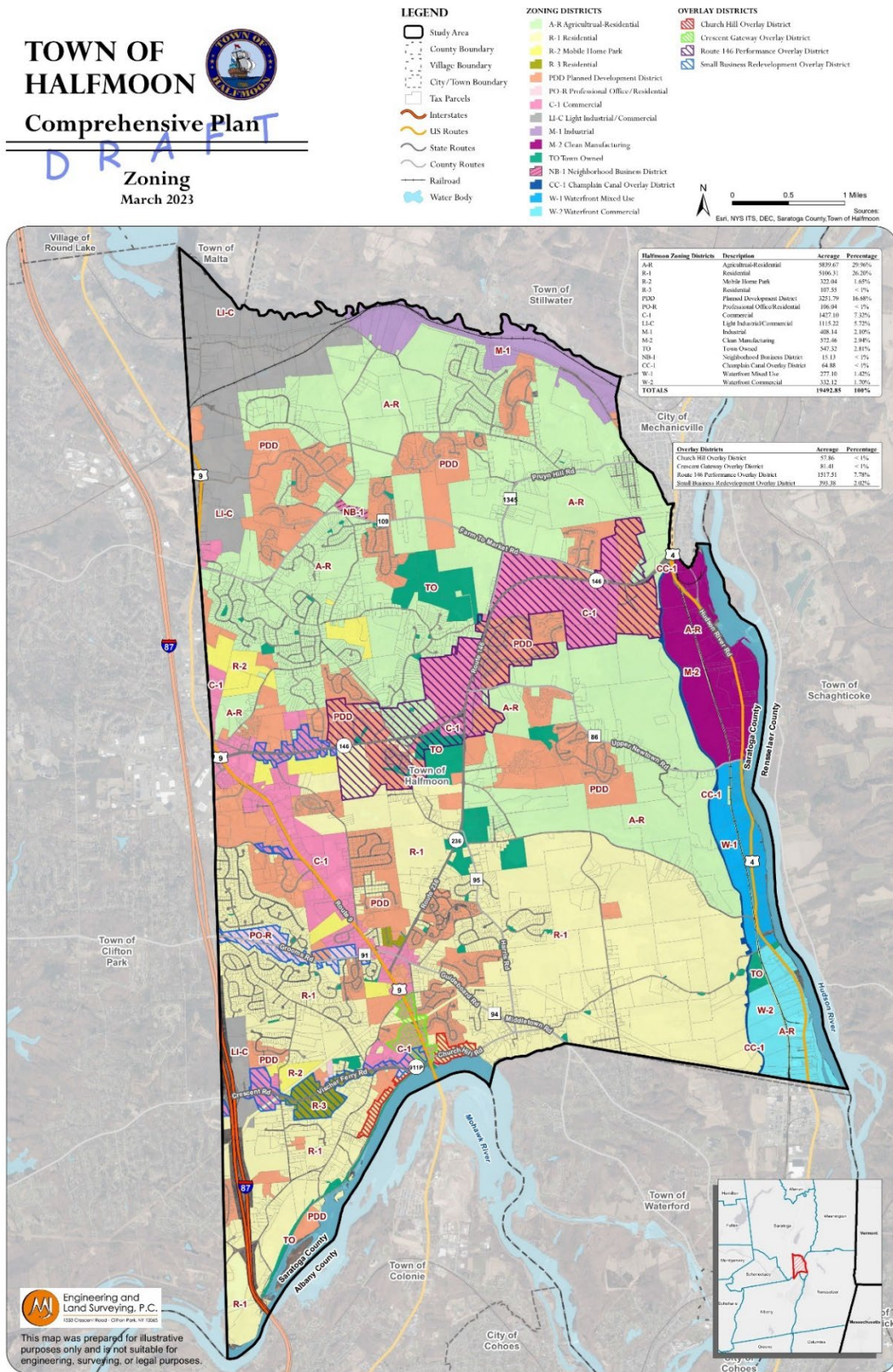
DH	Edward Dalheim
DS	Dawson Senior
FC	Fortune Construction
FA	Farm to Market Road (Prospect Meadows)
FE	Fairway Estates
FL	Forest Lane
FN	Large Scale No. 2 (Fortune)
FO	Forum
FR	Fellows Road
FT	Falcon Trace
GM	Glen Meadows
HA	Halfmoon Apartments
HC	Halfmoon Club (Landings)
HCA	Halfmoon Court Apartments
HCM	Halfmoon Commercial
HP	Howland Park
HS	Halfmoon Self Storage (Farm to Market Self Storage)
HT	Hatter
HY	Craig and Carolyn Hayner
HYR	Norman Hayner
IE	Inglewood (Eastpointe)
IM	Impact Athletic Center
K	Hudson Ridge (Kensington)
K2	Kensington II
KW	Knox Woods
LC	Lexington Commons
LI	Linden Village
LV	Lavalley
MH	Mohawk Post 1450 (American Legion)
MO	Mott Orchard PDD
MR	Mapleridge
MT	Large Scale No.1 (Mohawk Terrace)
NE	Northway Exchange
OC	Oakbrook Commons
PA	Paar Estates
PH	Pinebrook Hills
PK	421 Flex Park (Parkford)
Zoning Districts	Description
PP	Park Place on the Peninsula (Krause)
PRD	Plant Road (Orchard Pointe)
PR	Pine Ridge
RHE	Rolling Hills Estate

SC	Senior Citizen
SEDC	Saratoga Economic Development Corporation Industrial Park
SF	Swatling Falls
SH	Sheldon Hills
SHR	Shirecrest (Rivercrest)
SQP	PDD NO.5 Squire Park
SR	Smith Road (Summit Hills)
TR	Tribley
TL	Twin Lakes
TLE	Twin Lakes Extension
VO	Vosburgh
WR	Werner Road

Table X: Overlay Districts

Overlay Districts	Acreage	Percentage
Church Hill Overlay District	57.86	0.30%
Crescent Gateway Overlay District	81.41	0.42%
Route 146 Performance Overlay District	1,517.51	7.78%
Small Business Redevelopment	393.38	2.02%
Wellhead Protection Overlay District		
Champlain Canal Overlay District		

Figure X: Zoning



COMMUNITY FACILITIES AND SERVICES

Establishing community facilities and services within the Town provides resources for the existing community while also addressing the potential future needs of the Town. Future improvements should account for the drastic growth of the Town of Halfmoon and surrounding communities so that all who live in and visit the area can have equitable access to a variety of amenities and services. These services include education, public safety, public health, and infrastructure. The section below highlights the many resources provided to Halfmoon residents and visitors.

Education

The Town of Halfmoon falls within three (3) school districts: Mechanicville City School District, Shenendehowa Central School District, and the Waterford- Halfmoon Union Free School District.

The following is a brief description of each school that services Halfmoon:

Mechanicville City School District: The school district is divided into K-5 and 6-12 configuration due to the consolidation of the former middle school with the former High School to form a Jr./Sr. High School. The elementary has a total enrollment of approximately 640 students. The Jr./Sr. High School is comprised of grades 6-12 with an approximate enrollment of 690 students.²⁷

Shenendehowa Central School District: This district covers approximately 86 square miles serving families from the communities of Clifton Park, Halfmoon, Ballston Lake, Round Lake, Malta, parts of Waterford, Rexford, Mechanicville, and Stillwater. Shenendehowa is one of the largest central schools in the area. The district consists of one (1) high school, three (3) middle schools, and eight (8) elementary schools. As of 2022-2023, 9,394 students were enrolled at SCSD.^{28 29}

Waterford-Halfmoon Union Free School District: Two schools in total, an elementary school, and a Jr./Sr. High School. Approximately 760 in pupils are enrolled.^{30 31}

²⁷ <https://www.mechanicville.org/about-us/>

²⁸ <https://docs.google.com/spreadsheets/d/1VUkwwmkrTtAvN8jnc0yUpqi6H7AmiLgjf9z5z6Gbx5Q/edit#gid=565790449>

²⁹ <https://www.shenet.org/>

³⁰ https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3630060

³¹ <https://www.whufsd.org/>

Higher Education

Several colleges and universities are available in proximity to Halfmoon, including:

- Empire State University - Saratoga Springs, NY
- Hudson Valley Community College - Troy, NY
- Hudson Valley Community College, TEC-SMART (Training and Education Center for Semiconductor Manufacturing and Alternative and Renewable Technologies) – Malta, NY
- Schenectady Community College - Schenectady, NY
- SUNY Adirondack Community College - Queensbury, NY
- University at Albany, SUNY – Albany, NY

Nearly 40% of people in Halfmoon who 25 years of age are or older have a bachelor's degree or higher. According to the 2021 American Community Survey, this proportion is just under the county's average of 44%. Halfmoon and Saratoga County have relatively comparable high school graduation rates. In addition, 24% of county inhabitants and 23% of residents in Halfmoon have bachelor's degrees, respectively. When comparing residents who continue their education to pursue a master's degree or higher, with Saratoga County just outpacing Halfmoon.

