

Clifton Park Town Board Meeting Minutes

November 22, 2004

A special meeting of the Town Board of the Town of Clifton Park was held in the Town Office Building at 7:00 p.m. to consider setting a moratorium on approvals in the Light Industrial Zone and for automotive service stations, automotive repair shops and garages, and convenience food stores in the Town of Clifton Park, Supervisor Barrett presiding.

PLEDGE OF ALLEGIANCE TO THE FLAG

Present: Councilman Paolucci
Councilman Speckhard
Councilman Roth
Councilwoman Walowit
Supervisor Barrett
Town Clerk O'Donnell

Also Present: Town Attorney Trainor
Michael Shahan, Town Administrator

Resolution No. 294 of 2004, a resolution setting a public hearing to consider Local Law No. __of 2004, a Local Law imposing a Moratorium on approval in the Light Industrial Zone and for Automotive Service Stations, Automotive Repair Shops and Garages, and Convenience Food Stores in the Town of Clifton Park.

Introduced by Councilman Paolucci, who moved its adoption, seconded by Councilwoman Walowit.

WHEREAS, the Town of Clifton Park has entered upon a review of development in the Light Industrial Zone and the proper placement of Automotive Service Stations, Automotive Repair Shops and Garages, and Convenience Food Stores within various zoning districts of the Town; and

WHEREAS, the Town Board feels that a Moratorium of up to ninety (90) days may be needed to adequately study the issue and propose any necessary legislative changes; now therefore be it

RESOLVED, that a Public Hearing be held on December 6, 2004 at 7:30 pm in the Wood Memorial Room, One Town Hall Plaza, Clifton Park, New York to consider and publicly discuss Local Law No. _____ of 2004, a Local Law imposing a ninety (90) day Moratorium on granting any preliminary or final approvals, permits, variances and other government action regarding the Light Industrial Zone and regarding Automotive Service Stations, Automotive Repair Shops and Garages, and Convenience Food Stores in the Town of Clifton Park.

Supervisor Barrett explained due to the fact no meeting is scheduled until December, it was necessary to call a special meeting to expedite the process of the proposed law. He said the Town Board needs to take proper steps to say where these businesses may or may not be located and this will also give an opportunity to clarify some language in the code.

Councilman Roth said allowed and special uses need to be looked at in the Light Industrial Zone. He explained east of Exit 10 to Route 9 is probably ideal for Light Industrial but west of Exit 10 is not the place for a lot of the current uses and, perhaps, buffering may be the answer. Councilman Roth said it is important to clarify the law and take the burden off the Planning Board. He recommended also placing a moratorium for the Light Industrial Zone as well.

Councilman Paolucci said a special use is an allowed use and if that type of retail isn't wanted in the Light Industrial Zone this is the time to address it.

Councilman Roth will meet with Messrs. Kemper and Clemens to review and put language together.

MOTION BY Councilman Paolucci, second by Councilman Roth, to amend the resolution by including reference to the Light Industrial Zone.

ROLL CALL VOTE ON AMENDMENT

Ayes: Councilman Paolucci, Councilman Speckhard, Councilman Roth, Councilwoman Walowit, Supervisor Barrett

Noes: None

MOTION CARRIED

ROLL CALL VOTE ON RESOLUTION

Ayes: Councilman Paolucci, Councilman Speckhard, Councilman Roth, Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

With regard to the Barney Road Pool House bid, Supervisor Barrett reported Town Engineer McDonald has found significant savings. The Supervisor recommended starting the building in February. He said as long as the building can be used by May 31, 2005, the completion date can be pushed out further. Mr. Shahan said the three bidders will be given the changes for them to refigure and resubmit a sealed bid.

PUBLIC PRIVILEGE

Glenn Valle, Hillside Drive, President Country Knolls Civic Association, thanked the Board for taking the initiative regarding the proposed moratorium.

MOTION by Councilman Roth, seconded by Councilwoman Walowit, to adjourn the meeting to the next regular meeting or any other meeting necessary for the conduct of Town business.

Motion carried at 7:40 p.m.

Patricia O'Donnell
Town Clerk