

TOWN OF CLIFTON PARK TOWN BOARD MEETING

September 21, 2020

at the Clifton Park Senior Community Center

- 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 – Edison Club PDD 7:05 PM**
 - **Resolutions for Consideration**
 - **Other Business**
- VII. **Open Public Privilege**

NOTE:

The Town Board meeting will be open to the public with strict social distancing protocol in place. All visitors must wear a face mask at all times. 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**

TOWN OF CLIFTON PARK
COUNTY OF SARATOGA
STATE OF NEW YORK

NOTICE OF PUBLIC HEARING REGARDING
PROPOSAL PLANNED DEVELOPMENT DISTRICT FOR
EDISON GOLF CLUB

Please take notice that the Town Board of the Town of Clifton Park will conduct a public hearing on September 21, 2020 at 7:05 p.m. in the Clifton Park Senior Community Center , located at 6 Clifton Park Common Court, Town of Clifton Park, County of Saratoga, State of New York to consider an application submitted by Edison Club Golf, Inc. zoning change and Planned Development District amendments at the Golf Course property located at on Riverview Road, between State Route 146 and Nott Road, Rexford

The proposed legislation would authorize the reduction of the golf Course from 27 Golf Holes to 18, and provide for up to 215 residential housing units for members, including single family homes, condominiums and Townhome units. The proposal also provides for the conversion of the existing Clubhouse and Banquet facility to a senior housing care facility, and to allow for a convenience store with gas pumps to be re-located within the property. The Remaining 18 Hole Golf Course will be permanently protected.

Copies of the proposed local law and a map and sketch drawing depicting the project are available for review in the Town Clerk's office during normal business hours.

Teresa Brobston, Town Clerk

Edison Club PDD Draft for Amendment of Local Law No. 8 of 1999

Section 1. Title

This local law shall be known and may be cited as Local Law Amending Local Law No. of 2020 , providing the repeal and replacement of the previous Edison Club Planned Development District established by Local law No 8 of 1999, and may be referred to as the Edison Club PDD No. 2. .

Section 2. Establishment of District

The Edison Club Planned Development District, II consisting of the Edison Club PDD, being 286.7+/- acres, Described below, is hereby established.. .

Section 3. Boundaries

The area of Edison Club Planned Development District II is located northerly and southerly of Riverview Road, southerly and easterly of State Route 146, and westerly of Nott Road, and is depicted on Exhibit A attached hereto and made part of hereof.

Section 4. Development

The proposed amendment of the Edison Club PDD is described according to a Development Plan (Plan) attached hereto as Exhibit B. This Plan may be changed, altered or amended by approval of the Planning Board and Town Board. Within the boundaries of the Edison Club PDD, there are four defined land use areas:

Area A – Golf Course Complex. The area of the Edison Club 18-hole golf course shall consist of 205.5+/- acres. This area shall continue to be maintained as a golf course by the Edison Club to include the following uses:

- 18-hole golf course plus minimum of 2 practice holes
- New Clubhouse with practice green, short game practice area and practice tee
- Practice Range (existing)
- Two new Tennis Courts
- Two new Pickleball Courts
- Maintenance and Equipment Area (existing and new)
- Parking Area (new)
- Outdoor pool
- Other ancillary recreational uses

The proposed uses are further identified on the Plan.

Future changes to the golf course complex shall be limited to typical golf course improvements, including but not limited to, course modifications

and improvements, irrigation, ponds and collection areas, renovations to existing structures and construction of new structures directly related to the function of a recreational golf course, subject to required permits and approvals. During construction of the new clubhouse, the use of temporary structures for club operations is authorized.. Such structures authorized to include food and beverage service, restrooms and changing areas, office space, golf shop retail operations and storage. Any temporary structures will be located outside of permanent conservation areas.

A portion of the golf course will be preserved as Permanent Open Space, through a deed of permanent conservation easement conveyed to the Town of Clifton Park, as shown on the Plan.

