

TOWN OF CLIFTON PARK

TOWN BOARD MEETING

March 9, 2015

- 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
 - 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

March 9, 2015

<u>SOURCE</u>	<u>RESOLUTION</u>	<u>CONTACT</u>
1. Transfer Station	Extend hours at Transfer Station for Annual Spring Clean Up/Green Up, April 19 th and April 26 th	P. Barrett
2. Supervisor	Authorize the hiring of Pool Management for 2015 Season	P. Barrett
3. Supervisor	Award contract to Maters through 2015, for Seasonal Restroom Cleaning during sports league play in Town Parks	P. Barrett
4. Comptroller	Authorize Comptroller and Assistant Comptroller to attend the NYS Government Finance Officers Association Annual Conference in Albany, New York, March 24-27, 2015	P. Barrett
5. Supervisor	Resolution to consider Amendments to Section 208 of the Town Code, Zoning, enacting Town Center Zoning Code for the Exit 9 Area	P. Barrett

Resolution No. _____ of 2015, a resolution extending the hours of the Convenience Transfer Station for the annual Spring Clean Up/Green Up Week.

Introduced by _____, who moved its adoption, seconded by _____.

WHEREAS, a request has been made by Jeffrey Vedder, Transfer Station Supervisor, for authorization to extend the hours of the Convenience Transfer Station for the annual Spring Clean Up/Green Up Week to include Sundays, April 19th and April 26th, and

WHEREAS, authorization for overtime costs for the extended hours is required; now, therefore be it

RESOLVED, that the Transfer Station Supervisor is hereby authorized to extend the hours of the Convenience Transfer Station for the annual Spring Clean Up/Green Up Week to include Sundays April 19th and April 26th with the extended hours to be as set forth in the attached Schedule A; and be it further

RESOLVED, that the Sunday hours will be for the collection of leaves and brush only while all other items will be taken during the regular hours from Tuesday through Saturday and authorization is further granted for the overtime requirements to be paid as budgeted in A-8160-74 (General Fund-Convenience Transfer Station-Overtime).

Resolution No. _____ of 2015, a resolution authorizing the hiring of Pool Management for the 2015 Season, per Schedule A.

Introduced by _____, who moved its adoption, seconded by _____.

WHEREAS, it is necessary that Management Staff be hired to operate the three Town-owned pools for the 2015 Season; and

WHEREAS, the Town Board wishes to rehire the returning Pool Directors and Managers for the three Town-owned pools, and to hire David Czechowski as Learn to Swim Director and Certification Trainer as per Schedule "A", now therefore be it

RESOLVED, that the individuals listed on the attached Schedule "A" are hereby hired as staff for the three Town-owned pools; and be it further

RESOLVED, that all hires are effective with start dates and ending dates as per Schedule A.

Resolution No. _____ of 2015, a resolution awarding the bid for Seasonal/Restroom Cleaning during sports league play in Town Parks.

Introduced by _____, who moved its adoption, seconded by _____.

WHEREAS, the contract for seasonal restroom cleaners for Town Parks has expired, and

WHEREAS, the Town desires to retain seasonal restroom cleaners for Town Parks during sports league play from April 1, 2015 through October 31, 2015, and payment for these services have been budgeted for 2015, and

WHEREAS, bids for seasonal restroom cleaners were solicited and opened on February 23, 2015, and

WHEREAS, the sole bidder was Mater's, in a total amount of \$9,900 for the cleaning of the rest rooms at Clifton Common, Collins Park and Veteran's Park, and

WHEREAS, the Town may choose to extend the contract with Mater's beyond 2015 season, now, therefore, be it

RESOLVED, that the bid of Mater's, 601 London Square Drive, Clifton Park, New York, be accepted to provide janitorial services at Town Parks through the completion of sports league play, at a cost not to exceed \$9,900 for the 2015 season, to be paid as budgeted, \$7,425 from A-7112-23 (Clifton Common Cleaning), \$1,980 from A-7113-23 (Collins Park Cleaning) and \$495 from A-7024-23 (Veteran's Park Cleaning) for the 2015 season.

Resolution No. _____ of 2015, a resolution authorizing the Comptroller and Assistant Comptroller to attend the New York State Government Finance Officers Association (NYSGFOA) Annual Conference in Albany, New York.

Introduced by _____, who moved its adoption, seconded by _____.

