

TOWN OF CLIFTON PARK

TOWN BOARD MEETING

November 15, 2021

The Town Board meeting can be viewed live by visiting www.cliftonpark.org Scroll down to click



- I. **Call to Order/7:00 P. M. – Wood Room, Town Hall**
- II. **Pledge to Flag**
- III. **Roll Call**
- IV. **Approval of Town Board Minutes**
- V. **Communications/Announcements**
- VI. **Business**
 - **Presentation – Eagle Crest PDD Amendment – Environmental Design Partnership**
 - **Resolutions for Consideration**
 - **Other Business**
- VII. **Open Public Privilege**

NOTE:

At this time, the Town Board meeting will be open to the public following CDC and New York State Guidelines for COVID-19. If vaccinated, no mask is required. Please check www.cliftonpark.org for final agenda and updates. 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
November 15, 2021

<u>SOURCE</u>	<u>RESOLUTION</u>	<u>CONTACT</u>
1. Supervisor	Schedule a public hearing on opt-out provisions of the Marijuana Regulation and Taxation Act	P. Barrett
2. Comptroller	Adopt the 2022 Final Budget	P. Barrett
3. Planning	Accept a quote from GAR Associates, LLC for the appraisal of 31.74 acres of the Lands of Wojtowicz	P. Barrett
4. Planning	Refer an application to the Planning Board for its advisory recommendation on a proposed amendment of the Eagle Crest Plantation PDD to add a year-round indoor/outdoor sports facility at the existing Player's Park	P. Barrett
5. Supervisor	Accept the dedication of Roads and Easements from Vistas Park West	P. Barrett
6. Board Member	Authorize the Highway Superintendent to commence a procurement process for additional snowplows	L. Walowit
7. Buildings & Grounds	Accept a quote from Mariaville Fence for repairs to fencing at the Veteran's Memorial Park and Ballfield	P. Barrett
8. Highway	Authorize the Highway Superintendent to proceed with Prime AE in its Request for Bids for protective structures for Highway Equipment	D. Bull
9. Building & Development	Authorize the hiring of James Coulombe as a Building Inspector per Civil Service classification	P. Barrett
10. Supervisor	Authorize the Supervisor to sign a Memorandum of Agreement and authorize issuance of a right-of-way permit to Greenlight Networks for installation of high-speed fiber optic cables throughout town	P. Barrett

11. Supervisor

Appoint Scott P. Styles as Alternate on the Zoning Board
of Appeals

P. Barrett

Resolution No. _____ of 2021, a resolution scheduling a public hearing to solicit public input regarding local opt out provisions of the Marijuana Regulation and Taxation Act of 2021.

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

WHEREAS, on March 31, 2021, New York State enacted the Marijuana Regulation and Taxation Act (MRTA), legalizing the adult use of recreational cannabis products within the state, and

WHEREAS, pursuant to §131 of the legislation, local governments are authorized to “opt out” of those provisions of the statute allowing the retail dispensation, and/or the onsite consumption of, cannabis products, and

WHEREAS, the Town Board wishes to schedule a public hearing to solicit public input in the opt out provisions of the MRTA as they relate to onsite locations for the retail dispensation of, and/or consumption of, marijuana and cannabis products; now, therefore be it

RESOLVED, that a Public Hearing is hereby scheduled to take place on Monday, December 6, 2021 at 7:05 pm in the Wood Memorial Room, 1 Town Hall Plaza, Clifton Park, New York to consider whether to opt out of the allowances of the retail sales, or on-site consumption of cannabis products per the attached proposal, and the Town Clerk is directed to publish appropriate notice of the same.

Local Law No. __ of 2021

A local law Opting out of Adult Use Cannabis On-Site Consumption Sites.

Local Law No _____ of the year 2021

A local law to opt out of allowing retail sales and/or on-site consumption sites as authorized under Cannabis Law Article 4

Be it enacted by the Town of Clifton Park County of Saratoga as follows:

That Chapter 59.1 of the Town Code is hereby amended as follows:

Section 1. Legislative Intent

It is the intent of this local law to opt out of allowing retail sales and/or on-site cannabis consumption sites in the Town of Clifton Park that would otherwise be allowed under Cannabis Law Article 4.