Area B – Residential Development. The area of residential development includes 77± acres and consists of proposed private roads, up to 215 dwelling units made up of a mix of single-family detached homes and multi-unit dwellings, consisting of up to eight separate eight-unit buildings, with the remainder a mix of two-unit, four unit and single family homes as shown on the Plan. The current vegetation buffer between Riverview Road and State Route 146 and the residential area shall be maintained as shown on the Plan.

Area C – Senior Care Facility. The area of the existing Club House is proposed as a Senior Care Facility on approximately 3.2+/- acres. This area encompasses the current Club House, Pro Shop and parking facilities. This area is proposed for Senior Care Facility as well as uses currently permitted in the Hamlet Mixed Use zoning. Setbacks between commercial uses and residential uses within 208-43.2 shall not apply.

Area D – Stewarts Shop Site. This area consists of approximately 2.2 acres+/- located in the southwest corner of the Edison Club PDD. The allowed uses for this area consist of a convenience retail store, 4 gas pumps, car wash and parking facilities as further shown on the Plan.

Section 5. Vehicular Access

Vehicular access to the PDD will be provided by a total of six (6) curb cuts:

- From Riverview Road – Three (3) total access points are proposed; Two (2) access points for golf course/clubhouse, Senior Care Facility and residential development and one (1) access point for the Stewart’s Site
- From NYS Route 146 – Three (3) access points are proposed; One (1) is located along the northerly frontage with NYS Route 146 for access to the proposed residential development, one (1) is the existing access drive for the maintenance area and one (1) is for the Stewart’s Site. The Senior Care facility and the Golf Course shall share cross easements.

The road systems that service the Edison Club Planned Development District 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. Authority for the final approval of the configuration of the internal road system is delegated to the Planning Board consistent with applicable codes.

The roads will not be offered to the Town for dedication .

Section 6. Sanitary Sewer Service

The project area is located within the Town of Clifton Park Olde Nott Farm Sewer District.

Area C – Senior Care Facility and Area D – Stewarts Shop site will be serviced by existing sewer infrastructure which discharges to the existing gravity line located on Riverview Road westerly from its intersection with NYS Route 146 in the Rivercrest Sewer District.

Area A – Golf Course Complex and all proposed residential uses in *Area B – Residential Development* will be serviced by a low-pressure sewer system which will discharge to the existing gravity line on Riverview Road referenced above.

All public sewer will be owned and maintained by the Old Nott Farm sewer district.

All individual service connections, inclusive of a grinder pump, if any, will be maintained by the respective owner/user. Access to the sewer facilities owned by sewer district (s) within the district shall be provided by permanent easement.

Determination of sewer capacity and destinations is delegated to the Planning Board during Site Plan review.

Section 7. Water Supply

Edison Club PDD will be served by a new water distribution system which will be connected to the existing water main on Riverview Road and NYS Route 146. Fire hydrants will be installed for fire protection. The proposed water main will be constructed according to standards approved by the Clifton Park Water Authority, and construction shall be inspected and approved by the Authority. Upon satisfactory completion the system will be owned and maintained by the Clifton Park Water Authority. Access to the water facilities owned by CPWA within the district shall be provided by permanent easement.

All individual services will be the responsibility of the respective owner/user.

Section 8. Drainage

The proposed stormwater management system will be developed to be in full compliance with Town and NYSDEC requirements. It will include an adequate green infrastructure component together with flood control protection measures to prevent adverse downstream impacts.

Section 9. Residential Development Phasing

Construction will proceed in several phases (3 minimum) starting at Riverview Road as shown on the Plan. Initial phases of the proposed residential development will be exempt from Section 179-25(H) of the Town Code requiring two means of access if more than 18 dwelling units are proposed, for a period of >>>>>>> months.

A second means of ingress/egress will be provided from NYS Route 146 when the last phase is constructed. Each phase of The Development will comply with NYS Fire Prevention Code Sections 503 and 511.

