

# TOWN OF CLIFTON PARK TOWN BOARD MEETING

May 14, 2018

- I. **Call to Order/7:00 P. M.**
- II. **Pledge to Flag**
- III. **Roll Call**
- IV. **Approval of Town Board Minutes**
- V. **Communications/Announcements**
- VI. **Business**
  - **Recognition of Arbor Day Poster Contest Winners**
  - **Resolutions for Consideration**
  - **Other Business**
- VII. **Open Public Privilege**

NOTE:

Each speaker shall state name and address prior to addressing the Board and shall be granted the floor for a single time frame of up to five minutes. The Board asks that members of the public respect the opportunity of the speaker at the podium to be heard, and asks that the public refrain from conducting side meetings within the meeting room. In an effort to ensure that the widest number of community viewpoints are heard, the Board asks members of groups or the public to withhold comment, if their viewpoints have already been presented.

The Board thanks everyone in attendance for their understanding and also for their desire to actively participate in the Town decision making process.

- VIII. **Adjournment**

Resolutions for Consideration  
Clifton Park Town Board Meeting

May 14, 2018

<u>SOURCE</u>	<u>RESOLUTION</u>	<u>CONTACT</u>
1. Planning	Accept a proposal from MJ Engineering and Land Surveying for professional services for the Stony Creek Park District	P. Barrett
2. Supervisor	Authorize the purchase of a 60" commercial range for the Clifton Park Senior Community Center	P. Barrett
3. Town Courts	Authorize the hiring of Susan Nielsen as a Clerk Part-time (Courts Non-competitive)	P. Barrett
4. Supervisor	Schedule a public hearing on an application for planned development district zoning for Park West PDD	P. Barrett
5. Parks & Recreation	Authorize the hiring of additional seasonal Recreation staff	P. Barrett
6. Supervisor	Authorize the hiring of Justin Yeoman as a seasonal laborer at the Transfer Station	P. Barrett
7. Supervisor	Authorize an engineering contract with Barton & Loguidice for construction management and inspection for construction of recreational access in Vischer Ferry Nature and Historic Preserve	P. Barrett
8. Supervisor	Authorize execution of a no-cost time extension for a Marchiselli Grant for improved access in Vischer Ferry Nature and Historic Preserve	P. Barrett

Resolution No. \_\_\_\_\_ Of 2018, a resolution authorizing the Supervisor to accept a proposal for professional engineering services for future improvements in the Stony Creek Park District.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, the Planning Director, John Scavo recommends the retention of professional engineering services to design potential improvements including playground equipment, benches, picnic tables, playground fall zones, shade areas and layout, and additional amenities for the public within Presidential Estates, Aspenwood, and Huntwood Neighborhood Pocket Parks, and

WHEREAS, MJ Engineering and Land Surveying, P.C. has submitted a proposal for the preparation of site plans, specifications and bid documents in the amount of \$7,000, and

WHEREAS, sufficient funds are available in the current year's Stony Creek Park District #1 Budget to offset the engineering costs associated with the design work, now, therefore be it

RESOLVED that the Supervisor is authorized to approve the attached proposal for the design services from MJ Engineering & Land Surveying, P.C., and be it further

RESOLVED that the comptroller is authorized to compensate MJ Engineering & Land Surveying in an amount not to exceed \$7,000 with a transfer from SP9-7115-200 to SP9-7115-135.

Resolution No. \_\_\_\_\_ of 2018, a resolution authorizing the purchase of a 60” commercial range from B&G Foodservice Equipment and Supplies for the Clifton Park Senior Community Center.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, Daniel Clemens, Supervisor of Buildings and Grounds, has identified a need for a commercial range for the Clifton Park Senior Community Center, and

WHEREAS quotes were received on May 10, 2018 for a 60” commercial range with 10 open burners, and

WHEREAS, Daniel Clemens has recommended the equipment be purchased from the lowest bidder, B&G Foodservice Equipment & Supplies, 60 Commerce Avenue, Albany at a total cost not to exceed \$8,237.00; now, therefore, be it

RESOLVED, that the Town Board hereby authorizes the Supervisor of Buildings & Grounds to purchase the commercial range from B&G Foodservice Equipment & Supplies from A-1624-200.

