

## 9.14 TOWN OF HALFMOON

This section presents the jurisdictional annex for the Town of Halfmoon.

### A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Steffen Buck, Code Enforcement Officer – Emergency Coordinator 2 Halfmoon Plaza Halfmoon, NY 12065 518-371-7410 ext.2504 E-mail: <a href="mailto:sbuck@townofhalfmoon.org">sbuck@townofhalfmoon.org</a>	The Town has not selected an alternate POC at this time

### B.) TOWN PROFILE

#### *Population*

19,839 (estimated 2007 U.S. Census)

#### *Location*

The Town of Halfmoon is located in the southeastern corner of Saratoga County. It is bounded on the north by Malta and Stillwater, on the east by the east bounds of the County, on the south by Waterford and the south line of the county, and on the west by Clifton Park. The southern town line, delineated by the Mohawk River, is the border of Albany County. The eastern town line, at the Hudson River, is the border of Rensselaer County. The northern town line is marked by Anthony Kill, a tributary of the Hudson River.

The City of Mechanicville, once located in Halfmoon, borders the northeast corner of the town. Interstate 87, known as the Adirondack Northway, is a multilane north-south expressway along the western edge of Half moon. US Route 9 parallels I-87 farther to the east. New York State Route 146, an east-west highway, intersects US-9 at Clifton Park village. 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.

The Erie Canal passes through the western half of the southern part of the town, running nearly parallel to the Mohawk River. The Champlain canal traverses the eastern part of the town from north to south.

According to the U.S. Census Bureau, the town has a total area of 33.7 square miles, with 32.6 square-miles of land and 1.0 square-mile (three-percent) of waterways.

#### *Climate*

Saratoga County, with all its municipalities, generally experiences seasonable weather patterns characteristic of the northeastern U.S. Warm summers are typically experienced, with occasional high temperatures and humidity. Midsummer temperatures typically range from 60°F to 83°F (Fahrenheit). The winters of Saratoga County are long and cold, with temperatures typically ranging from 12°F to 30°F (Fahrenheit). During the winter, temperatures are cooler than the temperatures in areas located near large bodies of water. Snow accumulates to an average depth of 68.7 inches each year.

***Brief History***

The earliest settlements occurred around 1680 by the Mohawk River. The town was formed while still part of Albany County in 1788. The name was briefly changed to "Orange" when the Town of Waterford was created in 1816 from part of Halfmoon, but the current name was restored in 1820. In 1828, the western portion of the town was used to create the Town of Clifton Park. In 1859, the community of Mechanicville set itself off from the town by incorporating as a village and became a city in 1910.

***Governing Body Format***

The Town Board is the principal governing body of the Town and is comprised of five (5) Town Council Members, one of which is the Town Supervisor.

***Growth/Development Trends***

In 2003, when the Comprehensive Plan was written, the most intensive levels of development were generally located south of Route 146 and west of Route 236 and Harris Road within the Town. Development continues to move northward from the Exit 9/Route 9/Route 146 area, utilizing Cemetery Road, Werner Road, Anthony Road and Farm to Market Road (Town of Halfmoon Comprehensive Committee and Clough, Harbour & Associates, LLO, 2003). This growth pattern is continues to be the trend, however recent proposals include plans for residential development along Dunsbach Road in the southwestern portion of Town as well as areas along Canal Road (on the Mohawk River) and Vischer Ferry Road. Infill development is also proposed with residential development along Upper Newtown Road and just south on Route 236.

Areas along Route 9 are also receiving proposals for infill commercial, office and light industrial uses. Route 146 has been identified for mixed commercial/office uses. The Route 9 corridor including Ushers Road has been identified as an appropriate location for the development of both mixed commercial and office uses as well as light industrial uses. (Town of Halfmoon Comprehensive Committee and Clough, Harbour & Associates, LLO, 2003).

Residential Development in Progress Prepared Oct.20, 2009									
Development	Approval Date	Location	# of Units	Housing Type	School District	Fire District	Developer/	Comment	
Arlington Heights	11/23/2007	Farm to Market Road	48	Single/Cluster	Shen.	Clifton Park	Pete Belmonte	Plans stamped	
Prospect Meadows	8/12/2002	Farm to Market Road	72	Single	Shen.	CP/Hill.	Pete Belmonte	All Phase approved	
Summit Hills	8/12/2002	Farm to Market Road	114	Single	Shen.	Clifton Park	Pete Belmonte	All Phase approved	
Harvest Bend	12/9/2002	Smith Road	61	Single	Shen.	Clifton Park	Pete Belmonte	Plans stamped	
Rolling Hills Estates Ph 1	10/24/2005	Cary/Tabor Road	57 of 140	Single	Shen.	Clifton Park	Charlew Construction	Plans stamped	