Section 2. Authority

This local law is adopted pursuant to Cannabis Law § 131 which expressly authorizes the Town Board to adopt a local law requesting the Cannabis Control Board to prohibit the establishment of cannabis retail sales and/or on-site consumption licenses within the jurisdiction of the Town and is subject to a permissive referendum, pursuant to Municipal Home Rule Law § 24.

Section 3. Local Opt-Out

- (a) The Town Board of the Town of Clifton Park hereby opts out of the provisions of the Cannabis Laws that allow on-site cannabis consumption sites from being established and operated within the Town's jurisdiction.
- (b) The Town Board of the Town of Clifton Park hereby opts out of the provisions of the Cannabis Laws that allow the retail sale or distribution of cannabis products within the Town's Jurisdiction.
- (c) The Town Board hereby requests that the Cannabis Control Board prohibit the establishment of retail sales dispensaries, stores or locations, for the sale or distribution of cannabis products within the Town of Clifton Park, Saratoga County, New York.
- (d) The Town Board hereby requests that the Cannabis Control Board prohibit the establishment of on- site locations, facilities, sites, or businesses for the consumption of cannabis products within the Town of Clifton Park, Saratoga County, New York.

Section 4. Severability.

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Permissive Referendum/Referendum on Petition

This local law is subject to a referendum on petition in accordance with Cannabis Law § 131 and the procedure outlined in Municipal Home Rule Law § 24.

Section 5. Effective date.

This local law shall take effect immediately upon filing with the Secretary of State.

[NY CLS Cannabis § 131](#)

Current through 2021 released Chapters 1-522

New York Consolidated Laws Service > Cannabis Law (Arts. 1 — 6) > Article 6 General Provisions (§§ 125 — 139)

§ 131. Local opt-out; municipal control and preemption.

1. The licensure and establishment of a retail dispensary license and/or on-site consumption license under the provisions of article four of this chapter authorizing the retail sale of adult-use cannabis to cannabis consumers shall not be applicable to a town, city or village which, after the effective date of this chapter, and, on or before the later of December thirty-first, two thousand twenty-one or nine months after the effective date of this section, adopts a local law, subject to permissive referendum governed by [section twenty-four of the municipal home rule law](#), requesting the cannabis control board to prohibit the establishment of such retail dispensary licenses and/or on-site consumption licenses contained in article four of this chapter, within the jurisdiction of the town, city or village. Provided, however, that any town law shall apply to the area of the town outside of any village within such town. No local law may be adopted after the later of December thirty-first, two thousand twenty-one or nine months after the effective date of this section prohibiting the establishment of retail dispensary licenses and/or on-site consumption licenses; provided, however, that a local law repealing such prohibition may be adopted after such date.
2. Except as provided for in subdivision one of this section, all county, town, city and village governing bodies are hereby preempted from adopting any law, rule, ordinance, regulation or prohibition pertaining to the operation or licensure of registered organizations, adult-use cannabis licenses or cannabinoid hemp licenses. However, towns, cities and villages may pass local laws and regulations governing the time, place and manner of the operation of licensed adult-use cannabis retail dispensaries and/or on-site consumption site, provided such law or regulation does not make the operation of such licensed retail dispensaries or on-site consumption sites unreasonably impracticable as determined by the board.

History

[L 2021, ch 92, § 2](#), effective March 31, 2021.

New York Consolidated Laws Service
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End of Document

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Supervisor CONTACT: P. Barrett

REQUESTED MEETING DATE: 11/08/2021 ¹⁶ (Subject to approval. Submissions received after 5:00 pm on the deadline date* may be delayed to the next meeting)

BRIEF DESCRIPTION

Schedule a public hearing on a proposal to opt-out of consumption of (incl. smoking, vaping) cannabis products in Town

BUDGET #: _____

BUDGET DESC: _____

\$ AMOUNT: _____

****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda**

ADDITIONAL COMMENTS/DETAILS

MRTA - Bill No. A01248A, S00854-A established 3/31/2021 (summary attached)
Local government must opt out by December 31, 2021

*Typical Submission dates are the Tuesday prior to the meeting, however, may be subject to change due to holiday schedules.