Section 10. Planning Board Approval

Before construction of Edison Club Planned Development District, II 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 Edison Club or any section thereof shall be filed with the Town Clerk and the County Clerk.

Section 11. Construction Regulations

All improvements shall be designed and constructed pursuant to the plans and specification approved by a duly licensed Architect and/or Engineer and by the Town Planning Board, and shall be designed and constructed in full compliance with the New York State Uniform Fire Prevention and Building Code. When completed, these improvements shall be certified as having been constructed in full compliance with The New York State Uniform Fire Prevention and Building Code.

The Architect and/or Engineer performing the work herein shall be employed at the sole expense of the Edison Club PDD. All construction performance thereon and upon completion shall be subject to the inspection and approval by the Building and Development Department .

Section 12. Zoning Code and Map

Section 208 of said Local Law No. 10-1996, as amended by that of Local Law No. 10 of 1996, is hereby amended by repealing existing Planned Development District enacted by LL 8 of 1999 for the area within the district and replacing same with these Edison Club Planned Development District II, and by amending the Town's Zoning Map by reference to the supplemental Zoning Map, attached hereto as Schedule B.[1]

Section 13. Effective Date of this Amendment to Local Law No. 8

This local law shall take effect upon being filed in the Office of the Secretary of State as provided in the Municipal Home Rule Law, and upon being posted as provided in Local Laws of the Town of Clifton Park and Section 265 of the Town Law.

Resolutions for Consideration
Clifton Park Town Board Meeting
September 21, 2020

<u>SOURCE</u>	<u>RESOLUTION</u>	<u>CONTACT</u>
1. Supervisor	Negative Declaration pursuant to SEQRA for the proposed Edison Club PDD Amendment	P. Barrett
2. Parks & Recreation	Recognition of First Responders at National Night Out and National First Responders Day	P. Barrett
3. Town Board	Recognition of Board Member James Romano	P. Barrett
4. Senior Community Center	Approve an application from Larry White for an alcohol permit for a gathering at the Clifton Park Senior Community Center on	P. Barrett
5. Building & Development	Authorize the promotion of Wade Schoenborn to Chief of the Fire Prevention Bureau	P. Barrett
6. Supervisor	Establishment of the Youth Advisory Council	P. Barrett
7. Highway	Authorize the purchase of a recharge station for repairs to vehicle air conditioning units	P. Barrett
8. Highway	Declare a 1996 International 4700 truck as surplus inventory and place it on a list of items to be sold at auction	P. Barrett
9. Buildings & Grounds	Award a contract to M. Sullivan Construction for replacement of the tennis court at Bernini Park	P. Barrett
10. Supervisor	Approve Memorandum of Agreement with the Town of Halfmoon relative to the operation and maintenance of the sewer system abandoned to the towns by Crescent Waste Treatment Corp.	P. Barrett

Resolution No. _____ of 2020, a resolution that action to consider and enact a local law amending Local Law No. 2 of 1967 by repealing and replacing Local law No 8 of 1999, providing for the Establishment of a Planned Development District to be known as Edison Club Planned Development District II constitutes a Type I Action, and issuing a Negative Declaration under SEQRA.

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

WHEREAS, an application has been presented to the Town Board for a change in the Zoning Code to establish a new Planned Development District encompassing the existing Edison Club Golf complex, reducing the number of Golf holes from 27 to 18, and providing for residential housing units within the complex, and

WHEREAS, the applicant has prepared and submitted a Long Form Environmental Assessment Form for the review of the proposed legislation, and

WHEREAS, the Town Planning staff have reviewed the proposal pursuant to the State Environmental Quality Review Act, and have prepared Parts 2 and 3 of the EAF, recommending that the Town Board classify the proposed legislative action as a Type I Action consistent with 6 NYCRR 617.4 and have prepared a draft determination of non-significance for the project, and