**SECTION 9.14: TOWN OF HALFMOON**

Rolling Hills Estates Ph 2 & 3	8/13/2007	Cary/Tabor Road	45 & 38	Single	Shen.	Clifton Park	Charlew Construction	Plans stamped	
Farmview Estates	11/22/2004	Harris Road	69	Single	Shen.	Halfmoon	Marini Brothers	Plans stamped	
Westbrook Subdivision	6/13/2005	Harris Road	16	Single	Shen.	Halfmoon	Paulson Development	Plans stamped	
Sheldon Hills Phase I	6/27/2005	Rt. 146	88-single,52-duplex of 323	Mixed	Shen.	Hillcrest	Abele Bld & Micheals Gr.	Plans stamped	
Sheldon Hills Phase II	1/14/2008	Rt. 146	29-single,52-duplex units of 323	Mixed	Shen.	Hillcrest	Abele Bld & Micheals Gr.	Granted Final Approval	
Sheldon Hills Phase III	7/14/2008	Rt. 146	102 units of 2,4,6, 8 plexes	Mixed	Mechanicville	Hillcrest	Abele Bld & Micheals Gr.	Concept	
Fairway Meadows	6/23/2003	Johnson Road	258	Single	Mechanicville	Hillcrest	Bruce Tanski	Phase I (75) Phase II - (101) Ph III pending	
Mike Abele Subdivision	5/24/2004	Boyack Rd	6	Single	Shen.	W. Crescent	Mike Abele/Lee Caranfa	Plans stamped	
Stone Quarry Estates	1/23/2006	Stone Quarry Road	10	Single	Shen.	W. Crescent	Gordon Development	Plans stamped	
Cardin Acres PDD	9/10/2007	Plant Road	36	Single	Shen.	Halfmoon	Jeff Chouinard	Plans stamped	
Pointe West Town Homes	5/29/2007	Fellows Road	117	Townhouses	Shen.	Clifton Park	Bruce Tanski/Lansing	Plans stamped	
Pointe West Ph II	3/23/2009	Fellows Road	55	Apartments	Shen.	Clifton Park	Bruce Tanski/Lansing	legislation written	
Halfmoon Heritage Apartments	8/28/2006	Fellows Road	176	Apartments	Shen.	Clifton Park	Bruce Tanski/Lansing	Plans stamped	
Adam's Pointe PDD	7/10/2006	McBride/Johnson Rd	20	Single/Cluster	Mechanicville	Hillcrest	Dean Taylor/Zdrahal	Plans stamped	
Windsor Woods	Preliminary Approval	Vosburgh Rd	22/6=34	Single/Duplex	Shen.	Clifton Park	Pete Belmonte	waiting DEC,DOH, SCS reviews	
Ellsworth Landing	7/10/2006	between Ponderosa & Timberwick	37	Single	Shen.	Halfmoon	Ivan Zdrahal/Marini	Plans stamped	
Stone Crest Preserve	3/10/2008	Werner Road/Vosburgh	90	Single	Shen	Clifton Park	Ivan Zdrahal/Toll Brothers	waiting DEC,DOH, SCS reviews	
Princeton Heights	Pre./Final	Princeton Road	47	Single	Shen	W. Crescent	Peter Belmonte/Lansing	under review	
Klersy Major Subdivision	Pre./Final	Farm to Market Road	53	Single	Shen.	Clifton Park	ABD Engineering	Concept	
Hudson Ridge PDD (Moornings of Halfmoon)	9/28/2009	Stone Quarry/Rt 9	200	Apartments	Shen.	W.Cres/Half	Capital District Prop. Bill Hoblock	legislation written	



**SECTION 9.14: TOWN OF HALFMOON**

Inglewood PDD	Pre./Final	Cemetery Road	27	Townhouses	Shen.	Clifton Park	Diamond	legislation written	
Schuyler Hollow	Preliminary Approval	Pruyn Hill Road	79	Single	Mechanicville	Hillcrest	Sipperly & Assoc./Den nis Deeb	Concept	
Howland Park PDD	Preliminary Approval	Johnson Road	96	Single	Shen/Mech.	Hillcrest	Ivan Zdrahal/Dea n Taylor	legislation written	
Sandy Rock Subdivision	Preliminary Approval	Dunsbach/B each Rd	19	Single	Shen.	W. Crescent	Ray Dahoda/Ste ve Lamb	preliminary/f inal	
Glen Meadows PDD	Pos. Recommendation	Upper Newtown Rd	129	Single	Mechanicville	Halfmoon	Abele Builders/Lan sing	TB passed	
Brookfield Place PDD	9/14/2009	Harris/Guide board Rd	81	Single	Shen.	Halfmoon	Ivan Zdrahal/Mari ni	TB Review	
Plant Road PDD	Pos. Recommendation	Plant Road	150	2,3,4-plexes and Condo	Shen.	Clifton Park	EDP/Farrone/Devino	TB Review	
Swatling Falls PDD	Pos. Recommendation	Upper Newtown Rd.	100	Single/Duplex	Shen.	Halfmoon	Lansing/Luc ci	TB Review	
Arlington Heights Phase II	Concept	Farm to Market Road	30	Single	Shen.	Clifton Park	Peter Belmonte/Lan sing	concept	
Halfmoon Village & Yacht Club	Pos. Dec. to SEQR	Beach Road	244	Condo	Shen.	W.Crescent	Gail Kraus/Chaz en	DEIS submitted	
Falcon Trace Sr. Apts	concept	Fellows Road	296	Sr. Apt. Lux. Apartments	Shen.	Halfmoon	B.Tanski/Lan sing	TB Review	
Linden Village PDD	Concept	Dunsbach Rd	344	Sr Apt(192) Condo(104) Thouse(48) =	Shen.	W.Crescent	Ivan Zdrahal.	Concept	
			3,577						

Commercial Development in Progress Prepared Oct. 20, 2009									
Development	Approval Date	Location	Type of Action	# of Lots	Building Size	School Dist.	Fire District	Developer/O wner	Comment
County Waste PDD	9/26/2005	1927 Rt 9	Addition to Site Plan	existing	40,000 SF	Shen.	Clifton Park	Scott Earl	CO granted
Kevin Hedley Office Building	8/28/2006	1595 Rt 9	Commercial Site Plan	existing	Phase I - 4,000SF Office	Shen.	Clifton Park	Kevin Hedley	CO granted
Clemente Commercial PDD	12/11/2006	Rt 146	Commercial Sub.	14-lots	possible 750,000 SF buildout	Mech.	Hillcrest	Carl Clemente	Plans stamped
Rolling Hills PDD	Preliminary Approval	Liebich Lane	Commercial Sub.	possible 7-lots	possible 600,000 SF buildout	Shen.	Clifton Park	Roddy Valente	Gained preliminary Appr.
Precision Valve	4/24/2006	Solar Drive	Addition to Site Plan	existing	12,000 SF	Shen.	Clifton Park	Jayson Moy	CO granted