What is in the Law Local Governments

Overview

On March 31, 2021, New York State legalized adult-use cannabis (also known as marijuana, or recreational marijuana) by passing the Marijuana Regulation & Taxation Act (MRTA). The legislation creates a new Office of Cannabis Management (OCM) governed by a Cannabis Control Board to oversee and implement the law (collectively referred to as “OCM”). The OCM will issue licenses and develop regulations outlining how and when business can participate in the new industry. The OCM will also oversee the State’s existing Medical Marijuana Program and Cannabinoid Hemp Program, previously regulated by the Department of Health.

The information below is a collection of key provisions from the MRTA which impact local governments and local officials. For additional information or to contact the Office of Cannabis Management, please visit our website at: www.cannabis.ny.gov or e-mail us at: info@cannabis.ny.gov.

Local Opt-out

Cities, towns, and villages can opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions; however, municipalities cannot opt-out of adult-use legalization. Possession and use of cannabis by adults 21 years of age or older is legal in New York State.

To opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses, a municipality must pass a local law by December 31, 2021. This means that if a municipality has already passed a local law or resolution prohibiting adult-use cannabis licensees from operating in its jurisdiction, the municipality will have to pass a new local law conforming to the opt-out requirements outlined in the MRTA if the municipality still chooses to opt-out.

If a municipality does not opt-out by December 31, 2021, the municipality will be unable to opt-out at a future date. However, at any time a municipality may opt back in, to allow adult-use retail dispensaries and/or on-site consumption licenses, by repealing the local law which established the prohibition.

A municipality may choose to opt-out of both adult-use retail dispensaries and on-site consumption licenses or just one type of license (e.g. allow retail dispensaries but not on-site consumption licenses). Municipalities are prohibited from opting out of other adult-use license types from locating or operating within their jurisdiction. Additionally, municipalities are prohibited from opting out of medical cannabis or cannabinoid hemp license types. If a town passes a local law to opt-out, it only affects the area of the town outside of any village within the town. County governments are not permitted to opt-out of any adult-use license types.

Any local law opting out of adult-use retail dispensaries or on-site consumption licenses will be subject to a permissive referendum as outlined in section 24 of the Municipal Home Rule Law. This allows voters within the municipality to petition whether or not to approve the local law.

Local Control and Preemption

Except for the opt-out provision described in the section above, all municipalities including counties, are preempted from adopting any law, rule, ordinance, regulation, or prohibition pertaining to the operation or licensure of adult-use cannabis, medical cannabis or cannabinoid hemp licenses.

However, towns, cities and villages are permitted to pass local laws and regulations governing the time, place and manner of adult-use retail dispensaries and on-site consumption licenses, provided such laws and regulations do not make the operation of the license unreasonably impracticable. For example, cities, towns, and villages may pass laws and regulations pertaining to local zoning and the location of licensees, hours of operations and adherence to local building codes. Municipalities may not issue or require local licenses for cannabis businesses.

Notification to municipalities

At least 30 days prior to applying for an adult-use retail dispensary or on-site consumption license, an applicant must notify the municipality of the applicant's intent to apply for such license. The notification must be made to the clerk of the village, town, or city, or if in the city of New York, the community board in which the proposed premise is located. When the municipality expresses an opinion for or against the granting of the license, the opinion shall be deemed part of the record and used by the OCM to determine whether to grant or deny the application. The Cannabis Control Board must then respond in writing to the city, town, village, or community board, with an explanation of how such opinion was considered in the granting or denial of an application.

Adult-Use Taxation

The MRTA establishes three taxes on adult-use cannabis. First, there is a tax imposed on the distributor based on the milligrams (mg) of total THC in the product. There are different rates of tax depending on the cannabis product form.

- Edibles (e.g. food and beverages) are taxed at \$0.03 per mg of total THC
- Concentrates (e.g. vaporization oil, wax, shatter, and resin) are taxed at \$0.008 per mg of total THC
- Cannabis flower (e.g. loose flower, pre-rolls, or shake) are taxed at \$.0005 per mg of total THC

The mg per total THC tax accrues at the sale from a distributor to a retail dispensary and is paid to the State by the distributor. If the distributor is also the licensed retailer, such as a microbusiness or registered organization, the tax accrues at the time of the retail sale.

Second, there is a state excise tax imposed on the sale of cannabis products by a retail dispensary to a cannabis consumer at 9 percent of the products' price.