WHEREAS, Planning Director John Scavo recommends the issuance of a Negative Declaration for the Board's Determination of Significance, relative to the requested legislative amendment to the Zoning district, and

WHEREAS, the Town Board has reviewed the Environmental Assessment Forms, and draft determination of non-significance, attached, prepared by Planning staff, and

WHEREAS, pursuant to *Kittredge v. Town of Liberty*, the Board is required to complete a SEQRA review prior to closure of a Public Hearing on legislative changes to the Town's zoning Code, pending further review of environmental impacts and potential mitigation measures by the Planning Board during any subsequent Site Plan review, now therefore, be it

RESOLVED, that the Town Board accepts the recommendation of the Town's Planning staff and hereby determines that the adoption of the proposed local law would constitute a Type I action pursuant to SEQRA, and will not have a negative impact on the environment; and be it further,

RESOLVED, that the Town Board hereby issues a Negative Declaration with regard to the proposed zoning amendment, and be it further,

RESOLVED, that this resolution shall take effect immediately.

Resolution No. _____ of 2020, a resolution recognizing the First Responders in Clifton Park for their dedication to the health, safety and wellbeing of the residents of Clifton Park, and recognizing October 28, 2020 as National First Responders Day.

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

WHEREAS, National Night Out brings together the local community and first responders to promote positive interaction between those who provide the day-to-day emergency services in our community and the residents who benefit from their presence, and

WHEREAS, these organizations include rescue squad personnel, police forces, firemen and ambulance attendants, ready to respond to emergency calls twenty-four hours a day, every day of the year, while maintaining the highest standards of response and care in any type of situation, and

WHEREAS, these individuals and organizations care for others every day as they respond to calls for help at any time and in any place, and

WHEREAS, this year, they have been placed on alert for the COVID-19 crisis, planning, adapting and responding to take care of the residents of Clifton Park and the greater community, and

WHEREAS, first responders and organizations still respond to the every day emergencies that occur in our community while rallying to support those affected by COVID-19; now therefore, be it

RESOLVED, that residents and First Responders are invited October 3, 2020 at The Clifton Common for the National Night Out, and be it further

RESOLVED, that the Clifton Park Town Board hereby recognizes October 28, 2020 to be National First Responders Day; and be it further

RESOLVED, that the Clifton Park Town Board hereby recognizes and thank First Responders for their contributions in keeping Clifton Park a great place to live, work and play.

Resolution No. _____ of 2020, a resolution recognizing Jim Romano upon the occasion of his retirement from the Town Board.

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

WHEREAS, James “Jim” Romano was born and raised in the City of Albany, New York; and

WHEREAS, in 1979, Jim Romano and his wife Donna moved to Clifton Park during which time they raised two children: and

WHEREAS, Jim Romano has been a volunteer in the community for the decades, serving as both a leader and mentor to volunteer members on numerous Town committees and community organizations; and

WHEREAS, in 1984, as a life-long sports fan, Jim Romano began volunteering as a coach and director of Jonesville Baseball, later evolving into Clifton Park Baseball where he continued as a director into the 1990’s; and

WHEREAS, from 1991 to 2002, Jim Romano was an advocate for the local business community as a member of the Southern Saratoga Chamber Board of Directors; and

WHEREAS, from 1994 to 2000, Jim Romano was an active participant on the Town Planning Board, and then was appointed to the Town Open Space, Trails and Riverfront Advisory Committee as a founding member in 2000; and

WHEREAS, during his ten year tenure on the Open Space Board, Jim Romano served as the Chairman or Co-Chairman helping to influence the establishment in 2003 of the Town’s Open Space Plan and the 2005 Western Clifton Park Land Conservation Plan & General Environmental Impact Statement; and

WHEREAS, in his first run for elected office in 2009, Jim Romano was successfully elected as a member of the Clifton Park Town Board, and re-elected in 2013 and 2017; and