**SECTION 9.14: TOWN OF HALFMOON**

Stewart's Shop	11/14/2005	Rt 146	Commercial PDD	1	2,903 SF	Shen.	Hillcrest	Stewarts	CO granted
Casale Rent All	6/13/2005	Route 9/Stone Quarry Rd	Commercial Site Plan	existing	6,400 Retail 9,612 Sf Storage	Shen.	Clifton Park	Tony Casale	CO granted
Lands of Jerry Paris	6/26/2006	Routes 4 & 32	Commercial Site Plan	existing	9,480 SF	Waterford/H M	Halfmoon	Jerry Paris	Plans stamped
Rekucki Storage Facility	pending	Route 146	Clemente PDD	lot 1	102,295 SF	Mech.	Hillcrest	Mark Rekucki	Pending
Lot 5 Abele PDD	10/11/2005	Corporate Park	Commercial Site Plan	existing	16,500 SF	Shen.	Clifton Park	Ed Abele	CO granted
Provident Development	6/12/2006	Rt 9	Commercial Site Plan	existing	5700 SF	Shen.	Clifton Park	Dr. Ken Rotundo	Plans stamped
Pino PDD	2/23/2009	Route 146	Commercial Sub.	9-lots	400,000 SF potential	Mech.	Hillcrest	Carl Clemente	Preliminary Appr
Grosky Commercial Site Plan	10/14/2008	Rt 146	Commercial Site Plan	existing	15,800 SF	Shen.	Clifton Park	Mark Grosky/CT Male	pending
Walgreens Commercial Site Plan	11/13/2007	Route 9	Commercial Site Plan	existing	14,820	Shen.	Halfmoon	Bohler Engineering	CO granted
Shops of Halfmoon	1/8/2007	Rt 9/Rt 146/Old Rt 146	Commercial Site Plan	15 into 1	49,431 SF	Shen.	Clifton Park	Bruce Tanski	CO granted
Quiznos Subs	4/24/2006	Route 9 (Sav mor bev)	Addition to Site Plan	1	1,600 SF	Shen.	Halfmoon	ABD Engineering	CO granted
Lot 3 Abele PDD	6/26/2006	Abele PDD	Commercial Site Plan	1	40,000 SF	Shen.	Clifton Park	ABD Engineering	CO granted
Gaetano/Tanski Commercial	7/24/2006	Route 146	Commercial Site Plan	1	1,326 SF	Shen.	Clifton Park	Gil VanGuilder	CO granted
Beeche Light Industrial Shop	7/24/2006	Briggs Lane	Commercial Site Plan	1	22,820 SF	Waterford/H M	Halfmoon	Lansing Engineering	CO granted
Boni PDD - Hospital	pos. rec.	Rt 146	Commercial PDD	1	800,000 SF	Shen.	Clifton Park	Boni Enterprises	Pos. Recommendation
Stenner Pump	7/24/2006	Vischer Ferry Rd	Commercial Site Plan	1	7,200 SF	Shen.	W. Crescent	Bast Hatfield	CO granted
Lussier auto Body	3/24/2008	Vischer Ferry Rd	Commercial Site Plan	1	2,400 SF	Schen.	W. Crescent	Bill Lussier	Plans stamped
Halfmoon Family Dental	11/13/2006	Vischer Ferry Rd	Commercial Site Plan	1	3,150 SF	Schen.	W. Crescent	Dr. Gary Swalsky	CO granted
Landmark Square	concept	Old Route 146	Commercial Site Plan	3	16,334 SF	Shen.	Clifton Park	Linda Kakulski	CO granted
General Mechanical	11/27/2006	Vischer Ferry Rd	Commercial Site Plan	1	14000 SF	Shen.	W. Crescent	Bast Hatfield	CO granted
General Mechanical	3/26/2007	Vischer Ferry Rd	Addition to Site Plan	1	4,000 SF	Shen.	W. Crescent	Bast Hatfield	CO granted

**SECTION 9.14: TOWN OF HALFMOON**

Fortress Partners	4/9/2007	10 Enterprise Ave.	Addition to Site Plan	1	28,269 SF	Shen.	Clifton Park	Fortress Partners	CO granted
Bove Self Storage	7/23/2007	S. Main St.	Commercial Site Plan	1	30,950 SF	Mech.	Hillcrest	Bove	CO granted
DeVoe's Rainbow Orchard	7/9/2007	Route 9	Addition to Site Plan	1	5,700 SF	Shen.	Clifton Park	Larry DeVoe	CO granted
Harvest Church	5/11/2009	Grooms Road	Addition to Site Plan	1	63,720 SF	Shen.	Halfmoon	Pastor Paul	Pending
Specialized Audio & Visual	3/24/2008	Parkford Drive	Addition to Site Plan	1	11,744 SF	Shen.	Clifton Park	Lansing Engineering	under construction
T. Rupert Insurance	11/13/2007	Grooms Road	Commercial Site Plan	1	2,000 SF	Shen.	Clifton Park	Gil VanGuilder	CO granted
John Deere Landscape	8/25/2008	Rt 9	Commercial Site Plan	1	8,000 SF	Shen.	Clifton Park	ABD Engineering	CO granted
Architectural Glass and Mirror	7/14/2008	Solar Drive	Commercial Site Plan	1	30,000	Shen.	Clifton Park	Mark	CO granted
Parkford Plaza Phase II	3/23/2009	Rt 146/ Freemans Lane	Commercial Site Plan	1	12,000	Shen.	Clifton Park	Jim Liselle/EDP	Plans stamped
Parkford Development Rt 146	concept	Route 146/Lawrence	Commercial Site Plan	1	34,000	Shen.	Clifton Park	Jim Liselle/EDP	concept
Clifton Temple Baptist Church	5/26/2009	Lower Newtown Rd	Addition to Site Plan	1	2,816 SF	Mech.	Halfmoon	Joe Starr	Plans stamped
					T=3,174,570 SF				