Resolution No. \_\_\_\_\_ of 2018, a resolution appointing Susan Nielsen as Clerk Part-time (Courts non-competitive) in the Clifton Park Town Court.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, Judges Hughes and Rybak wish to hire an additional part-time clerk in the Clifton Park Town Court to manage special projects associated with bail funds at the court, and

WHEREAS, Susan Nielsen has worked for the Clifton Park Town Court for approximately 29 years before retiring, and

WHEREAS, Ms. Nielsen has the experience necessary to manage the projects; now therefore be it

RESOLVED, that Susan Nielsen is hereby appointed as a Clerk Part-time (Courts non-competitive) at Grade 4, Step 8 (\$24.93/hour), not to exceed \$5,000 for the remainder of the year, effective May 21, 2018.

Resolution No. \_\_\_\_\_ of 2018, a resolution setting a public hearing to consider adoption of a local law establishing the Park West Planned Development District.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, an application for the establishment of a Planned Development District for a residential condominium development in the northeast portion of the intersection of Routes 146 and 146A was filed with the Town Clerk on September 18, 2017, and

WHEREAS, the Planning Board reviewed the proposed project at its January 23, 2018 meeting, and forwarded a positive recommendation for the proposal to the Town Board on January 23, 2018, recommending approval of legislation establishing the Planned Development Zoning District, and

WHEREAS, on March 5, 2018, the Town Board reviewed a presentation by Lansing Engineering on the proposal, and

WHEREAS, the Town Board wishes to invite Public Comment on the proposed project from residents and members of the public, now therefore be it

RESOLVED, that a public hearing to consider a local law establishing the Park West PDD is hereby scheduled for June 18, 2018 at 7:00 p.m. in the Wood Memorial Meeting Room, One Town Hall Plaza, Clifton Park, New York; and be it further

RESOLVED, that the Town Clerk shall publish appropriate notice of same.

## Chapter A217. Planned Development Districts

### Article \_\_\_\_\_ Park West PDD

[Adopted \_\_\_\_\_-2018 by L.L. No. \_\_\_\_-2018]

#### § A217-\_\_\_\_. Title.

This article shall be known and may be cited as a "Local Law Amending Local Law No. 10-1996 of the Town of Clifton Park, Entitled 'Local Law Relating to Zoning for the Town of Clifton Park, Providing for the Creation of a Planned Unit Development District to be known as "Park West PDD"

#### § A217-\_\_\_\_. Establishment of district.

Chapter 208, Zoning, of the Code of the Town of Clifton Park and the Zoning Map<sup>as</sup> of the Town of Clifton Park as set forth therein and made a part thereof be and the same hereby are amended by changing from Residential District R-1 and Neighborhood Business B-3 a portion thereof as hereinafter described and by creating within the boundaries of said newly described area a planned development district to be known as "Park West PDD."

#### § A217-Condominium Ownership

The Development of the District will be pursuant to the Condominium form of ownership [defined] [statutory reference]

#### § A217-\_\_\_\_. Boundaries.

The area of Park West PDD consists of approximately 23.48 acres ("project site") and is bounded and described as follows: All that tract, piece or parcel of land situate in the Town of Clifton Park, Saratoga County, New York, comprising an irregular shaped lot lying generally at the intersection of Route 146 and Route 146A and being more particularly bounded and described as set forth on Schedule A attached hereto.†

#### § A217-\_\_\_\_. Development.

##### A.

Park West PDD shall consist of up to of twenty-seven (27) 4-unit buildings, five (5) 2-unit buildings and fourteen (14) single family detached units for a total of one hundred thirty-two (132) condominium units. In addition to the owner occupied condominium buildings, approximately 3,000 square foot clubhouse that could be utilized by the residents as a central gathering place is also authorized. . The units will be marketed to active adults, professionals, empty nesters, retirees looking for an alternative housing type within the Town of Clifton Park.