Figure x: Education Attainment

Educational Attainment (bachelor's degree or Higher Population 25 Years and Older)



Source: 2021 ACS 5-Year Estimate

Table X: Educational Attainment in the Town of Halfmoon and Saratoga County

Educational Attainment	Town of Halfmoon		Saratoga County	
	Total	% of Total	Total	% of Total
Total Population 25 years and over	18,573	100.00%	173,344	100.00%
Less than 9th grade	433	2.33%	2,698	1.56%
9th to 12th grade, no diploma	821	4.42%	8,703	5.02%
High school graduate (includes equivalency)	4,090	22.02%	39,843	22.98%
Some college, no degree	3,751	20.20%	28,500	16.44%
Associate degree	2,117	11.40%	17,705	10.21%
Bachelor's Degree	4,294	23.12%	41,943	24.20%
Graduate or professional degree	3,067	16.51%	33,952	19.59%

Source: 2021 ACS 5-Year Estimates

Library

The Clifton Park- Halfmoon Public Library is located at 475 Moe Rd in Clifton Park and is part of the Southern Adirondack Library System (SALS).³² The Clifton Park- Halfmoon Public Library is classified as a Special District Public Library and provides a wide range of materials, programs, and services to the residents of Clifton Park and Halfmoon. The library is a 55,000-square-foot facility that serves a population of 61,063 people and as of 2022 garnered nearly 235,000 library visits.³³ The library is governed by an 11-member Board of Trustees, consisting of representatives from both towns of Clifton Park and Halfmoon.



Figure X The Clifton Park-Halfmoon Public Library
Photo Source: Clifton Park Halfmoon Library

Police

Saratoga County covers more than 800 square miles and consists of more than 20 cities, towns, and villages. The Saratoga County Sheriff's Office is a full-service law enforcement agency with nearly 270 staff members and an annual budget of approximately \$31 million. The office is comprised of five (5) divisions: Community Services/ Civil, Corrections, Communications, Criminal Investigation Division, and Police Services. The Sheriff's Office also staffs various units and programs, which include a DWI Officer Program, Marine Patrol, a Traffic Safety Division, a Motor Vehicle Collision Reconstruction Unit, a Crime Scene Investigation Team, a Sex Offender Registry Enforcement Officer, Recreational Vehicle Patrols and several other community-based programs.³⁴

³² <https://cphlibrary.org/your-library/about/>

³³ <https://salsblog.sals.edu/wp-content/uploads/2022-SALS-Statistical-Summary-1.pdf>

³⁴ <https://saratogacountysheriff.org/>

The Saratoga County Sheriff's Office reached its accreditation status in 1994 and has maintained that status to date. Accreditation is a progressive and contemporary way of helping police agencies evaluate and improve their overall performance. It provides formal recognition that an organization meets or exceeds general expectations of quality in the field.

Emergency Services

Clifton Park / Halfmoon Emergency Corp: CPHM is a New York State nonprofit that responds to calls out of two stations, located in Clifton Park and Mechanicville. CPHM provides emergency medical services to the Towns of Halfmoon, Clifton Park, and the City of Mechanicville. Consists of approximately 95 Paramedics, EMTs, and Administration members. The Fleet consists of 10 paramedic-level ambulances, 2 Supervisor First Response Vehicles, 3 administration vehicles, 6 EMS bikes, and 1 patient transport Polaris UTV. In 2022, the Clifton Park/ Halfmoon responded to 8,080 calls.³⁵

Clifton Park / Halfmoon Fire Department: Serves parts of the Towns of Halfmoon and Clifton Park which makes up the Clifton Park- Halfmoon Fire District #1. It is a volunteer-run department and was founded in 1935 and incorporated in 1937. "100% Volunteer 100% of the Time" is displayed on their vehicle fleet.³⁶

Halfmoon / Waterford Fire Department: The department is commonly known as the Halfmoon Fire Rescue and currently responds to approximately 800 fires, rescues, and EMS calls per year. The department provides service to more than 14 square miles and over 20,000 residents. The Halfmoon Fire Company is an independent organization that falls under the auspice of Halfmoon-Waterford District No. 1.³⁷

Hillcrest Fire Department: This volunteer fire department has been providing service to the communities of Halfmoon, Clifton Park, and Mechanicville since 1964. This department is part of the Halfmoon Fire District #1.³⁸

West Crescent Fire Department: Since 1935, the West Crescent Fire Department has been serving the Towns of Halfmoon and Clifton Park with a volunteer force. The department is part of the West Crescent Fire District.³⁹

Saratoga County Emergency Services: The Saratoga County Sheriff's Office of Emergency Management has the primary responsibility for overseeing and administering the county's emergency preparedness activities. This department works with local governments, volunteer organizations, and the private sector to develop disaster preparedness plans and mitigation projects and provide training and exercise activities. The Office of Emergency Management's areas of responsibility are comprehensive emergency management, Fire and EMS services, management of the County's public safety radio system, National Incident Management System (NIMS) compliance, and database management for E-9-1-1.⁴⁰

³⁵ [Clifton Park Halfmoon EMS :: FAQ \(cphmems.org\)](#)

³⁶ [Clifton Park Fire Department :: Home](#)

³⁷ [About - Halfmoon Fire Department](#)

³⁸ [Halfmoon Fire Dist. #1 | Hillcrest Volunteer Fire Department \(hillcrestfd.com\)](#)

³⁹ <https://www.westcrescentfire.com/history>

⁴⁰ [Office of Emergency Management – County of Saratoga, New York \(saratogacountyny.gov\)](#)

Local Hospitals / Health Services: ⁴¹

- Arthritis Foundation, Clifton Park
- Beacon Point Memory Care, Clifton Park
- Bellevue Woman’s Center, Niskayuna
- Ellis Hospital, Clifton Park
- Four Winds, Saratoga Springs
- Saratoga Hospital, Saratoga Springs
- St. Peter’s Health Partners, Albany

Code Enforcement

Code Enforcement in Town is overseen by the Building Department/ Code Enforcement Office. The New York State Uniform Fire Prevention and Building Codes, as well as all Local Laws, are enforced by this authority. Aside from issuing parking fines and appearance tickets for infractions, performing annual fire inspections of Halfmoon's businesses (there are more than 530 of them), reviewing all building construction plans for residential and commercial proposals, and issuing building permits are additional duties. The bureau also closely coordinates development ideas with the Town Planning Department.⁴²

Infrastructure and Public Utilities

Water

The Town of Halfmoon has an existing municipal water system named the Town of Halfmoon Consolidated Water District. Development of the Town’s water system began in the southwesterly part of the Town and has rapidly expanded both north along the Northway and east across the southern border of the Town. There were various districts throughout the Town’s history. Water District No.1 and 3 were created in the 1970’s. Water Improvement Area No.1 and Water Districts No.4 and 5 were created in the 1980's; and Water Districts No. 2,6,7,8,9,10,11, and 14 and the extensions were created in the 1990's; Water Districts No.12 and 15 completed in 2001. However, in 2001 the Town consolidated all districts into one with three (3) zones. Then in 2012 all three (3) zones became a single zone.

The development of the Town's water system over the past thirty (30) years was primarily due to the inadequate individual well supplies in the Town, as well as the growth the Town experienced in response to the construction of the Northway. For the Town of Halfmoon, having a sufficient, dependable, and reliable water source to supply the existing water service areas is of importance.⁴³

Town of Halfmoon Consolidated Water District

The Town purchases water from the City of Troy and has done so since 2010. The City of Troy draws its water from the spring fed Tomhannock Reservoir, a “surface water” supply. The reservoir is located to the northeast of the City of Troy and its water flows to the Troy Water Treatment Plant (TWTP), a complete facility. The water from Troy flows through a 24-inch pipe under the Hudson River and branches off to a 16-inch line in front of the Waterford WTP and then runs north to the Halfmoon Water Treatment Plant.