## C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE TOWN

Type of Event	FEMA Disaster # (if applicable)	Date	Preliminary Damage Assessment
Blizzard	Not applicable	March, 1888	Not available
Flood	Not applicable	March, 1913	Not available
Snowstorm and Extreme Cold	Not applicable	February, 1961	\$81,000 (countywide)
Flood (Tropical Storm Agnes)	Not applicable	June, 1972	\$1,600,000 (countywide)
Flood	Not applicable	March, 1977	Not available
Snowstorm	Not applicable	January, 1983	\$238,000 (countywide)
Snowstorm	Not applicable	April, 1983	\$238,000 (countywide)
Snowstorm	Not applicable	December, 1983	\$179,000 (countywide)
Snowstorm	Not applicable	February, 1984	\$238,000 (countywide)
Flood	Not applicable	May, 1984	\$2,400,000 (countywide)
Flood	Not applicable	March, 1986	\$1,400,000 (countywide)
Flood	Not applicable	August, 1986	\$505,000 (countywide)
Flood	Not applicable	April, 1987	\$2,100,000 property damage; \$208,000 crop damage; 3 injuries (countywide)
Severe Winter Storm	DR-801	October, 1987	Not available
Snowstorm	Not applicable	February, 1990	\$545,000 (countywide)
Freezing Rain	Not applicable	March, 1991	\$833,000 (countywide)
Blizzard and Extreme Cold	EM-3107	March, 1993	Not available
Snowstorm	Not applicable	February, 1995	\$500,000 (countywide)
Snowstorm	Not applicable	March, 1995	\$100,000 (countywide)
Severe Storm and Flooding	DR-1095	January, 1996	\$10,000,000 (countywide)
Ice Jam	Not applicable	January, 1996	Not available
Flood	Not applicable	April, 1996	\$40,000 (countywide); Hudson River Road washed out
Severe Storms and Flooding	Not applicable	November, 1996	\$404,000 (countywide)
Snowstorm	Not applicable	March / April, 1997	\$709,000 (countywide)
Severe Winter Storm and Flooding	DR-1196	January, 1998	Between \$125,000 and \$745,000 (countywide)
Tornado (F3)		May, 1998	State of Emergency in Saratoga County; 55 homes were destroyed and 230 were damaged; \$60,000,000 in damages (all counties affected)
Lightning	Not applicable	June, 1999	\$50,000 (townwide)
Severe Storms and Flooding (Hurricane Floyd)	DR-1295	September, 1999	Not available
Flood / Ice Jam	Not applicable	February, 2000	\$63,000 (countywide); 40 evacuations in Halfmoon due to floodwaters of Mohawk River
Severe Storms	Not applicable	May/September, 2000	\$80,000 (countywide); closed

**SECTION 9.14: TOWN OF HALFMOON**

Type of Event	FEMA Disaster # (if applicable)	Date	Preliminary Damage Assessment
			roads
Flood	Not applicable	December, 2000	\$190,000 (countywide)
Snowstorm	Not applicable	March, 2001	Not available
Snowstorm	EM-3173	December 2002 / January 2003	Not available
Severe Storms, Tornado and Flooding	Not applicable	July / August 2003	Between \$100,000 and \$160,000 (countywide); sections of Johnson Road were washed out
Severe Storms and Flooding	DR-1534	May / June 2004	\$14,000,000 (statewide)
Severe Storms and Flooding	Not applicable	June/July, 2006	Not available
Ice Storm	Not applicable	January, 2007	Power outages
Snowstorm (Valentine's Day Storm)	Not applicable	February, 2007	Not available
Ice Jam	Not applicable	March, 2007	Not available

*Number of FEMA Identified Repetitive Flood Loss Properties:* 1  
*Number of FEMA Identified Severe Repetitive Flood Loss Properties:* 0

Source: FEMA Region 2, November 2008



## D.) NATURAL HAZARD RISK/VULNERABILITY RISK RANKING

Rank #	Hazard type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard <sup>a,c</sup>	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Ranking <sup>b</sup>
4	Earthquake	\$32,789,605 <sup>c,e</sup>	Rare	11	Low
2	Flood (riverine, flash, coastal and urban flooding)	\$21,215,000 <sup>c,e</sup>	Frequent	51	High
3	Ground Failure	Not available <sup>f</sup>	Occasional	24	Medium
2	Severe Storm (windstorms, thunderstorms, hail, lightning and tornados)	\$2,075,541 <sup>c,d</sup>	Frequent	51	High
1	Severe Winter Storm (heavy snow, blizzards, ice storms)	\$59,852,800 <sup>c,d</sup>	Frequent	54	High

- a. Building damage ratio estimates based on FEMA 386-2 (August 2001)
- b. High = Total hazard priority risk ranking score of 31 and above  
Medium = Total hazard priority risk ranking of 16-30  
Low = Total hazard risk ranking below 15
- c. The valuation of general building stock and loss estimates determined in Saratoga County were based on the default general building stock database provided in HAZUS-MH MR3 (RSMeans 2006).
- d. Severe storm and severe winter storm hazard 500-year MRP loss estimate is structural value only; does not include the value of contents. For severe winter storm, the loss estimate is 5% of total general building stock value.
- e. Loss estimates for both structure and contents (500-year MRP for the flood hazard and 2,500-year MRP for the earthquake hazard).
- f. 77% of the Town's general building stock is located within the landslide hazard area, and thus vulnerable.

