

TOWN OF CLIFTON PARK

TOWN BOARD MEETING

December 7, 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

- **Public hearing to eliminate “Boardinghouses” from Sections 208-43.2 and 208-37 (B) of the Town Code**
- **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

Resolution No. ____ of 2015, a resolution Amending sections 208-43.2 and 208-37 (B) of the Zoning Code to eliminate Boardinghouses as allowed uses in the Hamlet Mixed Use and B-3 Neighborhood Business Zones.

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

WHEREAS, The Town Board has updated the zoning code to provide for multi-family Residential uses within the Town Center Zones, and

WHEREAS, Neighborhoods within the B-3 and Hamlet Mixed Use Zones continue to evolve and

WHEREAS, John Scavo, the Planning Director, has recommended that Boardinghouses be deleted from the list of allowed uses within both the Neighborhood Business (B-3) and Hamlet Mixed Use Zoning codes to avoid incompatible uses within those neighborhoods within the Town, now therefore be it

RESOLVED, that a Public Hearing is scheduled for December 7, 2015, on a proposal to amend Sections 208-43.2 and 208-37 (B) of the Town Code to eliminate “Boardinghouses” as an allowed use in each of these zoning districts.

§ 208-37 **Permitted uses.**

In Neighborhood Business Districts B-3, no building or other structure or land shall be used and no building or other structure shall be built for any purpose other than:

B. The following uses: [**Amended 6-8-2015 by L.L. No. 7-2015**]

Animal-care facilities, provided that any structure or area used for such purposes, including pens or exercise runnings, shall be at least 100 feet distant from any residential district

Artists' studios and shops

Arts and crafts

Bait and tackle shops

Bakery with baking on premises

Bank or savings-and-loan association

Bicycle sales and repair shops

[Boardinghouse]

Bowling alley

Church or other place of worship

Convenience food store

Day-care center

Dry-cleaning establishment, where not more than five persons are employed and where no flammable cleaning fluids are used

Emergency ambulance facilities if and only as long as, these facilities are under contract to the Town of Clifton Park to provide general health services to the Town

Federal, state, county or Town municipal building

Hardware store

Interior design and decorator

Meat markets (no processing facilities)

Music shops

Newstands

Office supplies

Personal service establishments

Photographic and art galleries

Print shops

Restaurant; restaurant, drive-in or fast-food; or barroom, provided that no portion of the portion of a building occupied by such uses shall be located within 300 feet of the boundary line of any residential district

Shoe repair

Shopping center, subject to the provisions of § **208-89**

Sporting goods

Wine and liquor stores

§ 208-43.2 **Permitted uses.**
[Amended 3-21-2011 by L.L. No. 9-2011]

The following are permitted uses:

Uses	Permitted (P) or Special Permits(s) Pursuant to § 208-79 et seq.
Business Uses	P
General business offices	P
Medical and dental offices and clinics, excluding overnight occupancy by patients	P
Attorneys' offices	P
Offices for licensed professionals; for example, architects, accountants, engineers, psychologists, optometrists and chiropractors	P
Insurance offices of independent or general agents, including regional or district offices of individual companies	P
Mortuaries or funeral homes	P
Center for the day care of children	P
Real estate offices	P
Banking institutions	P
Financial services, e.g., investment counseling and tax services	P
Animal hospital/veterinary offices, with the exclusion of outdoor runs and commercial kennels	P
Mixed-use buildings, with combination of commercial uses on ground floor with residential units on upper floors*	P
Home occupations	P
Day-care homes	P
Bed-and-breakfast facilities	S
Facilities for the sale and/or consumption of farm- and country-related edible and nonedible products at farm markets. Such facilities shall be consistent with the customary activities and operations normally associated with a farm.	S
Animal-care facilities, provided that any structure or area used for such purposes, including pens or exercise runs, shall be at least 100 feet distant from any residential district	P
Bank or savings-and-loan associations	P
[Boardinghouses]	[P]
Bowling alleys	P
Convenience food stores	P
Day-care centers	P