Additionally, there is an interconnection with the Saratoga County Water Authority (SCWA) main transmission line. In 2022, the Halfmoon Consolidated Water District purchased 345,015,200 gallons of

⁴¹ [Community Directory | Halfmoon NY \(townofhalfmoon-ny.gov\)](https://www.townofhalfmoon-ny.gov/community-directory/)

⁴² <https://www.townofhalfmoon-ny.gov/building-code-enforcement>

⁴³ <https://www.townofhalfmoon-ny.gov/water-department/pages/history>

water from SCWA. Water from the SCWA is sourced from the Hudson River. The Town has emergency connections with the Town of Waterford, the City of Troy, and the Clifton Park Water Authority.

The Halfmoon Consolidated Water District provides water through 7,133 service connections to a population of approximately 18,000-22,000 people. The district's average daily demand is 2.27 million gallons while the highest day was 3.1 million gallons. The total water purchased in 2022 was 831,085,491 gallons. The amount of water delivered to customers was 677,120,848 gallons resulting in 153,964,643 gallons or 19% of the water produced is non-revenue producing water. This is water lost due to unmetered water, fires, and water-breaks. The average Town of Halfmoon household using 70,000 gallons is charged approximately \$364.00 per year for water or \$5.20 per 1000 gallons.

During 2022, the district's system followed applicable State drinking water operation, reporting, and monitoring requirements. The construction of a 1-million-gallon storage tank on Button Road and the installation of 15,800 feet of water main in 3 locations throughout the Town should be completed in 2023.^{44 45}

Sewer

The Town of Halfmoon does not operate or own a sewerage collection system or wastewater treatment plant (WWTP). Instead, the Town is part of the Saratoga County Sewer District #1.⁴⁶ The sewage treatment plant is located at 1002 Hudson River Road in Mechanicville and serves approximately 150,000 people. It includes 98 pump systems and over 300 miles of pipe.

The Town's Brookwood Road WTP is located along the eastern boundary of the Town's limits. The Brookwood Road WTP was built in 2003 to allow the Town to abandon the use of groundwater wells and minimize the purchase of water from the Village of Waterford. The WTP utilized a 12.0 MGD raw water intake facility along the Hudson River near Lock No. 1. The WTP was originally planned to be completed in three phases to increase the WTP's capacity to support the Town's projected population growth trends. Phase one was completed in 2003 and provided a treatment capacity of 2.0 MGD. Phase two was completed in 2007 to increase the capacity to 5.0 MGD. The third phase was slated for 2016 to increase the capacity to 9 MGD, however, this was never pursued due to the dredging of the Hudson River in 2009. In 2009, due to concerns about potential increased turbidity and polychlorinated biphenyls (PCBs), the Town made provisions to purchase water from the City through its connection with the Village of Waterford. In 2010, a permanent purchasing agreement was executed between the Town and the City and a transmission main was extended to the Brookwood Road WTP. Once the connection was completed with the City, the Brookwood Road WTP was retrofitted to remove the water treatment equipment and solely provide re-chlorination and distribution pumping.

Users of the sewer system are charged a fee based on an annual bill from the Saratoga County Sewer District.⁴⁷ As of 2023, the scale of charges for Saratoga County Sewer District No. 1 for the Town of Halfmoon is \$284.50 per 10,292 units.⁴⁸ Collector sewer rates are typically based on the overall

⁴⁴ https://www.townofhalfmoon-ny.gov/sites/g/files/vyhlf4491/f/uploads/2022_awq.pdf

⁴⁵ <https://www.townofhalfmoon-ny.gov/water-department/pages/water-main-projects-awarded-lower-newtown-rd-hayner-rd-button-rd-and-mcbride>

⁴⁶ <https://www.saratogacountyny.gov/departments/sewer-district-1/>

⁴⁷ <https://www.saratoga-springs.org/DocumentCenter/View/13309/7--2022-Sewer-Fund-ALL-092921-FOR-web>

⁴⁸ <https://www.saratogacountyny.gov/wp/wp-content/uploads/2022/10/Established-2023-Scale-of-Charges.pdf>

construction costs of the collector system together with the debt service or operation and maintenance costs of the collector system. The district's collector sewer charges, exclusive of any trunk and treatment charges for Halfmoon are \$50.

The Town water bills are issued on a semi-annual basis in April and October. Customers have the option to pay their bill in person at the Town Hall, over the phone, or online. The Town's water billing rate, effective January 2023, is currently \$5.20 per 1,000 gallons for the first 60,000 gallons used. After water consumption exceeds 60,000 gallons, the water rate per 1,000 gallons varies by customer category. For residents within the Town, the rate continues at \$5.20 per 1,000 gallons; for residential users outside the Town the rate is \$7.20 per 1,000 gallons; and for manufacturing customers, the rate is \$5.20 per 1,000 gallons. The minimum payment amount is \$20 per water bill. The average resident in the Town uses approximately 70,000 gallons per year and is charged \$364.00 for water usage only.

Stormwater

The Town manages stormwater through a Municipal Separate Stormwater Sewer System (MS4) per the MS4 permit, issued by the New York State Department of Environmental Conservation (DEC). The MS4 Permit regulates the discharge of stormwater to both reduce the amount of stormwater discharge and reduce the number of pollutants entering nearby water bodies. Stormwater runoff is generated from rain and snow melt that falls on impervious surfaces like parking lots, paved streets, rooftops, and compacted bare soil. When water flows over impervious surfaces it may collect and transport pollutants that are harmful to lakes, streams, rivers, coastal waters, and drinking water supplies.

Additionally, the Town of Halfmoon and eighteen (18) other MS4 municipalities are members of the Saratoga County Inter-Municipal Stormwater Management Program. This is a regional approach that is spearheaded by Saratoga County via Cornell Cooperative Extension. The goals of the program are to educate affected communities and Municipal Governments about the new Federal Regulations governing local stormwater management and non-point source pollution and to determine the best solutions available to address the challenge of protecting water sources.⁴⁹

Natural Resources and Water Quality Protection

Natural resources within the Town of Halfmoon significantly affect development patterns. An analysis of environmental factors as they pertain to land use planning incorporates two interrelated, but subtly distinct concepts, including the capacity of the land for development and the intrinsic values of natural resources present. The capacity for land development is based on factors like the stability of soil for buildings and the permeability of soils for septic systems. The intrinsic ecological value of the land, whereby certain natural features such as wetlands or threatened species habitat may dictate the location and intensity of development in a specific area. Natural resources for a community provide various intrinsic benefits, including groundwater recharge and filtration, flood control, and pollution control.

Topography and Steep Slopes

The Town's geographic features were largely created between 70,000 and 16,000 years ago because of a major glacial event. Subsequently, surface drainage has carved steep slopes and ravines into parts of the

⁴⁹ <http://saratogastormwater.org/about-stormwater-management.htm>

area's physical landscape. **Figure X** displays the Town's topographic characteristics based on percent slope. The dark red color highlights Halfmoon's steepest sloped areas. The steepest pitches (15% slope and greater) are found around the area's streams. Areas of steep slopes are ecologically sensitive and often unsuitable for development. A ridge runs roughly north-south through the Town, slightly west of the Champlain Canal.

In the southeastern corner of the Town, another steeply sloped ridge borders the Mohawk River to the north. Other areas near the Mohawk River, McDonald Creek, Anthony Kill, and other small tributaries are steeply sloped ravines. A series of steeply sloped hills exist in the northwestern portion of the Town. However, steep slopes are noticeably absent along the banks of the Hudson River. The remaining areas in the Town consist of rolling to flat landscape.