## E.) CAPABILITY ASSESSMENT

This section identifies the following capabilities of the local jurisdiction:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

## E.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Local Authority (Y or N)	Prohibitions (State or Federal) (Y or N)	Higher Jurisdictional Authority (Y or N)	State Mandated (Y or N)	Code Citation (Section, Paragraph, Page Number, date of adoption)
1) Building Code	Y	N	Y	N	NYS Building Code, 2007
2) Zoning Ordinance	Y	N	N	N	Code of the Town of Halfmoon Ch. 165: Local Laws Relating to Zoning, Adopted 5/16/1995
3) Subdivision Ordinance	Y	N	N	N	Code of the Town of Halfmoon Ch. 143: Subdivision of Land Adopted 9/16/1988
4) NFIP Flood Damage Prevention Ordinance (if you are in the NFIP, you <b>must</b> have this.)	Y	Y	Y	Y	Code of the Town of Halfmoon Ch. 83: Flood Damage Prevention Adopted 5/16/1995
5) Growth Management	N	N	N	N	
6) Floodplain Management / Basin Plan	N	Y	Y	N	
7) Stormwater Management Plan/Ordinance	Y	N	Y	Y	Code of the Town of Halfmoon Ch. 140: Stormwater Management Adopted 11/20/2007
8) Comprehensive Plan / Master Plan/ General Plan	Y	N	N	N	Town of Halfmoon Comprehensive Plan 2003
9) Capital Improvements Plan	N	N	N	N	
10) Site Plan Review Requirements	Y	Y	Y	N	Code of the Town of Halfmoon Ch. 165 Article VI: Site Plan Review, Adopted 5/16/1995
11) Open Space Plan	Y	N	N	N	Draft Natural Resource and Open Space Conservation Plan, Draft Version: May 2007
12) Economic Development Plan	N	N	N	N	
13) Emergency Response Plan	Y	N	Y	Y	Work in Progress
14) Post Disaster Recovery Plan	N	N	N	N	
15) Post Disaster Recovery Ordinance	N	N	N	N	
16) Real Estate Disclosure req.	N	N	N	N	
17) Other [Special Purpose Ordinances (i.e., critical or sensitive areas)]	Y	N	N	N	North Halfmoon Final Generic Environmental Impact Statement, July 2001

## E.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/Position
1) Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Planning Department, consisting of a Senior Planner and a Town Planner
2) Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	N	All engineering services are outsourced to CHA
3) Planners or engineers with an understanding of natural hazards	Y	Planning Department/Planners
4) NFIP Floodplain Administrator (if you are in the NFIP, you <b>must</b> have one.)	Y	Lindsay Zepko – Planner/Storm Water Management Officer
5) Surveyor(s)	N	
6) Personnel skilled or trained in “GIS” applications	Y	Planning Department/Planners
7) Scientist familiar with natural hazards in the Town of Halfmoon.	N	
8) Emergency Manager	Y	Steffen Buck, Building Department/Code Enforcement Officer
9) Grant Writer(s)	Y	Grants Department/Grant Coordinator
10) Staff with expertise or training in benefit/cost analysis	N	

## E.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
1) Community development Block Grants (CDBG)	Yes
2) Capital Improvements Project Funding	Yes
3) Authority to Levy Taxes for specific purposes	Yes
4) User fees for water, sewer, gas or electric service	Yes
5) Impact Fees for homebuyers or developers of new development/homes	Yes
6) Incur debt through general obligation bonds	Don't Know
7) Incur debt through special tax bonds	Don't Know
8) Incur debt through private activity bonds	Don't Know
9) Withhold public expenditures in hazard-prone areas	Don't Know
10) State mitigation grant programs (e.g. NYSDEC, NYCDEP)	
11) Other	

## E.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	NP	N/A
Public Protection	NP	N/A
Storm Ready	NP	N/A
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable.

The classifications listed above relate to the community's effectiveness in providing services that may impact its vulnerability to the natural hazards identified. These classifications can be viewed as a gauge of the community's capabilities in all phases of emergency management (preparedness, response, recovery and mitigation) and are used as an underwriting parameter for determining the costs of various forms of insurance. The CRS class applies to flood insurance while the BCEGS and Public Protection classifications apply to standard property insurance. CRS classifications range on a scale of 1 to 10 with class one (1) being the best possible classification, and class 10 representing no classification benefit. Firewise classifications include a higher classification when the subject property is located beyond 1000 feet of a creditable fire hydrant and is within 5 road miles of a recognized Fire Station.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