	Permitted (P) or Special Permits(s) Pursuant to § 208-79 et seq.
Uses	
Self-storage facilities that appear residential in character	P
Dry-cleaning establishments, where not more than five persons are employed and where no flammable cleaning fluids are used	P
Personal service establishments	P
Restaurants; or barrooms, provided that no portion of the portion of a building occupied by such uses shall be located within 300 feet of the boundary line of any residential district	P
Commercial recreation facilities, subject to the provisions of § 208-94	S
Municipal Uses	
Private schools, excluding business, dancing, trade or any other commercially oriented school	P
Nonprofit institutions for charitable, religious, cultural or community purposes	P
Emergency ambulance facilities if and only as long as these facilities are under contract to the Town of Clifton Park to provide general health services to the Town	P
Public utility structures	P
Radio installations, amateur (HAMS) (See § 208-95A)	P
Electrical substations, gas district governor stations, telephone exchanges or other public utility buildings, structures or uses, except business offices, storage yards, or repair shops, and subject to the provisions of § 208-79E(2) .	S
Federal, state, county or Town municipal buildings	P
All other telecommunication towers as in § 208-95B	P
Cemeteries	S
Churches or other places of worship	P
Section 208-96 , Temporary uses and structures	S
Public libraries	S
Residential Uses	
Solar arrays: Ground- or pole-mounted solar arrays	S
One-family dwellings	P
Two-family dwellings	P
Community residences	P
Dwellings, two-family and/or semidetached	P
Accessory structures: buildings accessory to the above which are an integral part of any of the above uses and are not in conflict with the purposes of this article as set forth above, which determination shall be made by the Planning Board	P

**Permitted (P) or Special Permits(s)
Pursuant to § 208-79 et seq.**

Uses

Notes:

*See "mixed-uses" (§ 208-43.4 below)

Resolutions for Consideration

Clifton Park Town Board Meeting

12/07/2015

<u>SOURCE</u>	<u>RESOLUTION</u>	<u>CONTACT</u>
1. Supervisor	Promote Diana Fraser to Assistant Director of Parks, Recreation and Community Affairs	P. Barrett
2. Supervisor	Authorize the conveyance of an abandoned portion of Right of Way on Old Route 146 to CP Hotel Partners LLC	P. Barrett
3. Supervisor	Authorize the hiring of a substitute van driver for the Town of Clifton Park Senior Van	P. Barrett
4. Supervisor	Authorize the serving of beer and wine at a private celebration at the Locust Lane Clubhouse on 1/9/2016	P. Barrett
5. Supervisor	Adopt a local law amending PUD permit procedures, references, and fees pending review by Saratoga County Planning Board	P. Barrett
6. Supervisor	Authorize the Superintendent of Highways to accept bids for surplus equipment	P. Barrett
7. Supervisor	Appoint Philip Barrett as the Town's marriage officer at no salary	P. Barrett

Resolution No. _____ of 2015, a resolution authorizing the promotion of Diana Fraser in the Office of Parks, Recreation and Community Affairs as Assistant Director per Civil Service certification.

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

WHEREAS, Robin Dutcher has announced her intention to retire from a position in the Office of Parks, Recreation and Community Affairs, Town of Clifton Park, effective December 26, 2015 and

WHEREAS, an opening will exist for the position of Assistant Director of Parks, Recreation and Community Affairs, and

WHEREAS, the opening for the Assistant Director of Parks, Recreation and Community Affairs was posted on August 11, 2015, and

WHEREAS, Diana Fraser has been employed as a Program Director in the Town's Office of Parks, Recreation and Community Affairs since February 2008, and

WHEREAS, Diana Fraser successfully passed the Civil Service Exam for the position of Assistant Director, and has applied for the position, and