Geology and Soils

According to a review of the "Geologic Map of New York-Hudson-Mohawk Sheet" (New York Education Department 1980), the Town of Halfmoon is underlain almost entirely by Canajoharie Shale. An Austin Glen formation (greywacke and shale) occupies a sizeable wedge of the Town's subsurface, located in the south-central area of the Town. Lying over these formations are large deposits of lacustrine sand and clay, and lacustrine sand with smaller areas of dunes, till, and kame deposits. The lacustrine sand and clay are located primarily adjacent to the Hudson and Mohawk Rivers.⁵⁰

Soil information has been mapped by the Natural Resource Conservation Service (NCRS) and is available from the Saratoga Cooperative Extension. Soil within the Town of Halfmoon consists primarily of silt loam and loamy sand. Drainage capabilities vary within the Town. There are some locations in the Town with well-drained soils. There is no apparent pattern that is readily defined. However, soils in the low-lying areas surrounding streams and rivers are generally not identified as high-quality agricultural land.⁵¹

State-defined and Prime Farmland Soils Farmlands of Statewide Importance cover much of the Halfmoon land area. Prime farmland is of major importance in meeting the nation's short- and long-range needs for food and fiber. The U.S. Department of Agriculture (USDA) defines prime agriculture as land that has the best combination of physical and chemical characteristics for producing feed, forage, fiber, oilseed crops, and food. This category of land ranges from cultivated land, forestland, pastureland, or other land.

In contrast, farmland of statewide importance refers to land used to produce food, feed, fiber, forage, and oilseed crops. Generally, this land includes soil that nearly meets the requirements for prime farmland and that economically produces high yields of crops. Farmland of statewide importance may include tracts of land that have been designated by State Law.⁵²

Water Resources

Streams and Rivers

The most notable surface water features include the Hudson and Mohawk Rivers. The Hudson borders the Town of Halfmoon to the east and the Mohawk marks the southern boundary in the western portion of the Town. Various stream systems flow through the Town and empty into the Hudson River. These

⁵⁰ <https://www.townofhalfmoon-ny.gov/sites/g/files/vyhlf4491/f/uploads/2003-comprehensive-plan.pdf>

⁵¹ Ibid

⁵² https://efotg.sc.egov.usda.gov/references/public/LA/Prime_and_other_Important_Farmland.html#reportref

include McDonald Creek, the Dwaas Kill, Anthony Kill, and several other smaller streams. The Old Champlain Canal is adjacent to the Hudson River and the Erie Canal is adjacent to the Mohawk River.

Surface water features in New York State are designated with a water quality classification to regulate discharges into these water bodies per the State Pollutant Discharge Elimination System (SPDES). These classifications refer to the suitability of a given water feature (lake, pond, river, stream) for human use. The higher the classification, the better the water quality and the more suitable the water feature is for human use.

Within the Town of Halfmoon the Anthony Kill, McDonald Creek, Dwaas Kill, Hudson River, and various tributaries to these streams are designated Class C(T) or higher and as such are regulated by the State. The Mohawk River is designated as Class A, making it suitable for swimming and other contact recreation as well as drinking water.

Understanding surface waters like streams and rivers is critical to land use decision-making and development considerations. Development can lead to an increase in impervious surface cover, increasing stormwater runoff, flooding, and water pollution.

*Groundwater*⁵³

Unconfined aquifers underlie nearly 58% of the land area of the Town. An unconfined aquifer is one that is open to receive water from the surface, and whose water table surface is free to fluctuate up and down, depending on the recharge/discharge rate. There are no overlying "confining beds" of low permeability to physically isolate the groundwater system.

Areas near the Hudson River and along US 9 are in unconfined aquifers that may generate more than 100 gallons per minute. Sand and gravel deposits make up most of the soil in these places. Large portions of the town's center include unconfined aquifers with flow rates of 10 to 100 gallons per minute. These aquifers also generally consist of sand and gravel.

In the part of Halfmoon, along the highly productive Clifton Park-Halfmoon aquifer, there are two Wellhead Protection Areas. The Hoffman Well Field is along the Halfmoon's western border, located in the northwestern portion of the Town. The Twin Lakes Well Field is located further to the south. Neither of these well fields is currently in use, but it is critical to protect this resource. Within the wellhead protection area, land uses that could potentially impact water quality are prohibited. The Town's current and future land uses that cover aquifers outside of these designated protection areas run the risk of contaminating the Town's water supply, future well areas, and the water supply of specific wells.

Wetlands

Wetlands are areas saturated by surface or groundwater sufficient to support distinctive vegetation adapted for life in saturated soil conditions. In the Town of Halfmoon, a total of 1,895.9 acres or 8.8% of the land consists of wetlands. These known wetlands are highlighted in bright green on **Figure X** and have been identified by the New York State Department of Environmental Conservation (NYSDEC) and the National Wetlands Inventory (NWI). In addition to providing critical habitat for many plants and animals, wetlands help control flooding and reduce damage from storm surges, recharge groundwater, filter and purify surface water, and provide recreational opportunities.

⁵³ [Microsoft Word - Cpt I Introduction.doc \(townofhalfmoon-ny.gov\)](#)

Wetlands in Town cover portions of the land area surrounding the Champlain Canal. A large wetland area covers much of the extreme northwestern portion of the Town. This wetland area is south of Round Lake. Other wetlands cover low-lying portions of the Town, some of which represent stream headwaters. Overall, wetlands can be found throughout the Town as shown in **Figure X**.

Floodplains and Drainage

The flooding potential in Halfmoon is limited, mainly due to the rapid rise in topographic elevation from the major water bodies (Hudson & Mohawk Rivers, Anthony Kill, Dwaas Kill). Areas with serious flooding potential are generally located within the flat floodplains adjacent to water bodies.

Floodplains are low-lying areas, often next to streams and rivers, which are inundated during heavy precipitation or snowmelt. Flooding is a natural process and is one way that rivers and streams react to an increase in water and provide the space needed to expand and recede. Building in floodplains increases the risk of property damage and loss of life and should be avoided when planning for future development. If development in a floodplain cannot be avoided, measures should be taken to mitigate potential damage.

Figure X indicates areas with blue stripes within the 100-year flood zone and 500-year flood zone. The 100-year floodplain is defined as an area of land that can be expected to have a 1% chance of flooding each year. The 500-year flood plain is an area of land that can be expected to have a 1 in 500 chance or .2% chance of flooding each year.⁵⁴ Approximately 7% of the Town is in the 100-year flood zone and less than 1% of the Town is in the 500-year flood zone. These areas include areas lining the Mohawk River, land lining the Hudson River, land along Dwaas Kill, locations south of Round Lake, and lining McDonald Creek.

Opportunities and Challenges- Natural Resources and Water Quality Production

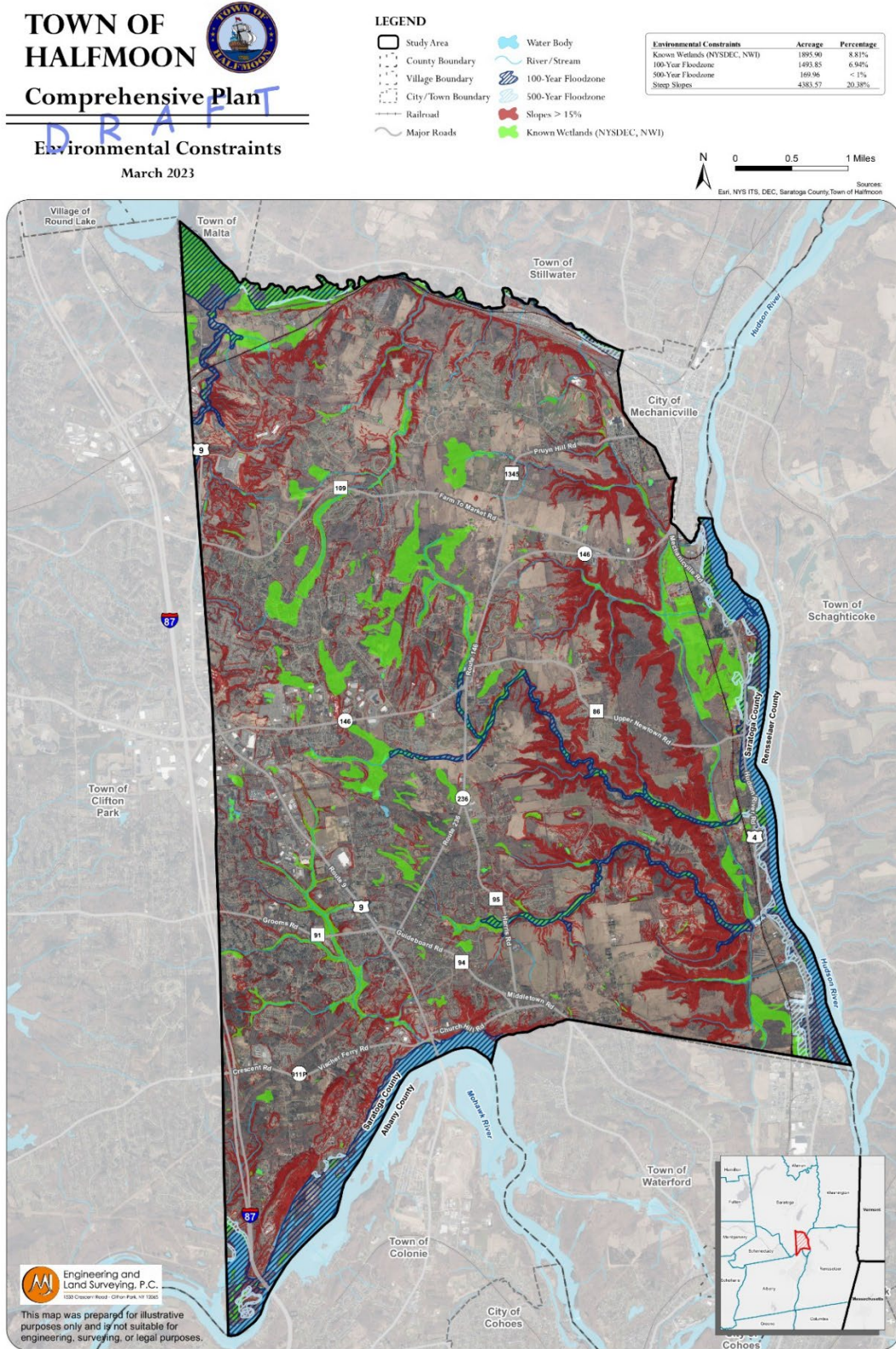
The Town's natural resources present several opportunities, including significant ecosystems that contribute to the health and well-being of the human and natural community. These benefits can include clean air, water, food, soil production, and recreational benefits. While these benefits can often be difficult to quantify, the loss of these services can be detrimental to the physical and economic health of the community.