The development of the Park West PDD in its entirety has been presented and is described according to a site plan (the "site plan") filed with the Town Planning Board of the Town of Clifton Park, a copy of which is on file with the Town and incorporated into this article as an exhibit. Determinations on accessory uses, signage,

setbacks and alterations or amendments to the operative site plan are hereby delegated to the Planning Board to the extent such amendments are not inconsistent with this legislation.

B.

Each of the said buildings shall consist of one to four two-story dwelling units.

C.

The proposed PDD will include open space accounting for approximately 13- acres of the 23.48-acre parcel, or approximately 57% overall, with a large portion of the parcel remaining wooded, brush/meadow, and wetland areas. Open space areas serve to preserve existing natural vegetation, to create recreational areas, to protect drainage corridors, to provide buffers to adjoining uses and to protect wetlands and environmentally sensitive areas.

The Project Sponsor has committed to, independently of the PDD establishment, upon final approval of the Site Plan and receipt of all municipal approvals for the PDD Project, dedicate to the Town of Clifton Park by conservation easement, an area of approximately 4 acres of land, to include a 100 foot buffer area which will be maintained to separate the PDD units from the southern property lines of the Sherwood Forest neighborhood. This dedication serves as additional open space outside the perimeter of the PDD. Within this buffer area, there will be a 75' "No Cut" regulation for the existing tree line separating the community and the proposed PDD. Tree clearing will be limited to only what is necessary to remove dangers or to permit the installation and maintenance of utilities thus preserving the existing vegetation. No other disturbance would be permitted.

There will be a condominium association (similar to an HOA) formed in accordance with Article 9B of the New York State Real Property Law, in which the residents within the PDD neighborhood will also be members/owners.

§ A217- . Submission of plans.

Before construction of Park West PDD is started or any building permit is issued relating thereto, final plans, specifications and proposed building placement shall be submitted to the Town Planning Board for site plan review, and to the Building Department for review of compliance with relevant Building codes; upon approval by the Building Department and Planning Board, the final plans and specifications for Park West or any section thereof shall be filed with the Town Clerk and the County Clerk.

§ A217- . Points of ingress and egress.

The main entrance into the project will be from Route 146A and is situated approximately 950± feet north of the 146/146A intersection and will include a landscaped boulevard. An emergency access drive is proposed at the southern portion of the community, which will connect to NYS Route 146 (driveway access for Ravenswood restaurant). The road systems that service the Park West PDD shall be privately owned and maintained. The roads will be constructed to Town standards, and will be of such width and capacity to provide for access by emergency services vehicles pursuant to applicable Fire Codes and Building Codes.

§ A217- . Water and sewerage facilities.

A.

Water shall be provided by the Clifton Park Water Authority.

B.



The sewer system is to be serviced through the Saratoga County Sewer District No. 1.

C. Access to the Water and sewer facilities owned by the CPWA, and SCSD, respectively within the district shall be provided by permanent easement.

§ A217- \_\_\_\_ . Construction regulations.

All improvements shall be designed and constructed pursuant to plans and specifications approved by a duly licensed engineer and by the Town Planning Board, and when, the duly licensed engineer shall certify to the Town of Clifton Park that the improvements were constructed in compliance with the New York State Building Code. The engineer performing the work herein described shall be employed by and at the sole expense of the developer, and all construction, during performance thereof and upon completion, shall be subject to the inspection and approval of the Town Building Inspector.

§ A217- \_\_\_\_ . Sunset provision.

This amendment shall be deemed automatically revoked and the zoning shall revert to its existing zoning status as it appears in the Clifton Park Town Code on \_\_\_\_, 2018, if, within 36 months from the effective date of this article, commencement of the construction of dwelling units has not begun or, if after construction has begun, unless substantial progress continues without undue interruption thereafter.

§ A217- \_\_\_\_ . Zoning Map.