WHEREAS, after interviewing Diana Fraser, 28 Dunsbach Road, Halfmoon, and reviewing her qualifications, Supervisor Barrett, has recommended that Diana Fraser fill the position of Assistant Director of Parks, Recreation and Community Affairs;

WHEREAS, in the role as Assistant Director of Parks, Recreation and Community Affairs, Diana Fraser will be added to the list of employees authorized by the Procurement Policy and Procedures to approve purchase orders and vouchers on behalf of the Parks and Recreation Department, now, therefore be it

RESOLVED, that the Clifton Park Town Board hereby authorizes the promotion of Diana Fraser, 28 Dunsbach Road, Halfmoon, to fill the position of Assistant Director at Grade 7, Step 4, year 1, (\$30.75/hour) effective December 28, 2015.

Resolution No. _____ of 2015, a resolution authorizing the Supervisor to execute documents relating to the conveyance of an abandoned portion of Old Route 146 to Clifton ParkHotel Partners, LLC:

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

WHEREAS, pursuant to Resolution No. 116 of 2013, the Town Board of the Town of Clifton Park authorized the abandonment of a .64 acre triangular shaped right of way on Old Route 146 under Section 205 of the New York State Highway Law as this portion of the roadway had not been travelled or used for more than six years; and

WHEREAS, the adjoining landowner, Paul Massaroni, had previously requested that the Town of Clifton Park convey the abandoned portion of the roadway to satisfy a condition of the site plan approval by the Clifton Park Planning Board for the proposed Courtyard Inn by Marriott which is currently under construction at the site; and

WHEREAS, Mr. Massaroni is now moving forward with the approved commercial construction and has since placed the lands consisting of the 629 Plank Road Plaza in the name of the Massaroni Enterprises Trust, in which he currently serves as Trustee; and

WHEREAS, the Massaroni Enterprises Trust has contracted to convey the 629 Plank Road Plaza land to Clifton Park Hotel Partners, LLC in order for this entity to construct a hotel on the site; and

WHEREAS, the Town now wishes to complete the transfer of the abandoned portion of the right of way of Old Route 146 to Clifton Park Hotel Partners, LLC, for such purposes as are incidental to the construction of the hotel thereto and for the benefit of the grantee, now therefore be it

RESOLVED, that the Town Board hereby authorizes the Supervisor to execute documents to effectuate the conveyance of land formerly part of Old Route 146, briefly described as follows:

<u>Parcel</u>	<u>Name of Owner</u>
Portion of Town Road to become a part of SBL 272.-1-3.1 .64 acres of land	Town of Clifton Park

and be it further

RESOLVED, that this conveyance is also expressly conditioned upon receipt of an approval by the Town Attorney of all necessary documents including review of the proposed Quitclaim Deed, transfer forms, together with the related provisions of a title report, provisions for payment of any taxes, recording fees, and assessments which are acceptable by the Town Attorney; and be it further

RESOLVED, that there be appended to the within resolution, a copy of the recorded conveyance after it has been filed with the Saratoga County Clerk.

Resolution No. _____ of 2015, a resolution hiring a substitute driver for the Town of Clifton Park Senior Van.

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

WHEREAS, a need exists for a substitute driver for the Senior Van, and

WHEREAS, Robert Brondi, 12 Ashley Drive, Ballston Lake has been recommended to fill the position; now, therefore, be it

RESOLVED, that Robert Brondi, 12 Ashley Drive, Ballston Lake, be appointed to fill the position of substitute driver, for the Senior Van, at Grade 1, Step 3, to be paid from A6772-E2250 (Community Support-Senior Support-Sub Driver), effective immediately.

Resolution No. _____ of 2015, a resolution authorizing Bridget Daniels to serve alcoholic beverages at a private birthday celebration to be held at Locust Lane Clubhouse on January 9, 2016.