The topography of the Town is a significant factor in determining developable land. The steep slopes found within Halfmoon present several challenges that have or can hinder development. Those areas that have a slope greater than 15% may be best suited to open space protection to protect hillsides from erosion and for purposes of biodiversity and water resources protection.

Certain areas of Town, particularly those associated with the Hudson River and Mohawk River present potential flooding hazard. Due to the potential for flooding, these areas of Town may be better suited for agronomy or open space protection.

⁵⁴ <https://www.fema.gov/glossary/flood-zones>

Figure X: Environmental Constraints



Parks, Recreation, and Open Space Protection

Parks, recreation areas, and open spaces play a pivotal role in shaping vibrant and healthy communities. They act as cultural hubs, fostering a sense of community and connection with nature. The Town of Halfmoon has a Parks Department that maintains and oversees various properties. These properties include the Town Hall complex, athletic fields, trails, water pump stations, cemeteries, and Town Parks.⁵⁵ Parks, recreation and conserved lands make up 631 acres of the Town of Halfmoon as displayed in **Figure X**. The Recreation Department of Halfmoon provides recreational programming opportunities for youth and senior residents.

The Town owns and operates the following parks and recreational facilities:

Lighthouse Park: Located off 597 Hudson River Road the park features a kayak dock, kayak holders and storage bins, an open-air pavilion, public restrooms, benches, concrete pathways, and paved parking areas.

Abele Park: Located on Harris Road, next to the Halfmoon Municipal Center. The park features a gazebo that can be rented for events, some walking trails, and hosts the Halfmoon Farmer's Market during the summer months.

Crescent Park: Is a waterfront park on the Mohawk River and just west of the Crescent Bridge. The park is part of the Mohawk Scenic Byway offering users a scenic waterfront environment that recently became designated as one of America's byways. The park also features trailhead parking for the Crescent Trail.

Halfmoon Town Park: This park is located near the Town's geographic center and offers both passive and active recreation. Community events like festivals and concerts are held here. The park features stone dust walking trails, playgrounds, a spray park, open-air pavilions, baseball fields, areas to picnic, an event stage, a clubhouse, public restrooms, and paved parking areas.

Town Plaza Recreation Area: The area is adjacent to the Town Hall and offers a variety of activities and open spaces. The recreation area features tennis courts, a basketball court, a pavilion, playgrounds, and paved parking areas.

Scentral Bark Dog Park: This dog park is located on Harris Road across from the end of Lower Newtown Road and is open from dawn to dusk. Use is by permit only but both town residents and non-residents can apply for one. The park features fenced areas, benches, agility equipment, a water fountain, and a designated parking area.



Figure X Lighthouse Park



Figure X Ribbon cutting for Scentral Bark Dog Park
<https://www.townofhalfmoon-ny.gov/animal-control/faq/does-halfmoon-have-an-off-leash-dog-park>

⁵⁵ <https://www.townofhalfmoon-ny.gov/parks-department>

Halfmoon Veterans Memorial Park: The park features a Memorial Walkway that has over three hundred (300) bricks engraved with veterans’ names, branch of service and years that they served.

Ushers Road State Forest: 122 acres of state forest in Halfmoon and Clifton Park and is managed by the NYS Department of Environmental Conservation. The forest also connects to the Zim Smith Trail at its northeast corner. Visitors can enjoy trails to hike, walk and snowshoe. Elevation varies from 170 to a little over 180 feet.⁵⁶



Figure X Ushers Road State Forest sign

Pickleball Courts: Halfmoon has three dedicated pickleball courts for residents to use next to the Town Hall. The courts were installed with a synthetic tile surface called “Sport Court”.

Youth Programming

Summer Camp: The Town summer camp program is a day program held for six consecutive weeks from June through August. The camp is organized by grade. Campers between 1st-3rd grade have camp in the Clubhouse at 162 Rte. 236 (Town Park). Campers between 4th-8th grade camp in the Pavilion at 2 Halfmoon Town Plaza. Services for a Before and After Care Program are also available and located at the Clubhouse.⁵⁷

Winter Camp: The Town winter camp is a day program held for six consecutive weeks from January to February. The program is offered to children from 1st-6th grade. The camp is held at the Halfmoon Town Hall.⁵⁸

Halfmoon Senior Center⁵⁹

The Senior Center is located at the Halfmoon Town Plaza and the center’s amenities include a fitness center, a library and a recreation room. Activities available at the Center include poker, pinochle, mahjong, dominoes, crafts, and Bingo. Trips are sponsored by the Center and occur throughout the year, including day trips and over-night trips. The Senior Center also offers several types of classes.

Classes include the following:

- ❖ Ceramics
- ❖ Healthy Bones for Life
- ❖ Line Dancing
- ❖ Quilting
- ❖ Woodcarving
- ❖ Jewelry Making
- ❖ PACE (People with Arthritis can Exercise)
- ❖ Functional Strength & Conditioning Training

⁵⁶ https://www.dec.ny.gov/docs/lands_forests_pdf/saratogawardraftump.pdf

⁵⁷ https://www.townofhalfmoon-ny.gov/sites/g/files/vyhliif4491/f/uploads/brochure_2023_1.pdf

⁵⁸ https://www.townofhalfmoon-ny.gov/sites/g/files/vyhliif4491/f/uploads/brochure_2023.pdf

⁵⁹ <https://www.townofhalfmoon-ny.gov/senior-center>

Trails

The influx of growth in Halfmoon has increased demand for outdoor activities, including hiking and riding trails. The Town’s unique location alongside the Mohawk and Hudson Rivers and related canals offer a wealth of opportunities for passive and active recreation, as well as the chance to improve and maintain these important natural and cultural resources. The Town of Halfmoon created a Trails Advisory Committee in 2002 to assist the Town Board in making decisions regarding the creation, maintenance, construction, and location of trails in the Town.⁶⁰



Figure X Crescent Park Signage

In 2019, the Champlain Canalway Trail Action Plan was published by the Champlain Canalway Trail Working Group, a volunteer effort made up of local and regional organizations. The plan’s main goal was to complete and publicize the Canalway by working with other trail and bikeway networks that either cross the Champlain Canal corridor or offer connections to other areas. During the development of the Action Plan, Halfmoon and eighteen (18) additional municipalities contributed ideas and support.⁶¹

Many of the goals of the Action Plan overlapped with Halfmoon’s Master Trail Plan adopted in 2006. Halfmoon envisioned an inclusive network of short trails connecting neighborhoods with parks, schools and other commercial and culturally significant sites. Halfmoon has traditionally been characterized by its scenic bikeways and trails. But since the 2019 Canalway Trail Action Plan, additional trails have been either extended or finished.