F.) PROPOSED HAZARD MITIGATION INITIATIVES

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
THM-0-SC-37	Schedule visits by FEMA to provide information to the community with special attention to RL properties on Beach Road. This outreach will be supported by the Saratoga County Office of Emergency Services and implemented by the Town to support future applications for mitigation funding for RL properties.	New & Existing	Flood, Severe Storm	1, 2, 3, 5	1-1, 1-2, 1-3, 2-2, 2-3, 2-4, 3-1, 3-5	Municipal Engineering (NFIP Floodplain Administrator)	NYSEMO Saratoga County Office of Emergency Services	Low	Municipal Budget	Short
THM-1a	Where appropriate, support retrofitting of structures located in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority. Identify facilities that are viable candidates for retrofitting based on cost-effectiveness versus relocation. Where retrofitting is determined to be a viable option, consider implementation of that action based on available funding.	Existing	Flood, Severe Storm	1, 2, 3, 5	1-1, 1-2, 1-3, 2-2, 2-3, 2-4, 3-1, 3-5	Municipality (likely through NFIP Floodplain Administrator)	SEMO, FEMA	High	FEMA Mitigation Grant Programs and local budget (or property owner) for cost share	Long-term DOF
THM-1b	Where appropriate, support purchase, or relocation of structures located in hazard-prone areas to protect structures from future damage, with repetitive loss	Existing	Flood, Severe Storm	1, 2, 3, 5	1-1, 1-2, 1-3, 2-2, 2-3, 2-4, 3-1, 3-5	Municipality (via NFIP Floodplain Administrator)	SEMO, FEMA	High	FEMA Mitigation Grant Programs and local budget	Long-term DOF



Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
	and severe repetitive loss properties as priority. Identify facilities that are viable candidates for relocation based on cost-effectiveness versus retrofitting. Where relocation is determined to be a viable option, consider implementation of that action based on available funding.								(or property owner) for cost share	
THM-2	Consider participation in incentive-based programs such as CRS.	New & Existing	Flood	1, 2, 5	1-1, 1-3, 1-6, 2-1, 2-2, 2-3, 2-4, 5-2	Municipality (likely through NFIP Floodplain Administrator)	SEMO, ISO, FEMA	Low - Medium	Local Budget	Short
THM-3	Continue to support the implementation, monitoring, maintenance, and updating of this Plan, as defined in Section 7.0	New & Existing	All Hazards	1 through 5	All	Municipality (through mitigation planning point of contacts)	County (through Mitigation Planning Coordinator), SEMO	Low – High (for 5-year update)	Local Budget, possibly FEMA Mitigation Grant Funding for 5-year update	Ongoing
THM-4	Strive to maintain compliance with, and good-standing in the National Flood Insurance program.	New & Existing	Flood	1, 2, 4	1-1, 1-2, 1-3, 1-8, 2-2, 2-3, 2-4, 4-1, 4-2, 4-3, 4-4	Municipality (likely through NFIP Floodplain Administrator)	SEMO, ISO, FEMA	Low - Medium	Local Budget	Ongoing
THM-5	Continue to develop, enhance, and implement existing emergency plans.	New & Existing	All Hazards	1, 3	1-1, 1-7, 3-2, 3-4, 3-5	Municipal Emergency Manager with support from County OEM and SEMO	County Emergency Management, SEMO	Low - Medium	Local Budget	Ongoing
THM-6	Create/enhance/ maintain mutual aid agreements with	New & Existing	All Hazards	3, 5	3-4, 5-1, 5-3	Local Emergency	Surrounding municipalities	Low - Medium	Local Budget	Ongoing



Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
	neighboring communities.					Management, DPW and Roads	and County			
THM-7	Support County-wide initiatives identified in Section 9.1 of the County Annex.	New & Existing	All Hazards	1 through 5	All	Local departments (as applicable for specific initiative)	County and Regional agencies (as appropriate for initiative)	Low - High	Existing programs and grant funding where applicable	Ongoing – Long-term depending on initiative
THM-8	Support the Installation/Implementation of Community Emergency Alert System	New & Existing	All Hazards	1, 3, 5	1-1, 3-1, 3-3, 3-5, 3-6, 5-1	Municipality	Watershed districts (if applicable); neighboring municipalities; County (if applicable); NYS	Medium	FEMA HMA	DOF
THM-9	Create a mitigation support fund to provide matching funds on an ongoing basis for municipality and residential mitigation projects which will fund cost-sharing portions of projects and be replenished during the annual budget cycle	New & Existing	All Hazards	1, 2, 3, 5	1-3, 1-9, 2-5, 3-1, 5-2	Municipality		Medium	Operating budget	Short
THM-10	Modify/Enhance/Author a Stormwater management Plan to evaluate current and planned future needs	New	Storm	1, 3	1-4, 1-5, 1-7, 3-6	Municipality	County thru the Inter-municipal County Wide Agreement	Medium	Local Existing Budget County Coordinated Grant Opportunities	Ongoing
THM-11	Map important natural resources such as steep slopes, gravel resources, stream corridors, wellhead protection areas, wetlands, significant habitat/open	New & Existing	All Hazards	1, 4	1-4, 1-8, 4-1, 4-2, 4-4	Municipality		Medium	Local Budget	Ongoing