Third, there is a local excise tax imposed on the sale of cannabis products by a retail dispensary to a cannabis consumer at four (4) percent of the products' price. This tax is distributed to local governments based on where the retail dispensary is located. Twenty-five (25) percent of the tax revenue goes to the county and seventy-five (75) percent goes to the cities, town, or villages within the county as a proportion of cannabis sales. If a town and a village within the town both allow adult-use sales, the revenue shall be distributed based upon a distribution agreement between the town and village. If no such agreement exists, then the revenue distribution between the town and village shall be divided evenly.

Adult-Use Tax Revenue Distribution

All adult-use cannabis taxes are deposited in the New York State Cannabis Revenue Fund. First, the Cannabis Revenue Fund covers the costs of administering the cannabis programs and the implementing the MRTA, including costs to the OCM's operating costs, increasing Drug Recognition Expert training, and implementing incubators and workforce development for social and economic equity applicants.

After upfront costs, the remaining tax revenue is distributed into three separate funds:

- 40% to the State Lottery Fund for education
- 40% to the Community Grants Reinvestment Fund to issue grants to non-profit and community-based organizations in communities disproportionately impacted by cannabis prohibition, and other social equity initiatives.
- 20% to the Drug Treatment and Public Education Fund to development and implement statewide public education campaigns and provide substance use disorder treatment programs for youth and adults.

Public Consumption (Smoking)

The legislation adds cannabis to the existing Clean Indoor Air Act (CIAA), which establishes prohibitions on where cannabis can be smoked or vaporized. The smoking or vaporizing of cannabis is prohibited anywhere smoking tobacco is prohibited. Cannabis cannot be consumed when operating a motor vehicle. Pursuant to the CIAA, municipalities are authorized to make laws that are more restrictive than the CIAA.

Home Cultivation of Cannabis

New Yorkers 21 years of age and older can grow up to 6 cannabis plants in their home for personal use (3 mature plants and 3 immature plants) and a maximum of twelve plants per household (6 mature plants and 6 immature plants). ***Please be aware the home cultivation of cannabis is not allowed immediately.*** Pursuant to the MRTA, the home cultivation of cannabis is only permitted after the OCM issues regulations governing home cultivation of cannabis, which will occur within 18 months of the first adult-use retail sale. The MRTA also permits the home cultivation of medical cannabis for certified patients registered in the Medical Cannabis Program. Home cultivation for certified patients has an accelerated timeline, but is not authorized until the OCM issues regulations, which will occur on or before September 30, 2021.

- Cannabis plants must be kept in a secure place and not accessible to any person under 21.
- Home cultivated cannabis cannot be sold to anyone and is only intended for personal use.
- The use of compressed gas solvents, such as propane or butane, to process or extract home cultivated cannabis, will not be allowed.
- Local municipalities may enact and enforce regulations relating to home cultivation of cannabis, provided no municipality may completely ban or prohibit home cultivation.

Personal Possession

Adults over 21 can possess up to 3 ounces of cannabis and 24 grams of concentrated cannabis (like vaporization oil or an edible). Adults may possess up to five pounds of cannabis at their personal residence or grounds. Personal possession over the legal limit and the unauthorized sale of any amount of cannabis is illegal and subject to penalties.

Contact Us

Please visit our website or contact us using the e-mail and phone number below for more information.

Website: www.cannabis.ny.gov

Call: 1-888-OCM-5151

Email: info@cannabis.ny.gov

Resolution No. _____ of 2021, a resolution adopting the 2022 Budget for the Town of Clifton Park.

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

WHEREAS, a public hearing was held on the Preliminary Budget on November 4, 2021 to obtain comment from the public regarding the proposed Budget for 2022; and

WHEREAS, the comments of the public have been incorporated into the proposed budget; now therefore be it

RESOLVED, that the 2022 Town of Clifton Park Budget is hereby adopted.

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Comptroller CONTACT: P. Barrett

REQUESTED MEETING DATE: 11/15/2021 *(Subject to approval. Submissions received after 5:00 pm on the deadline date* may be delayed to the next meeting)*

BRIEF DESCRIPTION

Adopt 2022 preliminary budget as final.