WHEREAS, Jim Romano also worked in the private sector as an executive in the energy delivery sector working for Niagara Mohawk, later National Grid for thirty-two years and for the New York Independent System Operator for five years; and

WHEREAS, Jim Romano’s contributions to Clifton Park are numerous and the positive results of his hard work will continue to benefit the Town for future years; and

WHEREAS, Jim Romano was previously recognized for his contributions to the Town of Clifton Park in 2007 when he was awarded the Key to the Town; now, therefore be it

RESOLVED, that I, Town Supervisor Phil Barrett and the entire Town Board wish Jim, his wife Donna of forty-seven years, and their entire family, the very best of everything in the future and thank Jim for his years of service to the Town of Clifton Park; and, be it further

RESOLVED, that I, Town Supervisor Phil Barrett and the entire Town Board on behalf of the Town of Clifton Park do hereby recognize Jim Romano, our esteemed friend and colleague for his service to the Town of Clifton Park. We are honored to have him in our community and declare October 1, 2020 to be Jim Romano Day in the Town of Clifton Park on the occasion of his retirement from public service.

Resolution No. _____ of 2020, a resolution authorizing Larry White to serve alcoholic beverages at a gathering to be held at the Clifton Park Senior Community Center on October 3, 2020.

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

WHEREAS, Larry White, 5B Harwich Manor, Ballston Lake is hosting a gathering on October 3, 2020 from 2:00 P.M to 6:00 P.M., and

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

RESOLVED, that Larry White is hereby authorized to serve beer and wine at a gathering at Collins Park on October 3, 2020 from 2:00 P.M. to 6:00 P.M.

Resolution No. _____ of 2020, a resolution authorizing the promotion of Wade Schoenborn to the position of Chief, Bureau of Fire Prevention.

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

WHEREAS, Sheryl Reed has submitted her resignation from the position of Chief, Bureau of Fire Prevention, effective September 25, 2020, and

WHEREAS, the Chief's position represents a critical function in the Town's Building & Development Department, and is responsible for the review of plans and specifications for new construction and re-construction projects, as well as inspection of all existing commercial structures within the Town, for fire code compliance, in addition to other duties and responsibilities, and

WHEREAS, Steve Myers, Director of Building and Development, has recommended the promotion of Wade Schoenborn to the position, and

WHEREAS, Wade Schoedborn has been a code enforcement officer for over 17 years, and has the education, training and experience necessary to perform the duties and responsibilities of the position; now therefore, be it

RESOLVED, that Wade Schoenborn, 35 Rustic Bridge Road, Rexford, NY is hereby promoted to Chief, Bureau of Fire Prevention, at Grade 10, Step 8, year 2, \$48.14/hour, effective September 28, 2020, increasing to year 3 on January 1, 2021, and be it further

RESOLVED, that the Comptroller's office is authorized to transfer \$1,111 from A-3620-4 to A-3220-E708 to cover the increase for the remainder of the year; and be it further

RESOLVED that Wade Schoenborn is hereby authorized to approve purchases per the Procurement Policy, and Sheryl Reed is removed as an authorized purchaser.

Resolution No. _____ of 2020, a resolution authorizing the establishment of a Youth Advisory Council.

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

WHEREAS, the Town Board wishes to establish a Committee, and

WHEREAS, Supervisor Barrett recommends the establishment of a Youth Advisory Council, which will focus on community service projects and provide positive leadership opportunities for youth within the Town, and provide educational opportunities allowing volunteers of all ages to interact with their government at the local level, and

WHEREAS, Supervisor Barrett will serve as governmental liaison to the Youth Advisory Council; now, therefore be it

RESOLVED, that the Town Board establishes the Clifton Park Youth Advisory Council, membership to be appointed by the Board at a subsequent meeting.

Resolution No. _____ of 2020, a resolution authorizing the purchase of a Robinair 134A Recovery, Recharge and Recycling System for the Highway Department.