Section \_\_\_\_ of said Local Law No. 10-1996, , as amended by that of Local Law No. \_\_\_\_, is hereby amended by repealing existing zoning designations for area within the district and replacing same with these Park West PDD regulations, and by amending the Town's zoning Map by reference to the attached supplemental zoning map.

Resolution No. \_\_\_\_\_ of 2018, a resolution hiring additional staff for the 2018 Recreation Program.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, the Town Board wishes to hire additional staff members for operation of the Town's Summer Day Camp Program and the Action Park; and

WHEREAS, Myla Kramer, Director of Parks, Recreation and Community Affairs has recommended that the individuals listed in the attached Schedule A be hired; now therefore be it

RESOLVED, that the individuals listed in the attached Schedule A be hired as staff for the programs as noted, and be it further

RESOLVED, that the staff be paid per Schedule A, with effective dates as indicated.

Resolution No. \_\_\_\_\_ of 2018 a resolution authorizing the hiring of a part-time seasonal laborer for the Transfer Station.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, an opening exists for seasonal help in the Transfer Station; and

WHEREAS, Jeffrey Vedder, Convenience Transfer Station Supervisor, has recommended that Justin Yeoman, 489 Grooms Road, Clifton Park be hired to fill the positions now therefore be it

RESOLVED, that Justin Yeoman be hired as a seasonal worker for the Transfer Station for the summer of 2018, at \$10.00 per hour, effective immediately, to be budgeted from A8160-E4000.

Resolution No. \_\_\_\_\_ Of 2018, a resolution authorizing the Supervisor to sign and execute an engineering contract with Barton & Loguidice, D.P.C. for construction management and inspection for construction of recreational access projects within the Vischer Ferry Nature and Historic Preserve.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, by Resolution No. 316 of 2014, the Town Board authorized the implementation and funding of a Marchiselli federal grant and aid project for improved recreation access to the Vischer Ferry Nature and Historic Preserve, and

WHEREAS, by Resolution 286 of 2014 the Town Board retained Barton & Loguidice to prepare engineering design documents for the Vischer Ferry Preserve Recreational Improvement projects at Clute's Dry Dock site, and

WHEREAS, Barton & Loguidice proposes to perform engineering services to include construction management, supervision and inspection services for the construction phase of the projects at the Clute's Dry Dock site, at a cost not to exceed \$285,252, and

WHEREAS, by Resolution No. 316 of 2014, the Town Board authorized a capital improvement fund for the Vischer Ferry Nature and Historic Preserve access projects; now, therefore be it

RESOLVED, that the Supervisor is authorized to execute the attached engineering and inspection agreement with Barton & Loguidice for the recreational access project at Clute's Dry Dock within the Vischer Ferry Preserve, and be it further

RESOLVED, that the comptroller is authorized to increase the budget H36-7629-135 by \$124,947, as per the attached Schedule A for a total cost not to exceed \$285,252.

Resolution No. \_\_\_\_\_ of 2018, a resolution authorizing execution of a no-cost time extension for a Marchiselli Grant contract for improved access to recreational assets projects within the Vischer Ferry Nature and Historic Preserve.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, by Resolution No. 204 of 2014, the Town Board authorized the execution of a Marchiselli Federal Grant-in-aid contract with NYS Department of Transportation for improved access to recreational facilities within the Vischer Ferry Nature and Historic Preserve and committed to the local match funding for the project, and

WHEREAS, the Final Design report has been submitted by Barton & Loguidice, and the Town Board has authorized a construction management and inspection contract for the construction phase of the project, and

WHEREAS, the design phase of the project was extended by extensive environmental reviews necessary for the project, and

WHEREAS, the State Department of Transportation recommends extending the timeframe for completion of the original funding contract to accommodate the current project schedule for the improvements; now therefore, be it

RESOLVED, that the Supervisor is authorized to execute the attached NO Cost Time Extension for the Grant funding associated with the Mohawk Towpath National Scenic Byway Recreational Access Projects.