BUDGET #: _____

BUDGET DESC: _____

\$ AMOUNT: _____

****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda**
Mark E. Haggan

ADDITIONAL COMMENTS/DETAILS

**Typical Submission dates are the Tuesday prior to the meeting, however, may be subject to change due to holiday schedules.*

_____ *J*

Town of Clifton Park
Budget Changes
For the Year Ending December 31, 2022

Increase in Expenditures

A-01315-E0551	Assistant Comptroller	\$ 5,478
A-01335-E0715	Tax Receiver Salary	\$ 5,861
A-03510-E0510	Animal Control Officer	\$ 1,711
A-05010-E0638	Deputy Highway Superintendent	\$ 10,483
A-09030-00101	Social Security	\$ 1,992
A-09035-00102	Medicare	\$ 466
		\$ 25,991

Decrease in Expenditures

A-01420-Exxxx	Attorney	\$ (7,959)
A-09030-00101	Social Security	\$ (493)
A-09035-00102	Medicare	\$ (115)
		\$ (8,567)

Net Increase in Expenditures \$ 17,424

Increase in Revenues

A-01120 Sales Tax Revenue \$ 17,424

Resolution No. _____ of 2021, a resolution accepting a quote from GAR Associates LLC for a limited scope summary appraisal for a 31.74 +/- acre parcel on Riverview Road known as the Lands of Gaye and Wallace Wojtowicz, SBL # 288.-1-49.1.

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

WHEREAS, quotes were received for the appraisal, and

WHEREAS, GAR Associates LLC, 632 Plank Road, Suite 203, Clifton Park submitted the lowest responsive quote in the amount of \$2,200.00 for the appraisal, and

WHEREAS, John Scavo, Planning Director, has reviewed the quote and recommends accepting the quote which was submitted by GAR Associates; now, therefore, be it

RESOLVED, that the Town Board, accepts the quote of GAR Associates for the Limited Scope Summary Appraisal Report, for an amount not to exceed \$2,200.00, to be paid from A-1940-200 (General Fund – Other Town Payments – Equipment).

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Planning CONTACT: P.Barrett

REQUESTED MEETING DATE: 11/15/2021 *(Subject to approval. Submissions received after NOON on the deadline date* may be delayed to the next meeting)*

BRIEF DESCRIPTION

A Resolution authorizing an appraisal for the fee simple purchase of farmland/open space in accordance with the Western Clifton Park GEIS Findings Statement.

BUDGET #: A-1940-200

BUDGET DESC: General Fund - Other Town Payments - Equipment

\$ AMOUNT: 2,200.00

*****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda***
Mark E. Hoggan

ADDITIONAL COMMENTS/DETAILS

Town Planning Staff reached out to 5 appraisal companies for professional quotes to provided valuation services for 31.74 acres of open, vacant land, further identified as parcel 288.-1-49.3, Lands of Wajtowicz, located in the Town of Clifton Park Saratoga Co., NY.

Lowest qualified bid to complete the work within 4 weeks of an authorization to proceed is with GAR Associates LLC, 632 Plank Road, Suite 203, Clifton Park, NY 12065.

**Typical Submission dates are Wednesday prior to the meeting, however, may be subject to change due to holiday schedules.*

Memo

To: John Scavo, Director of Planning
From: Jen Viggiani 
Re: **Response Analysis for RFQ for Appraisal Services**
for Lands of Wojtowicz, Riverview Road

Date: Nov. 3, 2021

We had asked appraisal companies for a product turnaround of December 2021. Below are the results of the request for quotes:

1. GAR Associates LLC: \$2,200 within 4 weeks of authorization to proceed
2. Integra Realty Resources: \$4,350 within 6 weeks of authorization to proceed
3. Robinson Appraisal Consultants, LLC: would not be able to commence work on the project until early to mid-January, so please let them know if that time frame is feasible for the town, and Jeffrey Robinson would prepare a proposal
4. Caryn Zeh Appraisals, LLC: not available to take on assignment at this time
5. Upstate Appraisers (Mike Blyskal): responded that he is retired



Town of Clifton Park

Planning Department

One Town Hall Plaza | Clifton Park, New York 12065 | (518) 371-6054 | FAX: (518) 371-1136

October 26, 2021

Caryn Zeh
Caryn Zeh Appraisals, LLC via email at: Caryn.zeh@gmail.com
P.O. Box 515
Glenmont, NY 12077