Table X: Constructed Trails

CONSTRUCTED TRAILS

Name	Description
<p>Zim Smith Trail</p>	<p>A multi-use trail that connects Ballston Spa to Coon’s Crossing in Halfmoon through the towns of Ballston, Malta and Clifton Park and the Village of Round Lake. The trail will soon connect to the Champlain Canalway Trail in the City of Mechanicville. It is the only trail in New York State to be designated a National Recreation Trail by the U.S. Department of Interior and National Park Service.</p>
<p>Crescent Road Multi-Use Trail</p>	<p>Off-road trail connection Halfmoon and Clifton Park near Northway Exit 8. The trail is 1.3 miles in length.</p>
<p>Erie Canal Community Connector</p>	<p>Clamsteam Road (Halfmoon) to Vischer Ferry Preserve (Clifton Park) along scenic Mohawk River waterfront, 1.2 miles long.</p>

⁶⁰ https://www.townofhalfmoon-ny.gov/sites/g/files/vyhlf4491/f/file/file/trails_master_plan_0.pdf

⁶¹ https://hudsongreenway.ny.gov/system/files/documents/2021/03/cct-action-plan-2019-part-1_0.pdf

Crescent Park Trail	Off-road trail with picnic area along the Mohawk River and scenic views and vistas, 1.6 miles long. The trail offers handicapped fishing access under the Crescent Bridge.
Town Park Trails	2 miles of stone dust walking and biking trails through Town Open Space and Recreational Fields located at 162 NYS Rt 236 near Town Hall.
Sheldon Hills Trail	Public off-road raved trail along NYS Rt 146 from Covington Dr. to Upper Newtown Rd, 0.6 miles long.
Schoolhouse Lane (Town of Waterford) To Brookwood Road	The trail begins at the end of the Town of Waterford trail on Clute Street and connects to the Town of Halfmoon trail by way of Schoolhouse Lane. It is 1.35 miles in length.
Brookwood Road to Upper Newtown Road	The trail continues north from the Brookwood Road Trailhead to Upper Newtown Road. It is 2.50 miles in length.
Rolling Hills	Located off of Rolling Hills Drive, this trail is .50 miles in length

Source: Town of Halfmoon Interactive Trail Map Guide⁶² & 2019 Champlain Canalway Action Plan

Table X: Trail Development in Progress

TRAIL DEVELOPMENT IN PROGRESS

Name	Description
Upper Newtown Rd to Farm to Market Rd/Rt 146 (H-3)	The trail segment is a 1.4-mile path owned by the Town. The trail follows the partially watered Old Champlain Canal and towpath route. The significant forest, riparian and wetland habitat provide trail assets and liabilities. This trail is in the schematic design phase with construction completed by XXX. NY Empire State Trail will provide funding for this segment.
Waterfront Connection Trail	Brookwood Road Parking Lot to Lighthouse Park. This trail is being established to link the Old Champlain Canal Trail to the Town's Lighthouse Park. This will be a 10-foot-wide multi-use pedestrian trail.
Glen Meadows Trail	1-mile paved Trail connecting to the Swatling Falls Trail and McDonald Creek; expected completion in XXX.
Swatling Falls Trail	24-acres of open space; paved & unpaved nature Trail with access to the McDonald Creek Falls; 0.6 mile in length.

Source: Town of Halfmoon Interactive Trail Map Guide⁶³

⁶² https://www.townofhalfmoon-ny.gov/sites/g/files/vyhliif4491/f/uploads/interactive_trail_map_guide.pdf

⁶³ https://www.townofhalfmoon-ny.gov/sites/g/files/vyhliif4491/f/uploads/interactive_trail_map_guide.pdf

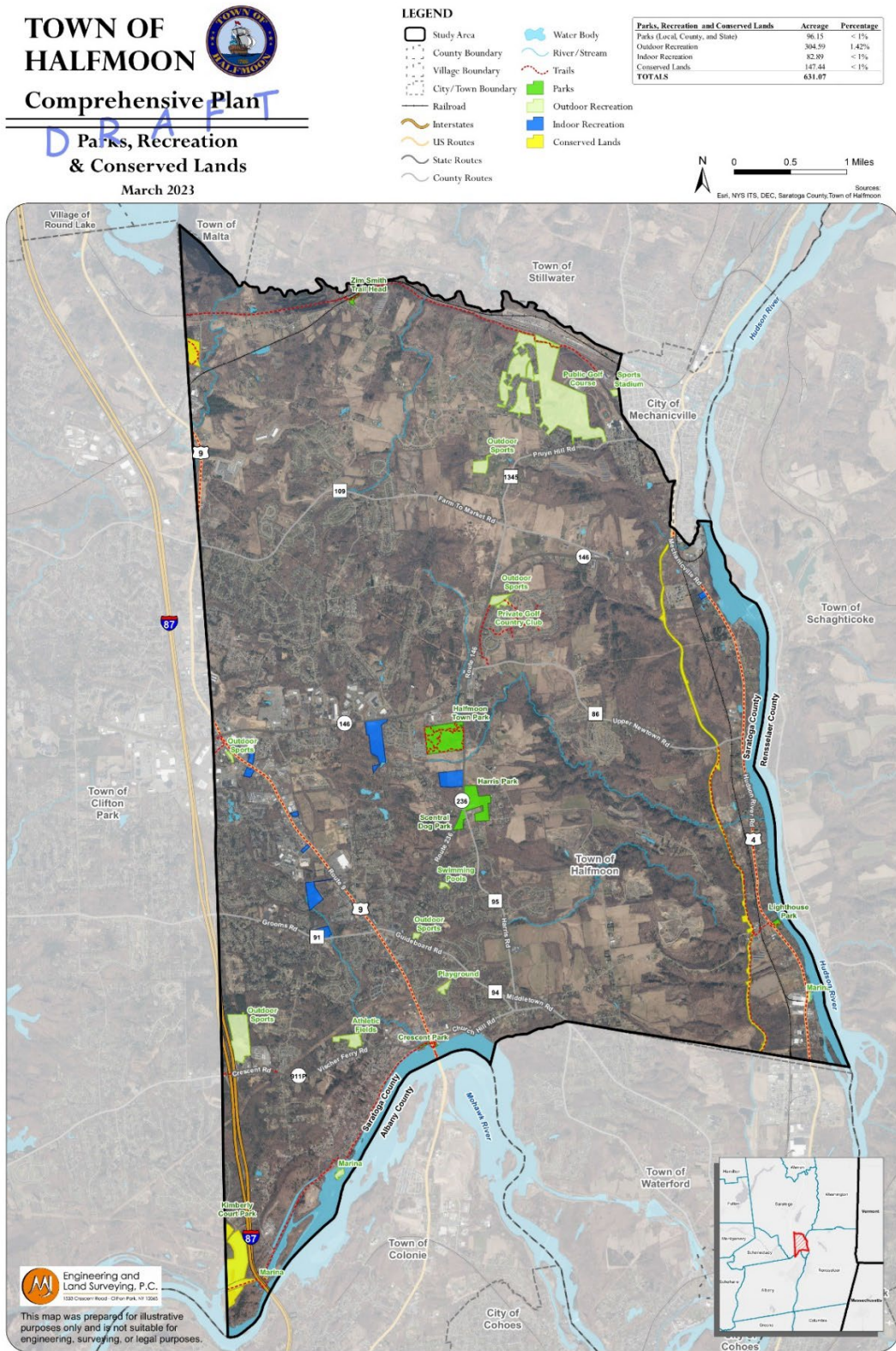


Figure X Champlain Canal Trail



Figure X Crescent Park Trail

Figure X: Parks, Recreation & Conserved Lands



TRANSPORTATION AND MOBILITY RESOURCES

Transportation serves as a crucial backbone that connects people, businesses, and resources. Efficient and well-developed transportation systems facilitate the movement of goods and individuals, fostering economic growth and trade. Transportation and mobility help to shape the socio-economic landscape of a community, catalyzing progress, and promoting a sense of connectivity among residents. Transportation corridors in the Town of Halfmoon were instrumental in the growth of the community. Since the completion of the Northway (I-87), Halfmoon alongside other southern Saratoga counties grew rapidly into suburban developments.