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

WHEREAS, Bridget Daniels is hosting a 50th Birthday Celebration on January 9, 2016 from 6:00 P.M to 9:00 P.M., with approximately 40 people in attendance, and

WHEREAS, Bridget Daniels has requested permission to serve alcohol in the form of beer and wine at the event, now, therefore, be it

RESOLVED, that Ms. Daniels is hereby authorized to serve beer and wine at a birthday party at the Locust Lane Clubhouse on January 9, 2015 from 6:00 P.M. to 9:00 P.M.

Resolution No. _____ of 2015 a resolution re-adopting Local Law No. 12 of 2015 amending Section 103-13, 208-7, and 208-71 et seq., of the Town Code.

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

WHEREAS, on November 2, 2015, the Town Board held a Public Hearing to solicit Public input on a proposal to adjust the application fees for Planned Development Districts under the Zoning Code, to update and modernize the application procedures and standardize the references to Planned Districts throughout the code, and

WHEREAS, on November 9, 2015, the Town Board passed Local Law No. 12 of 2015, a local law amending Sections 103-13, 208-7, and 208-71 et seq., of the Town Code, and to eliminate references to the former “Planned Unit Development District” throughout the code and

WHEREAS, the Saratoga County Planning Board had not completed its review of the proposed changes as of November 9, 2015, and

WHEREAS, the County has subsequently completed its review and has no objections to the Town’s proposed amendments to the Zoning Code to clarify the fee structure, update the application procedures for Planned Development Districts, and to standardize all references to Planned Development Districts throughout the code, and

WHEREAS, the Town Board wishes to re-adopt the changes, consistent with the November 2, 2015 Public Hearing, to reflect the positive recommendation of the Saratoga County Planning Board; now therefore be it

RESOLVED, that the Town Board hereby re-adopts Local Law No. 12 of 2015, a local law amending Sections 103-13, 208-7, and 208-71 et seq., of the Town Code, and to eliminate references to the former “Planned Unit Development District” throughout the code and be it further

RESOLVED, that the Town Clerk is directed to publish appropriate notice of same.

LOCAL LAW NO. 12 OF 2015, AMENDMENTS TO PDD FEE AND LANGUAGE

§ 103-13. Subdivision fees.

[F.

Planned unit development fees. Any applicant for a planned unit development shall be required to pay a fee of \$1,000 to the Planning Department at time of application to the Planning Board.]

§ 165-2 Definitions.

OTHER DISTRICT

Business Non-Retail District (B-1 and B-2); Neighborhood Business Districts (B-3); Highway Business Districts (B-4); Corporate Commerce Districts (B-5); Public/Institutional/Recreational District (PIR); Light Industrial Districts (L-I); Land Conservation Districts (L-C); Planned [Unit] Development Districts ([PUD] PDD).

Chapter 171 **Signs**

171 Attachment 1

Key to Sign Charts

Sign Size Area	Zoning District
** Office Business	Planned [Unit] Development <u>District</u> (Commercial)
*** Residential	Planned [Unit]Development <u>District</u> (Residential)

§ 179-1 **Definitions of terms.**

(3) *Editor's Note: Local Law No. 2-1967 was repealed 10-21-1996 by L.L. No. 10-1996. See now Ch. 208, Zoning, Article XI, Planned [Unit] Development Districts [PUD].*

§ 208-3 Enumeration of districts; boundary descriptions.

A.

Planned [Unit] Development District Districts ([PUD] PDD)

§ 208-6.1 Expenses.

In addition to any fees required under any section of the Town Code (see especially Chapter 103), the Planning Board, Zoning Board and Town Board shall require each applicant for any review, permit or approval of any planned [unit] development district, special use permit, site plan or subdivision

§ 208-7 Definitions and word usage.

A.

[PLANNED UNIT DEVELOPMENT

A tract of land which is developed as a unit with a grouping of residential, commercial and/or industrial buildings, together with their accessory buildings and all appurtenant roadways, parking areas, loading areas, open and/or green spaces, and service buildings and facilities.]