Re: Request for Quote for Appraisal: Tax Map Parcel #288.-1-49.1, (31.74 ±acres)
Lands of Wojtowicz, Riverview Road, Town of Clifton Park, NY

Dear Ms. Zeh:

I am writing to request a quote for a professional appraisal of the Lands of Wojtowicz on Riverview Road including an inspection, investigation and analysis of the Lands of Gaye and Wallace Wojtowicz, on the south side of Riverview Road, currently used as farmland, in the Town of Clifton Park, Saratoga County, NY. The Town of Clifton Park would like a summary appraisal of the property to establish the current market value of Fee Simple Interest in the subject property, "as is" for purchase/sale purposes by the Town of Clifton Park. The town would look to use the property for potentially some continued farm use, and also in the future for public access open space and passive recreation similar to the public uses at the adjacent Vischer Ferry Nature & Historic Preserve.

The subject property is understood to be open, vacant land with no apparent structures on it.

The reported analyses, opinions, and conclusions in the summary report should be conducted and prepared in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice (USPAP).

It is not clear at this time if any portion of the value for this property will be donated.

The tax parcel # constitutes the subject property, (see attached tax parcel map), with the following concepts for the basis of the appraisal work:

- **288.-1-49.1 (31.74 acres)**, (purchase/sale fee simple) – establish market value

In summary, the appraisal requested is: to establish the market value of approximately 32 acres fee simple for purchase/sale.

Please provide us with your fee and an estimate of your time frame for conducting this appraisal. If possible, we would like to have the appraisal completed by December 1, 2021. Please feel free to call me at (518) 371-6054 to discuss. Thank you for your assistance.