Adirondack Northway (I-87): A vital interstate route that supports regional commerce and tourism and also serves as the primary commuter route between the counties of Albany and Saratoga. I-87 traverses the eastern half of the Adirondack Park and runs from Albany to Montreal, Canada. This interstate highway stretch was built through a series of extensions beginning in 1957 and completed a decade later in 1967.⁶⁴

US Route 9: A four-lane arterial with several major signalized intersections. The corridor consists of a wide mix of uses including strip-style plazas, auto-oriented services (gas stations), big box retail, professional office and businesses, apartments, and single-family residences. Most of the land along US Route 9 is zoned C-1 Commercial, Halfmoon's primary retail and service district. Surrounding areas are predominately residential and Planned Development Districts (PDD).

US Route 4: A two-lane arterial that runs parallel to the Hudson River and the eastern portion of the Town. The land surrounding US Route 4 includes agricultural-residential, clean manufacturing, waterfront commercial, and waterfront mixed-use.

NYS Route 146: Less intensely developed than Route 9, land along Route 146 is zoned for C-1 Commercial, manufactured housing, single-family homes, and PDDs.

NYS Route 236: Development along this route consists of predominantly strip-style plazas and individual commercial buildings primarily near its intersection with Route 9. The Route 236 and Guideboard Road area is one of the most heavily traveled and congested roadways in Town. Land along Route 236 is primarily zoned for R-1 (Residential) and PDD's.

Exit 9 Land Use and Transportation Study: Exit 9 was the first area to be developed in Saratoga County because of the construction of the I-87 Northway. Over time, the Exit 9 area evolved into an auto-oriented, largely commercial area for the Towns of Halfmoon and Clifton Park.⁶⁵

Vehicular Mobility

The Town of Halfmoon is primarily an auto-dependent suburb where the use of a vehicle is needed for most activities and the availability of mass transit is limited.

Public Transit

Public transit, due to the heavily auto-dependent patterns of development and lifestyles of residents, is not a significant mode of transportation in Halfmoon. It is important to note that nearly all transit trips

⁶⁴ <https://www.adirondack.net/history/adirondack-northway/>

⁶⁵ https://www.cdtcmpo.org/images/linkage_program/SarCoFinal/clifpkhalfexit-9final.pdf

begin and end as pedestrian trips. To attract transit service, encouraging land use patterns that serve pedestrians well is beneficial.

Senior Express: The Town of Halfmoon provides this service for residents 55 years of age or older, free of charge. The service transports seniors to doctor appointments, grocery shopping, hair appointments, and senior center activities. This service is not coordinated with the Capital District Transportation Authority (CDTA).⁶⁶

The Northway Xpress (NX): Managed by CDTA, this weekday-only service runs from various Saratoga County locations, including park & ride lots along the Northway (I-87), to downtown Albany.⁶⁷ The most relevant stops for the Town of Halfmoon are the park & ride lots for Exit 8 and Exit 9.

FLEX: Under CDTA, FLEX is a form of micro transit that provides connections to the Southern Saratoga County region which includes Mechanicville, Halfmoon, and Clifton Park. Riders can travel to Mid-Rise Apartments, Clifton Park Center, Halfmoon Town Park, and more.⁶⁸

Bicycle and Pedestrian Mobility

As a primarily auto-oriented suburban community, bicycle and pedestrian mobility is fairly limited in Halfmoon. The state highways, Routes 9, 246, and 146, have shoulders along most of their length that could be used for cycling. Route 9 is designated as a County Bike Route by Saratoga County. However, the lack of marked bicycle lanes, high traffic speeds, and high traffic volumes are not ideal biking conditions.⁶⁹

In 2018, the Capital Region Transportation Council (CRTC), the Metropolitan Planning Organization (MPO) for the Capital Region, completed an effort to develop an inventory of sidewalk infrastructure at the regional level. CRTC created a GIS-based inventory of existing sidewalk infrastructure in all 77 municipalities within the CRTC's planning area. The primary objective for creating this inventory arose from an increasing emphasis by the United States Department of Transportation (USDOT) to ensure that MPOs and State DOTs comply with the Americans with Disabilities Act (ADA) of 1990, which requires local governments to develop Transition Plans to identify a course of action to bring deficient pedestrian facilities into ADA compliance. CRTC's Sidewalk Inventory is intended to be used as a baseline or first step in assisting municipalities with developing a screening process to evaluate ADA compliance of their existing sidewalk facilities. In addition to providing a summary of regional sidewalk mileage, the inventory can be used to help in future planning projects and programs by identifying pedestrian facilities as well as gaps in the pedestrian network.

As of 2021, the American Community Survey revealed that driving alone is the preferred method of commuting for residents of Halfmoon at 83%. Those who drive but also carpool make up approximately 6%. The second most prevalent is remote work which is nearly 8% of Halfmoon's working residents. Walking, using public transport, or other means are among the lowest percentages for commuting.

⁶⁶ <https://www.townofhalfmoon-ny.gov/senior-express>

⁶⁷ <https://www.cdta.org/sites/default/files/images/news/NXBrochureScheduleEffectiveOctober121012.pdf>

⁶⁸ https://www.cdtcmpo.org/images/linkage_program/SarCoFinal/clifpkhalfexit-9final.pdf

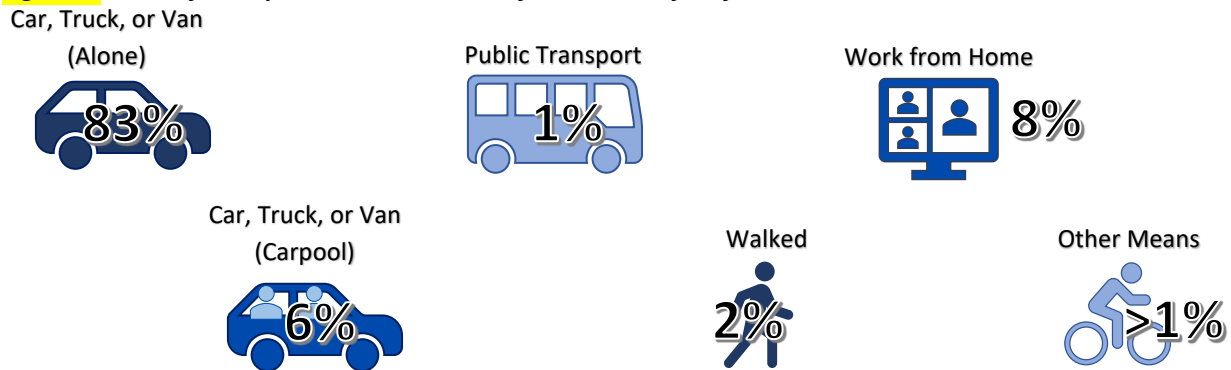
⁶⁹ [Halfmoon Center Master Plan \(capitalmpo.org\)](https://www.capitalmpo.org/Halfmoon-Center-Master-Plan)

Table X: Mode of Transportation to Commute for Resident of Halfmoon.

Mode of Transportation to Commute for Working Adults	Estimated Total	% of Total
Car, Truck, or Van (Alone)	11,902	83.00%
Car, Truck, or Van (Carpooled)	825	5.75%
Public Transport (Excluding Taxicab)	172	1.20%
Walked	264	1.84%
Worked from Home	1,145	7.98%
Other Means	32	0.22%
Total Workers 16 years and over	14,340	100.00%

Source: 2021 ACS 5-Year Estimate

Figure X: Mode of Transportation to Commute for Resident of Halfmoon



To increase connectivity and safer transportation routes, the Town of Halfmoon has implemented the following improvement projects:

Safe Routes to School: A federal, state, and local effort to enable and encourage children to walk and bicycle to school. The goal of this program is to increase bicycle, pedestrian, and traffic safety and assist communities in developing and implementing projects and programs that encourage walking and bicycling to school.

Sitterly Road Pavement Preservation: This project included the removal and replacement of pavement at the road that connects to Sitterly Road in Clifton Park’s town center. The improved pavement condition

aims to encourage bicycling and improve traffic flow. The project also aimed to improve access to local businesses and amenities for nearby residents.⁷⁰

Sitterly Road Corridor Improvements Project: The goal of this project is to mitigate vehicle backups by utilizing two interconnected traffic signals on Sitterly Road at Crossing Boulevard and Woodin Road. Turning lanes will be added as well as a sidewalk from Crossing Boulevard to Lakeview Drive to improve pedestrian access.