WHEREAS, Comptroller Mark Heggen has requested that he and Assistant Comptroller Stephanie Drenchko be authorized to attend the NYSGFOA Annual Conference to be held March 24-27, 2015, at the Albany Marriott, in Albany, New York, and

WHEREAS, their attendance at this conference will confer a benefit upon and be in the best interest of the Town of Clifton Park; now therefore be it

RESOLVED, that Comptroller Mark Heggen and Assistant Comptroller Stephanie Drenchko are hereby authorized to attend the NYSGOFA Conference March 24-27, 2015, in Albany, New York, at a cost for both attendees not to exceed \$790.00 to be paid from A-1315-001 (General Fund Comptroller's Office-Travel & Conferences), to be vouchered appropriately.

Resolution No. _____ of 2015, a resolution to adopt the Clifton Park Town Center Form Based Development Code.

Introduced by _____, who moved its adoption, seconded by _____.

WHEREAS, by Resolution 163 of 2012, the Town Board adopted the Town Center Plan, and

WHEREAS, by Resolution No. 186 of 2012 the Town Board accepted a Grant from Capital District Transportation Committee to assist the Town in implementing the Town Center Plan through the Town Center Zoning Code Revisions Project for the Exit 9, and

WHEREAS, the Town Board appointed a Town Center Study Advisory Committee consisting of community stakeholders to collaborate with regional transportation agencies that participate in the Capital District Transportation Committee's Linkage Program which included representatives from the Capital District Transportation Committee, Capital District Transportation Authority, Capital District Regional Planning Commission and New York State Department of Transportation, and

WHEREAS, Public Workshops were held beginning in March of 2013, along with Presentations by Town Staff and Consultants, meetings with landowners and stakeholders, and

WHEREAS, both written and verbal Public input gathered throughout the Zoning Code Update Process was considered and included in the Draft Zoning Code Amendments, and

WHEREAS, Meetings with various Owners and Stakeholders continued throughout 2013 and 2014, with Town Board members and staff meeting with individual Stakeholders to receive input and comment on the Draft Zoning Code, and

WHEREAS, a Public Hearing was held on proposed Amendments to the Town's Zoning Code through implementation of the Clifton Park Town Center Form Based Development Code, Version 4.0, on December 8, 2014, and

WHEREAS, as a result of that hearing and input received from the Public, changes were added to the Proposed Amendments, including an increase in the proposed cap on the maximum dwelling units to be allowed per acre and per project within the Town Center Area, and a decrease in the minimum acreage eligible for consideration as a Planned Unit Development District within most of the Town Center Zone Districts, and

WHEREAS, a second Public Hearing on the updated, Proposed Amendments was held on February 8, 2015, at which additional comment and Public input was received, and

WHEREAS, amendments to Section 208 of the Town Code, adopting Version 5.0 of the Town Center Form Based Development Code will provide greater flexibility to owners, developers and businesses within the Exit 9 Study Area, as well as more density and complementary uses, and

WHEREAS, the Town Board supports the Proposed Zoning Amendments to the Town Center Area, and wishes to provide more flexibility to the Owners and Stakeholders within the Town Center Area, and to introduce Mixed Uses within the Area to provide Residential uses that will complement existing and future Commercial uses, and

WHEREAS, a reduction in the acreage needed for Planned Unit Development consideration from ten (10) acres to five (5) acres for most of the Study Area also provides greater flexibility for consideration of effective Project Planning within the Town Center Area, now, therefore be it

RESOLVED, as Lead Agency, the Clifton Park Town Board hereby adopts the attached Full Environmental Assessment Form and issues a Negative Declaration pursuant to the State Environmental Quality Review Act, and be it further

RESOLVED, that Chapter 208 of the Town Code, Zoning, is hereby amended by adding Section 208-20, et seq., Clifton Park Town Center Form Based Development Code, Version 5.0, and, be it further

RESOLVED, that Local Law No. 1 of 1991, as amended, which established the Leonard Geriatric Planned Unit Development District, of the Town Code, is hereby repealed, and replaced with applicable Sections of the Town Center Plan which provide for Nursing Home Services as allowed uses with Special Permits, and, be it further

RESOLVED, that Local Law No. 3 of 1987, as amended, which established the Village Plaza Planned Unit Development District, is hereby repealed and replaced with Clifton Park Town Center Form Based Development Code, Section 208-20 et seq., and be it further

RESOLVED. That Local Law No. 6 of 1998, which established the Northcrest Park Extension Planned Development District is hereby repealed and replaced with Clifton Park Town Center Form Based Development Code, Section 208-20 et seq., and be it further

RESOLVED, that Local Law No. 10 of 2003, which established the Maxwell Drive South Mixed Use Planned Unit Development District, Section A217-360 of the Town Code, remains in full force and effect, and be it further

RESOLVED, that Chapter 208, of the Town Code, Zoning, is further amended by Amendment to Section 208-71, Planned Unit Development Districts, as attached, to reduce the Minimum Acreage lots eligible for Consideration for Planned Unit Development Designation within most of the Town Center Zoning Districts, and be it further

RESOLVED, that all prior Zoning Designations inconsistent with Town Center Form Based Zoning Districts are hereby repealed and replaced and be it further

RESOLVED, that these Amendments are effective immediately.