PLANNED DEVELOPMENT DISTRICT – Means an independent, freestanding zoning district, where the use of land shall be in accordance with a local law enacted by the Town Board for the creation of such a district and subsequent final site plan and/or subdivision plan approved by the Town Planning Board. The area within such district may contain a grouping of residential, commercial, and/or industrial buildings, together with accessory structures and facilities that are developed in a flexible manner so as to achieve the goals of the municipal comprehensive plan.

§ 208-22 Regulating Plan.

3.

H. **DO - Design Overlay.**plan. The permitted uses of the underlying zoning districts may be modified through the planned [unit] development district process pursuant to the objectives of Article **XI**, Planned [Unit] Development District Districts. This collaborative process shall include consideration for connecting Moe Road to Maxwell Road Extension, multi-use pathway.....

Article XI. Planned [Unit] Development Districts [PUD]

§ 208-71. Purpose.

A.

Pursuant to NYSTL 261-c, the town is authorized to enact procedures and requirements for the establishment and mapping of planned development zoning districts. Planned development district enactments are intended to provide for residential, commercial, industrial or other land uses, or a mix thereof, in which economies of scale, creative architectural or planning concepts and open space preservation may be achieved by a developer in furtherance of the town comprehensive plan and zoning local law or ordinance.

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,a planned [unit] development shall strive to achieve the following objectives:

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.
.....

(b)

Commercial planned [unit] development district. A commercial planned [unit] development shall permit principally commercial and business uses of a variety of types, such as research and
.....

(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
.....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 district, improved environmental quality can usually be produced with greater density than is usually permitted in
.....

(5)

Ownership. The tract of land under application for consideration for a planned [unit] development district may be owned, leased or controlled either by a single person or corporation

.....

§ 208-72. Procedure.

A.

Applications for a Planned Development District shall be made to the Town Board through the Office of the Town Clerk. [Prior to making any formal submission, the applicant is encouraged to meet with the Planning Department for a preapplication conference, in order that the nature of the proposal and application procedure can be discussed.]

B. Fees:

(1)

A non-refundable fee of \$1500, payable to the Town of Clifton Park shall accompany the application to the Town Clerk.

(2)

The Town Board may require an applicant to deposit an additional amount of \$500.00 payable to the Town of Clifton Park, to pay for the fees and/or costs of any engineer, consultant or attorney designated by the Town Board to review such application. The fees and/or costs charged by such engineer, consultant or attorney in connection with such review will be charged against the sum deposited. Any amount remaining shall be returned to the applicant within 45 days of final action on the application.

[B]C. Application requirements.

(1)

The applicant shall submit an application and [10] (5) paper copies and (10) DVDs, in .pdf format, of a [preliminary] conceptual development plan to the Town Board. A [preliminary] conceptual development plan shall consist of the following:

(e)

A public utilities plan documenting the proposed location, size and quantity of water, effluent and [storm drainage] stormwater management facilities.

[(f)

Additional studies and reports as may be necessary for the Planning Board to determine appropriate intensity of land use and development density.]

[(g)

State environmental quality review documents as required by the Planning Board.]

(2)

(c) Notice

[[1]

Satisfactory proof that the property owners within 500 feet of the perimeter of the lands proposed for the district approval have been notified in writing of the nature (include a brief narrative about

the project and its location, number of units, approximate commercial square footage, etc.) of the proposed district. Such notification shall include the following written statement: "An application for a planned development district for lands within 500 feet of your property is being proposed. The permit application will be filed with the Town Clerk of the Town of Clifton Park and may be reviewed by you during normal business hours at the Town Hall. Please call the Town Clerk at 371-6651 if you have any questions about the procedures to review this application and the process for consideration of the proposal." Proof shall be deemed satisfactory for purposes hereof if the applicant provides evidence of mailing, by certified or registered mail or certificate of mailing, and files the receipts with the submission. Regular mail is not satisfactory notice.]