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
	space, and viewsheds to help limit impact to these sensitive resources through site plan, subdivision, zoning and other applicable regulations.									
THM-12	Evaluate the Town's zoning code and subdivision regulations to properly incorporate the changes/recommendations in the Comprehensive Plan	Existing	N/A	1, 4	1-6, 1-8, 4-1, 4-2, 4-4	Municipality		Low	Local Budget	Ongoing
THM-13	Prepare a farmland and open space conservation plan.	New	N/A	1, 4	1-6, 1-8, 4-1, 4-2, 4-4	Municipality		Medium	Local Budget	Ongoing- to be completed in 2010
THM-14	River-front access/acquisition along the Erie Canal and Old Champlain Canal trail corridor	New and Existing	N/A-open space/public access	4	4-2, 4-3, 4-4, 4-5	Municipality	Neighboring Municipalities	Medium to High	FEMA HMA Grant sources dependant on purpose of acquisition	Ongoing thru 2010
THM-15	Continue to require stormwater management plans as part of site plan review procedures and might consider adopting the recommendations of the North Halfmoon GEIS.	Existing	Floods, Severe Storm, Severe Winter Storm	1, 3	1-5, 1-6, 1-7, 3-1	Municipality	NYSDEC	Medium	Local Budget	Ongoing per SPDES GP-0-08-002
THM-16	Conduct periodic review of stormwater management and erosion control regulations to ensure that they are providing the maximum protection to soil and water resources.	Existing	Flood, Severe Storm, Severe Winter Storm	1, 3	1-5, 1-6, 3-1	Municipality	NYSDEC	Low	Local Budget	Ongoing per SPDES GP-0-08-002



Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
THM-17	Increase capacity of inadequately sized culverts at road crossings to mitigate localized flooding along tributaries of larger streams and rivers.	New-Canal Road	Floods, Severe Storm, Severe Winter Storm	1, 3	1-1, 1-5, 3-6	Municipality		Medium	FEMA HMA; Local Budget	Ongoing
THM-18	Bridge and culvert replacement at the following locations: Vosburg Rd., Butts Ln, Fellows Rd, Riverview Rd, Johnson Rd, Stone Quarry Rd.	Existing/completed	Floods	1, 3	1-1, 1-5, 3-6	Municipality		Medium	FEMA HMA; Local Budget	Completed

Notes: Short term = 1 to 5 years. Long Term= 5 years or greater. OG = On going program. DOF = Depending on funding. PDM = Pre-Disaster Mitigation Grant Program.

\*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure?

## G.) ANALYSIS OF MITIGATION ACTIONS

This table summarizes the participant’s mitigation actions by hazard of concern and the six mitigation types to illustrate that the Town has selected a comprehensive range of actions/projects.

Hazard of Concern	Mitigation Type					
	1. Prevention	2. Property Protection	3. Public Education and Awareness	4. Natural Resource Protection	5. Emergency Services	6. Structural Projects
Earthquake	THM-3, THM-7, THM-8, THM-9, THM-11	THM-3, THM-7	THM-3, THM-7	THM-3, THM-7	THM-3, THM-5, THM-6, THM-7, THM-8	THM-3, THM-7
Flooding (riverine, flash, coastal and urban flooding)	THM-0, THM-2, THM-3, THM-4, THM-7, THM-8, THM-9, THM-11, THM-15, THM-16	THM-1a and b, THM-2, THM-3, THM-4, THM-7	THM-1a and b, THM-2, THM-3, THM-4, THM-7	THM-3, THM-7	THM-2, THM-3, THM-5, THM-6, THM-7, THM-8,	THM-3, THM-7, THM-9, THM-17, THM-18
Ground Failure	THM-3, THM-7, THM-8, THM-9, THM-11	THM-3, THM-7	THM-3, THM-7	THM-3, THM-7	THM-3, THM-5, THM-6, THM-7, THM-8	THM-3, THM-7
Severe Storms (windstorms, thunderstorms, hail, lightning and tornados)	THM-0, THM-2, THM-3, THM-4, THM-7, THM-8, THM-9, THM-11, THM-15, THM-16	THM-1a and b, THM-2, THM-3, THM-4, THM-7	THM-1a and b, THM-2, THM-3, THM-4, THM-7	THM-3, THM-7	THM-2, THM-3, THM-5, THM-6, THM-7, THM-8	THM-3, THM-7, THM-17, THM-18
Severe Winter Storm (heavy snow, blizzards, ice storms)	THM-3, THM-7, THM-8, THM-9, THM-11, THM-15, THM-16	THM-3, THM-7	THM-3, THM-7	THM-3, THM-7	THM-3, THM-5, THM-6, THM-7, THM-8	THM-3, THM-7, THM-17, THM-18

Notes:

- 1. Prevention:** Government, administrative or regulatory actions or processes that influence the way land and buildings are developed and built. These actions also include public activities to reduce hazard losses. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.
- 2. Property Protection:** Actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples include acquisition, relocation, structural retrofits, storm shutters, and shatter-resistant glass.
- 3. Public Education and Awareness:** Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and school-age and adult education programs.
- 4. Natural Resource Protection:** Actions that minimize hazard loss and also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
- 5. Emergency Services:** Actions that protect people and property, during and immediately following, a disaster or hazard event. Services include warning systems, emergency response services, and the protection of essential facilities.

6. **Structural Projects:** Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.

## H.) PRIORITIZATION OF MITIGATION INITIATIVES

Initiative #	# of Objectives met	Benefits	Costs	Do Benefits equal or exceed Costs? (Yes or No)	Is project Grant eligible? (Yes or No)	Can Project be funded under existing programs/budgets? (Yes or No)	Priority (High, Med., Low)
THM-0	8	L	L	Y	N	Y	H
THM-1a	8	H	H	Y	Y	N	M-H*
THM-1b	8	H	H	Y	Y	N	M-H*
THM-2	8	M	L	Y	N	Y	H
THM-3	28	M	M	Y	N (Yes for 5 year update)	Y	H
THM-4	11	L	L	Y	N	Y	H
THM-5	5	M	L	Y	N	Y	M
THM-6	35	M	L	Y	N	Y	H
THM-7	28	H	L-M	Y	Dependant on specific initiative	Dependant on specific initiative	M-H (dependant)
THM-8	6	M	M	Y	Y	Y (local match)	M
THM-9	6	M	M	Y	N	Y	H
THM-10	4	M	M	Y	N	Y	H
THM-11	5	M	M	Y	N	Y	H
THM-12	5	L	L	Y	N	Y	H
THM-13	5	M	M	Y	N	Y	H
THM-14	4	H	M-H	Y	Y Dependant on specific initiative	Y (local match)	H
THM-15	4	M	M	Y	N	Y	H
THM-16	3	L	L	Y	N	Y	H
THM-17	3	M	M	Y	Y	Y (local match)	H
THM-18	3	M	M	Y	Y	Y (local match)	H

Notes: H = High. L = Low. M = Medium. N = No. N/A = Not applicable. Y = Yes.