[Chapter 208: Zoning](#)

[Article XI: XI Planned Unit Development Districts PUD \[1\]](#)

[1]:

Editor's Note: See also Ch. [A217](#), Planned Development Districts.

[Chapter 208: Zoning Article XI: XI Planned Unit Development Districts PUD](#)

[§ 208-71 Purpose.](#)

[§ 208-72 Procedure.](#)

[§ 208-73 Planning Board review and recommendation.](#)

[§ 208-74 Action by the Town Board.](#)

[§ 208-75 Final development plan approval.](#)

[§ 208-76 Building permit required.](#)

[§ 208-71 Purpose.](#)

[A.](#)

Provision is made here for Planned Unit Development Districts to permit establishment of areas in which one use or diverse uses may be created together, containing both individual building sites and common properties, in a compatible and unified development. In adopting this section, the Town Board declares its intent to encourage innovations in development and the most efficient use of land by enabling greater flexibility in siting, design and type of structure permitted under certain circumstances in the Town. In order to carry out the intent of this section, a planned unit development shall strive to achieve the following objectives:

[\(1\)](#)

More usable open space, preserve lands and/or recreational areas shall be created.

[\(2\)](#)

Trees, topography, water resources and outstanding natural features shall be preserved where possible.

[\(3\)](#)

A creative use of land and related physical development which allows an orderly transition of land from a vacant state to a developed state.

[\(4\)](#)

An efficient use of land resulting in economical networks of utilities and streets.

[\(5\)](#)

A development pattern in harmony with the planning objectives of the Town.

[B.](#)

General requirements.

[\(1\)](#)

Permitted uses. Uses within an area designated as a Planned Unit Development District are determined by the provisions of this section as well as the conditions of the approval of any actual planned unit development project.

[\(a\)](#)

Mixed-use planned unit development. A mixed-use planned unit development may incorporate a variety of housing types, such as detached, attached or any combination thereof. Accessory uses, including neighborhood commercial facilities, mixed-use structures, religious institutions,

educational facilities, private and public clubs and recreational facilities, may be allowed as determined appropriate by the Town Board.

Commercial planned unit development. A commercial planned unit development shall permit principally commercial and business uses of a variety of types, such as research and development facilities, high-technology assembly, professional offices, commercial recreation facilities and such other uses as may be deemed appropriate by the Town Board for the area under construction. Accessory uses, including eating establishments, newsstands and day-care centers, are allowed when exclusively intended and designed for use by the users of the permitted principal use.

[\(2\)](#)

Minimum area. The minimum area requirement for consideration of a Planned Unit Development District designation shall be 10 contiguous acres of land, except within the following town center zoning districts, where the minimum area requirement for consideration of planned unit development designation shall be 5 contiguous project acres of land: TC1, TC2, TC3, TC4, TC5, and TC6. The TC3-DO, General Zone Design Overlay shall continue to require 10 contiguous project acres of land for consideration for Planned Unit Development District designation.

[\(3\)](#)

Location. The planned unit development may be applicable to any area of the Town where the applicant can demonstrate that the characteristics of his holdings will meet the objective of this article.

[\(4\)](#)

Density. Because land is used more efficiently in a planned unit development, improved environmental quality can usually be produced with greater density than is usually permitted in traditional zoning districts. The Town Board shall determine in each case the appropriate land use intensity and/or dwelling unit density for individual projects. The determination of land use intensity or dwelling unit density shall be thoroughly documented, including all facts, opinions and judgments justifying the selection.

[\(5\)](#)

Ownership. The tract of land under application for consideration for a planned unit development may be owned, leased or controlled either by a single person or corporation or by a group of individuals or corporations. An application must be filed by the owner or jointly by the owners or their agent(s) of all property included in the project. In the case of multiple ownership, the approved plan shall be binding upon all property owners, and such owners shall provide written certification of such binding agreements.