[1]

Prior to taking any action on the application, the Town Board will require satisfactory proof that the property owners within 500 feet of the perimeter of the lands proposed for the district approval have been notified in writing of the nature (include a brief narrative about the project and its location, number of units, approximate commercial square footage, etc.) of the proposed district. Such notification shall include the following written statement: "An application for a planned development district for lands within 500 feet of your property is being proposed. The permit application [will be] has been filed with the Town Clerk of the Town of Clifton Park and may be reviewed by you during normal business hours at the Town Hall. Please call the Town Clerk at 371-6651 if you have any questions about the procedures to review this application and the process for consideration of the proposal." Proof shall be deemed satisfactory for purposes hereof if the applicant provides evidence of mailing, by certified or registered mail or certificate of mailing, and files the receipts with the submission. Regular mail is not satisfactory notice.

[2]

In the event that the applicant or a related company or corporation owns lands adjacent to the lands proposed for the district and within 500 feet of the perimeter of the lands proposed for the district, then, in such event, the notice required herein shall be provided to property owners within 500 feet of the parcel adjacent to the parcel proposed for the district by the applicant.]

C.

Referral of the application. Prior to taking any action, the Town Board may refer the application and accompanying documents to the Planning Board for its review and recommendation, and to the County Planning board, if required under the provisions of §208-112 of this chapter and under General Municipal Law §239-m.

D.

Town Center Density Increases

Applications for additional Density for residential housing within the Town Center Zones pursuant to Section 208-22 (6) of Town Code shall follow the procedures of this chapter.

§ 208-73. Planning Board review and recommendation.

A. The Planning Board may require :

(1). Additional studies and reports as may be necessary for the Planning Board to determine appropriate intensity of land use and development density

(2) State environmental quality review (SEQR) documents, including the Part I Long Environmental Assessment form, as required by the Planning Board.

[A]B Upon completion of its review, the Planning Board shall transmit, in writing, to the Town Board its recommendation for approval, which shall be advisory only, regarding the application. The Planning Board may recommend[: approval,] approval with conditions or modifications, or disapproval of the application including a discussion of the proposal's compliance with the following:

(6)

That the proposal is conceptually sound in that it meets local and area-wide needs and that the proposed roadways, pedestrian system, land use configuration, open space system, [drainage] stormwater management system and scale of elements shall function singly and cumulatively and conform to accepted design principals.

[B.]C.

In addition, the report shall include a [determination] recommendation of the applicability of the State Environmental Quality Review Act.

§ 208-74. Action by the Town Board.

A.

Upon receipt of the report from the Planning Board, the Town Board may accept or reject the recommendation. Upon acceptance of the report from the Planning Board, the Town Board [shall] may schedule [set a date for] and conduct a public hearing for considering planned development districting for the applicant's plan not less than 30 days after public notice has been given of the time and place of the holding of such public hearing.

B.

If the change of zone is approved by the Town Board, the [Official] Town Zoning Map shall be amended so as to define the boundaries of the planned development district. Supplemental zoning maps depicting the boundaries of the new planned development district shall be prepared by the applicant, and filed with the Town Clerk upon approval and adoption by the Town Board, and such amendment shall be advertised and recorded in accordance with the requirements of § 265 of New York State Town Law.

C.

The Town Board may, if it believes it necessary in order to fully protect the health, safety and general welfare of the community, attach to its zoning resolution approving the zoning change additional conditions or requirements the applicant must meet to mitigate impacts to the surrounding neighborhood or community or to provide a public benefit as a result of the project. Such requirements may include but are not limited to:

(8)

Pedestrian access.

(9)

Lighting

D.

Following Town Board approval of the zoning change, the applicant shall follow site plan and/or subdivision review procedures with the Planning Board per Section 208 and/or Section 179 of the Town Code

[D] E.

Uses requiring special use permits.

§ 208-75. Preliminary and Final development plan approval.