\*This initiative has a Medium priority based on the prioritization scheme used in this planning process (implementation based on grant funding), however it is recognized that addressing repetitive and severe repetitive loss properties is considered a high priority by FEMA and SEMO (as expressed in the State HMP), and thus shall be considered a High priority for all participants in the planning process.

**Explanation of Priorities**

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

**I.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY**

None at this time.

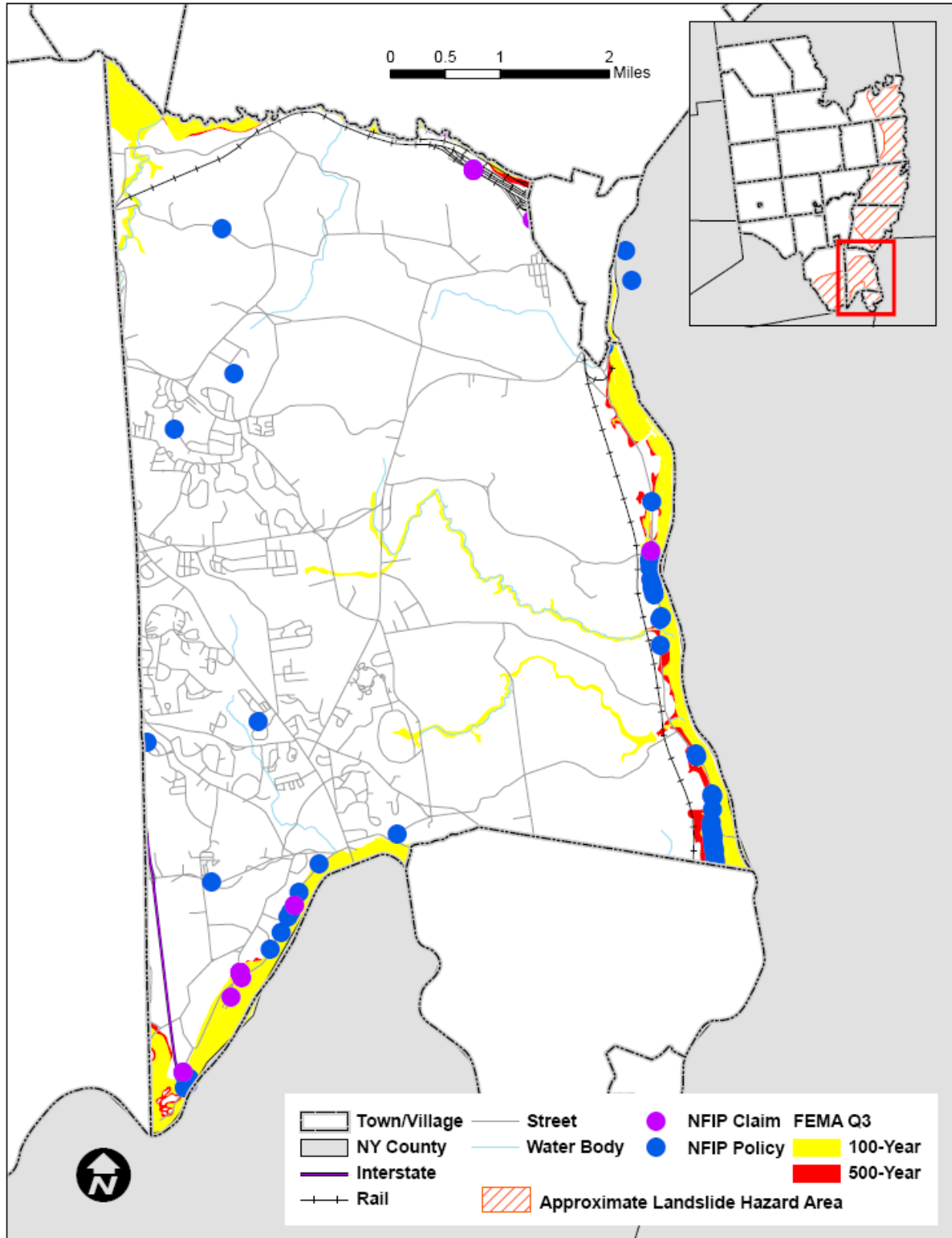
**J.) HAZARD AREA EXTENT AND LOCATION**

A hazard area extent and location map has been generated and is provided below for the Town of Halfmoon to illustrate the probable areas impacted within the Town. This map is based on the best available data at the time of the preparation of this Plan, and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the Town of Halfmoon has significant exposure. The County maps are provided in the hazard profiles within Section 5.4, Volume I of this Plan.

**K.) ADDITIONAL COMMENTS**

No additional comments at this time.

**SECTION 9.14: TOWN OF HALFMOON**



Sources: FEMA Q3; FEMA Region II, 2008; HAZUS-MH MR3; NYSDPC, 2008

Notes: NFIP = National Flood Insurance Program

The entire municipality is vulnerable to the following hazards: earthquake, severe storm, and severe winter storm.