Crescent Road Bike and Pedestrian Improvements: This project includes the construction of a one-mile multi-use trail connecting the Town of Halfmoon to the Town of Clifton Park. This project also involved upgrades to two intersections and the installation of pedestrian accommodations, with crosswalks, sidewalks, and enhanced shoulders along Crescent Road.

Exit 9 Transportation and Land Use Linkage Study: The purpose of this study was to develop a comprehensive multi-modal transport improvement plan for the Towns of Halfmoon and Clifton Park. The study also aims to improve the integration of land use and transportation in the area by presenting a long-term vision and recommendations for transportation and land use strategies.⁷¹

Opportunities and Challenges – Transportation and Mobility Resources

The Town of Halfmoon is well-connected via major interstates, state highways, and local road connections. However, the sprawling auto-oriented development that has occurred over the last 50 years has resulted in a significant lack of multi-modal transportation options including pedestrian and bicycle infrastructure. The Town currently wants more adequate connections between neighborhoods and commercial areas for bicycles and pedestrians. Improving these connections can enhance the sense of place in the community as well as create opportunities for economic growth among local businesses.

Agriculture

Active and inactive farmlands contribute to the rural character of some Halfmoon areas and offer a modern-day connection to the region's agricultural heritage. Locally grown products offer environmentally sustainable food sources, and farm products have traditionally played roles in shaping a regional identity. Farmlands provide wildlife habitat, maintain rural character, and provide open space and scenic views. This type of land is often highly conducive to development because of its characteristics. Farmland is usually unconstrained and flat, lending it to lower development costs.

The Town of Halfmoon was once an agricultural community. In 1950, the Town had 146 active farms totaling 15,640 acres. The number of farms has steadily decreased over time. Only 1,047 acres of the study area were agriculturally productive in 2002, according to data gathered from local officials and citizens for the North Halfmoon GEIS (Generic Environmental Impact Statement). Areas north of Route 146 (North Halfmoon) and east of Harris Road generally include rural residential land uses. Single-family

⁷⁰ <https://www.dot.ny.gov/safe-routes-to-school>

⁷¹ <https://www.capitalmpo.org/link/studies/152007611.pdf>

dwelling on medium- to large-sized plots of land often make up these uses. Although the land may be used for agriculture in some capacity, it usually remains fallow.

The Agriculture Residential District (A-R) is the primary zoning within rural areas. This use provides for farming and one-family dwellings but also permits funeral and nursing homes, federal, state or public buildings, private and public recreation areas, public utility, churches, and two-family dwellings upon issuance of a special permit by the Planning Board.⁷²

The Green Infrastructure Plan for Saratoga County designated Halfmoon Town's center area as a "Core Farm Area" in 2006. The region is distinguished for having high-quality soil suitable for agricultural development. According to the most recent tax parcel data from Saratoga County, Halfmoon has about 594 acres of vacant farmland.⁷³

Halfmoon has prioritized the protection of the farming industry by adopting the Right to Farm Law in the Local Laws Related to Zoning. The purpose of the law is to maintain and preserve the rural traditions and character of the Town, to protect the existence and operation of farms, and to encourage the initiation and expansion of farms and agribusinesses. The law protects farmers and the farming industry by limiting circumstances under which farming may be deemed to be a nuisance and allowing agricultural practices inherent to and necessary for the business of farming to proceed and be undertaken free of reasonable and unwarranted interference or restriction.

While land values of farmland tend to be less than residential or commercial lands, the long-term tax implications of farmland can be beneficial to municipalities. Farmland typically requires far less in terms of community services than residential lands. While the land may bring in less tax revenue, it is less of a burden on the Town's financial resources.

Local farms are crucial for preserving locally grown fresh food. The practice of buying locally provides a fresh source of food and supports the local economy. Undeveloped agricultural land also serves several ecological functions, including stormwater retention and groundwater recharge. Local farms also provide an economic benefit to the community through the sale of both raw goods like milk and produce through the sale of value-added products like cheese and maple syrup.

Economic Development

Economic development focuses on actions that seek to attract new businesses and residents to build up the workforce, enhance and increase housing opportunities, and encourage business growth. It can be



Figure X Hayner Farm produce stand

Source: Hayners Farm

⁷² <https://ecode360.com/6504047#6504047>

⁷³ <https://www.townofhalfmoon-ny.gov/sites/g/files/vyhliif4491/f/uploads/finlroll38.pdf>

described as targeted growth that influences all sectors, including employment and business development, housing, recreation, and education.

Notably, Halfmoon maintains a Business and Economic Development Committee that works to improve current enterprises and draw in new businesses to expand the Town’s economic base. For Halfmoon to continue to be free of town and highway taxes, a stronger commercial base is required to generate greater sales tax revenue. In its first year, the Committee contacted every business in Halfmoon to offer free listing in the Town website’s business directory, <https://www.townofhalfmoon-ny.gov/home/pages/business-directory>. The Committee also polled businesses to find out what adjustments may be made to make the Town even more business-friendly. This led to changes in town rules on signs, expediting the application process for new businesses, formulas for parking spaces, and special event permits. The Committee also concentrates on locating land parcels that have the infrastructure necessary for commercial development. The Committee works in close partnership with the Saratoga Economic Development Committee and the Chamber of Southern Saratoga County toward achieving its goal.⁷⁴

Regionally, the Capital Region Economic Development Council (CREDC) 2024–2028 Strategic Plan describes that the US Census Bureau statistics show that between 2010 and 2020 the Albany-Schenectady-Troy metropolitan statistical area (MSA) saw its high-tech sector employment increase by 39.1 percent—the fastest growth rate among New York’s 12 metro areas. The plan relatedly overall includes an approach to return Saratoga County to “central county” status within the Albany-Schenectady Troy MSA by realigning the county’s largest urban area population with the Albany-Schenectady Urban Area, as it had been for the past two decades. This realignment would involve targeted investments in Halfmoon so all or part of the new Mechanicville Urban Area can be reunited with the Albany-Schenectady-Urban Area.

The CREDC Strategic Plan also indicates that the region has emerging strengths in artificial intelligence (AI), machine learning and quantum computing. In 2021, the Brookings Institute identified the Capital Region as one of 87 potential AI adoption centers. The region stood out nationally for its AI-related federal contracts and R&D conducted by GE Research in Niskayuna, RPI in Troy, and Kitware located right in Halfmoon.⁷⁵

Anchor Institutions

Anchor institutions may include universities, hospitals, sports facilities, performing arts centers, libraries, and large corporations. These institutions are often rooted in a location through an investment in land, facilities, or to a particular clientele and provide significant employment opportunities to a region. Anchor institutions are key stakeholders and drivers of economic development. A brief overview of institutions in the Town of Halfmoon includes:

- **Sysco Foodservice** is located at Liebich Ln near US 9, a broadline food distributor.

⁷⁴ <https://www.townofhalfmoon-ny.gov/business-economic-development-committee>

⁷⁵ https://regionalcouncils.ny.gov/sites/default/files/2024-01/REDC%20Strategic%20Plan%202023_High%20Rez.pdf

- **Bast Hatfield** is located off 1399 Crescent Vischer Ferry Rd, a general contractor that completes \$80 to \$100 million annually in commercial and public works projects primarily in the capital region.⁷⁶
- **Impact Athletic Center** located at 390 NY-Route 146
- **Albany Med Clifton Park** located at 453 Route 146 Ste 204
- **Hayner's Sports Barn** located at 130 Route 236
- **Nfrastructure** located at 5 Enterprise Avenue, a provider of technology infrastructure management solutions.

Comprehensive Economic Development Strategy (2018-2022)⁷⁷

The Town of Halfmoon lies within the four-county Capital District which includes Saratoga, Albany, Schenectady, and Rensselaer counties. The Capital District Regional Planning Commission serves as the Federal Economic Development District for this region. As part of this district, Halfmoon is included in the Capital District Comprehensive Economic Development Strategy which provides strategic guidance for economic development activities in the region. Through this effort, Halfmoon is part of a regional economic context that extends beyond the Town borders.

⁷⁶ <https://tz.linkedin.com/company/bast-hatfield-construction-llc>

⁷⁷ <https://cdrpc.org/wp-content/uploads/2017/12/2018-2022-CEDS.pdf>