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

WHEREAS, Dahn Bull, Highway Superintendent, requested authorization to purchase a refrigerant handling system to enable the proper maintenance of town-owned vehicles, and

WHEREAS Schenectady Truck and Auto (a/k/a NAPA), 67 Freemans Bridge Road, Scotia, NY, provided the lowest responsive quote for the equipment per the attached quote, at a total cost not to exceed \$3,669.00, and

WHEREAS, Dahn Bull has recommended the equipment be purchased from NAPA; now, therefore, be it

RESOLVED, that the Town Board hereby authorizes the Highway Superintendent to purchase a Robinair R134A Refrigerant Recovery, Recycling and Recharging Machine from Schenectady Truck and Auto, Scotia, NY in a total amount not to exceed \$3,699.00, from A-5132-200 [Highway Garage – Equipment]; and be it further

RESOLVED, that the Comptroller is authorized to transfer \$2,300 from A-5132-5 [Highway Garage – Utilities] to A-5132-200.

Resolution No. _____ of 2020, a resolution authorizing declaration of surplus equipment by the Town Board and authorizing the Highway Department to sell the surplus equipment at public auction.

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

WHEREAS, Dahn Bull, Highway Superintendent, has identified an 1996 International 4700 Truck Unit #57 as surplus property, and

WHEREAS, based upon the recommendation of Mr. Bull, the Town Board declares the truck as surplus; now, therefore, be it

RESOLVED, that the Town Board authorizes the Highway Department to sell the surplus equipment, as is, through an upcoming online public auction.

Resolution No. _____ of 2020, a resolution awarding the contract to resurface the tennis courts at the Bernini Drive Park in the Dwaaskill Park District to M. Sullivan Construction of Albany, New York.

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

WHEREAS, the Town Board, as commissioners of the Dwaaskill Park District, wish to authorize improvements to the tennis courts at Bernini Drive, and

WHEREAS, Environmental Design Partners prepared bid documents and solicited sealed bids for the project consistent with Section 103 of the General Municipal Law, and

WHEREAS, M. Sullivan Construction, 13 Tivoli Street, Albany, NY submitted the lowest bid to replace the courts in an amount not to exceed \$157,500.00, and

WHEREAS, EDP recommends accepting the bid of M. Sullivan Construction as low bidder, and recommends awarding the contract to M. Sullivan per the bid; now, therefore be it

RESOLVED, that the Supervisor is authorized to sign the contract documents for replacing the courts at the Bernini Park, not to exceed \$157,500.00, to be paid from SP4-7135-200 [Dwaaskill Park District – Equipment] and be it further

RESOLVED, that the Comptroller is authorized to transfer \$157,500 from SP4-915 [Assigned Fund Balance] to SP4-7135-200.

Resolution No. _____ of 2020, a resolution approving a Memorandum of Understanding with the Town of Halfmoon for the administration, operation and maintenance of the combined sewer system abandoned to the Towns by Crescent Waste Treatment Corp.

WHEREAS, by letter dated April 20, 2020, the Crescent Waste Treatment Corp. notified the Town of its intention to abandon its privately held sanitary sewer system to the Town pursuant to section 119 of the State Transportation Corporation law, and

WHEREAS, by Resolution 120 of 2020, the Town established Clifton Park Sewer District No. 2 to administer, maintain and operate the system in Clifton Park, and

WHEREAS, while the large majority of homes and users of the system are within Clifton Park, there are currently approximately 72 users of the system in the Town of Halfmoon, and

WHEREAS, the Town Board wishes to enter into an agreement with the Town of Halfmoon whereby the personnel, resources and expertise of Clifton Park's Collection system will operate and maintain the system as a unified system across both Towns and to provide for the expenses, financing and repairs of the system for the mutual benefit of all users of the system, now therefore, be it

RESOLVED, that the Supervisor is authorized to execute the attached memorandum of Understanding with the town of Halfmoon for the unified operation, maintenance and financing of the sewer system as abandoned to both of the Towns of Halfmoon and Clifton Park.