A.

Prior to the issuance of a building permit, the applicant shall submit a preliminary [final] development plan for a full site plan review and approval by the Planning Board in accordance with Article **XVI** of this chapter and if applicable Subdivision Chapter 179 of the Town Code.

B.

Prior to final site plan and/or subdivision approval, the Planning Department shall assure that said finalized plans are consistent with the original concept plans and the conditions set by the Town Board in the rezoning of the parcel to planned [unit] development district.

§ 208-95 **Communications towers.**

D. Location.

(3)

(d) Commercial PDD/[PUD], B4, B4A, B5 Zones.

(h) R1, R3, HR, CS Zones or Residential PDD/[PUD]. New communications towers are prohibited in these zones.

E. Procedure

(3)

(a) Notwithstanding any other provision of this section, the construction of new communications towers is prohibited in R1, R3, HR Zones and within Residential Planned [Unit] Development

District Zones.

§ 208-113 Purpose and applicability.

B.

- (1) In all cases where this chapter requires a special use permit and/or site plan approval by the Planning Board, no building permit shall be issued by the Building Inspector except upon approval of and in conformity with a site plan approved by the Planning Board. Receipt of an approved site plan from the Planning Department or written correspondence from the Director of Planning authorizing the release of the building permit for a project is required prior to the issuance of a permit. An approved site plan shall be required prior to any field inspections by the Building Inspector. Generally, a site plan approval is required for all uses of land, new construction or expansion of existing uses for other than one- and two-family dwelling units and uses accessory thereto. This includes, but is not limited to, all Planned [Unit] Development Districts (except those containing only one- and two-family dwelling units which shall require subdivision approval), all applications for a soil disturbing activity (SDA), all changes of use in the Light Industrial District as required by § **208-66E** of this chapter and all other telecommunication towers as required by § **208-95B** of this chapter.

§208-115

D.

(1)

(a) Background information.

[1] Project description.

[a] Describe what is being proposed (i.e., residential lot subdivision, planned [unit] development district, commercial/retail development or industrial development).

Chapter A217

Planned Development Districts

GENERAL REFERENCES

The former term “Planned Unit Development” or “PUD” used in this chapter shall have the same meaning as Planned Development District or PDD.

Resolution No. ___ of 2015, a resolution accepting the bids for equipment declared surplus by the Town Board and sold at public auction.

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

WHEREAS, the Clifton Park Town Board adopted Resolutions No. 195, 224 and 230 of 2015 authorizing the sale of equipment declared surplus by the Town Board and authorizing the Highway Department to list the surplus equipment through Auctions International, an online public auction site, on behalf of the Safety and Security Department, Clifton Park Sewer District #1, and the Clifton Knolls Leaf District, and

WHEREAS, the public auction closed on Friday, December 4th, 2015, with proceeds from the auction totaling \$10,363.11; now, therefore, be it

RESOLVED, that the Clifton Park Town Board accepts the bids for the equipment declared surplus, per the attached printout of winning bids; and be it further

RESOLVED, that the proceeds from the live auction be deposited according to the following schedule:

Department	Fund		Winning Bid
Clifton Knolls Leaf District	SR	6 items	\$ 6047.00
Clifton Park Sewer District #1	G7	1 item	\$ 321.11
Safety & Security	A	3 items	\$ 3995.00
		TOTAL	\$ 10,363.11

Resolution No. _____ of 2015, a resolution appointing Philip Barrett as the Town of Clifton Park's marriage officer.

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

WHEREAS, Philip Barrett, Supervisor of the Town of Clifton Park, wishes to serve as the Town's marriage officer pursuant to New York State Domestic Relations Law Section 11-c; now therefore be it

RESOLVED, that Philip Barrett is hereby appointed as a marriage officer for the Town of Clifton Park pursuant to New York State Domestic Relations Law Section 11-c for a term to expire December 31, 2017, at no salary.