Sincerely,

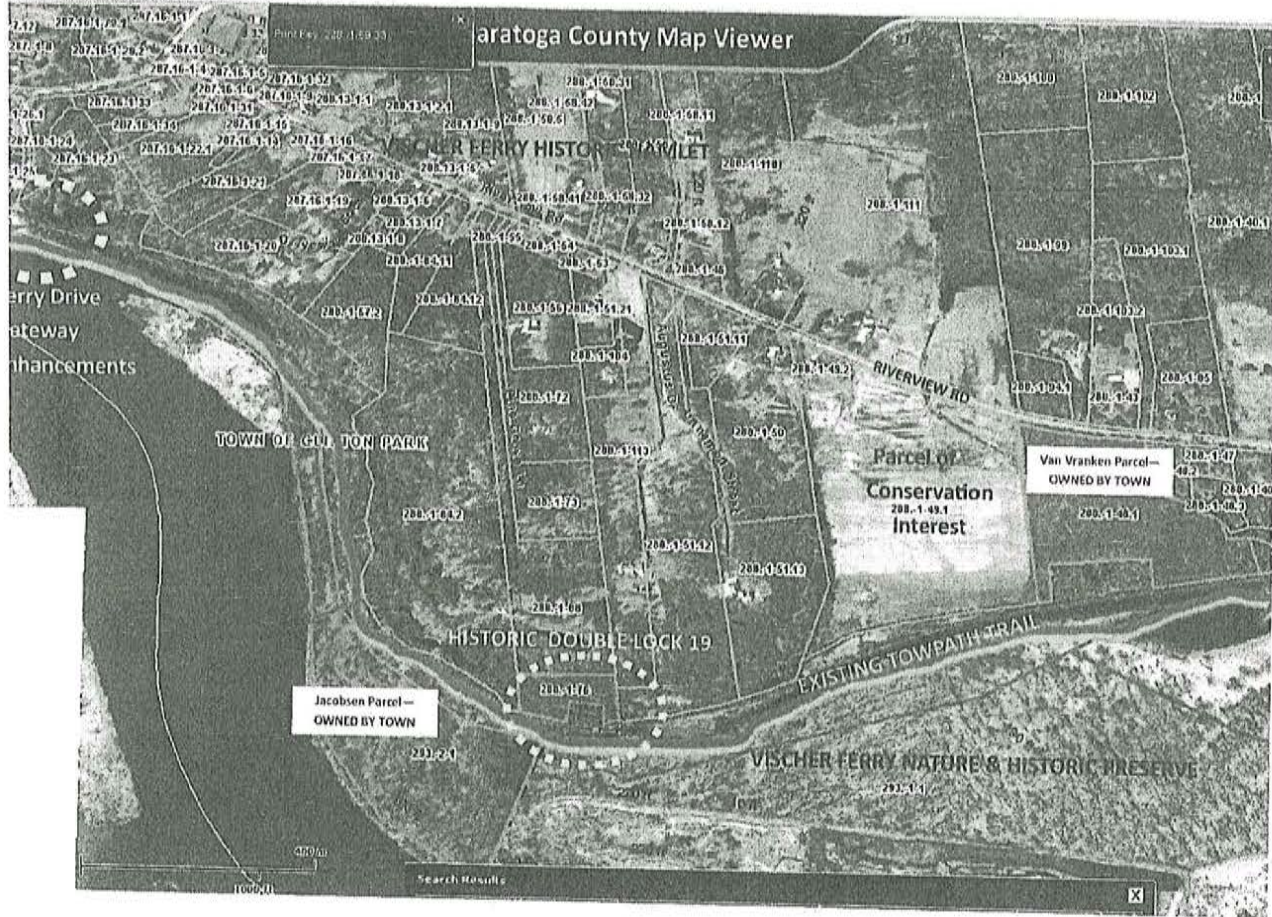
John P. Scavo

John P. Scavo
Director of Planning

Attachment (Parcel Map)

PARCEL MAP

Below is a context map showing the Parcel of Conservation Interest to be appraised: Tax Map Parcel# 288.-1-49.1, (31.74 acres) south side of Riverview Rd.



Integra Realty Resources
Syracuse

812 State Fair Blvd.
Suite 1
Syracuse, NY 13209

T 315.422.5577
F 315.422.5295
www.irr.com



November 3, 2021

Mr. John P. Scavo
Director of Planning
Town of Clifton Park
One Town Hall Plaza
Clifton Park, NY 12065

SUBJECT: Authorization for Real Estate Appraisal

PROPERTY: Lands of Wojtowicz
Riverview Road
Town of Clifton Park, NY

Dear Mr. Scavo:

Integra Realty Resources – Syracuse appreciates the opportunity to provide this proposal for valuation and counseling services to the undersigned (the “Client”) for the above-captioned property which consists of 31.74± acres of open, vacant land, further identified as parcel 288.-1-49.3 located in the Town of Clifton Park, Saratoga County, NY.

It is our mutual understanding that the purpose of the appraisal is to provide an opinion of the as-is market value of the fee simple interest in the Subject Property and that the intended use of the appraisal is for purchase/sale purposes. The appraisal report will be prepared in Standard format in conformance with and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation.

John Scavo
Town of Clifton Park
11/3/2021
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analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.

In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony. You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, Integra-Syracuse and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in our marketing materials, database and derivative products so long as your identity is kept confidential. You agree that all data already in the public domain may be utilized on an unrestricted basis.

If you are in agreement with the terms set forth in this letter and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

INTEGRA REALTY RESOURCES - Syracuse



William J. Kimball, MAI
Senior Managing Director

AGREED AND ACCEPTED THIS _____ DAY OF _____, 2021.

BY: Town of Clifton Park

Signature

John Scavo

Name

Jennifer Viggiani

From: Jennifer Viggiani
Sent: Monday, November 1, 2021 10:17 AM
To: John Scavo
Subject: FW: Request for Quote for Appraisal for Town of Clifton Park 10-29-21

From: Jeffrey Robinson <jrobinsonmai@gmail.com>
Sent: Monday, November 1, 2021 9:29 AM
To: Jennifer Viggiani <JViggiani@cliftonpark.org>
Subject: Re: Request for Quote for Appraisal for Town of Clifton Park 10-29-21

Jennifer,

I appreciate you reaching-out to me regarding this project, however, I wouldn't even be able to commence work on this project until early to mid-January based upon my current work schedule. If the time-frame for delivery pushes out, please let me know and I can put together a proposal.

Jeffrey E. Robinson, MAI, SRA
Robinson Appraisal Consultants, LLC
207 Route 9
Ghent, New York 12075
(518) 965-3775

On Fri, Oct 29, 2021 at 2:53 PM Jennifer Viggiani <JViggiani@cliftonpark.org> wrote:

Dear Mr. Robinson:

Hope all is well! Please the attached RFQ if you are interested in providing Director of Planning John Scavo with your firm's fee and scope of work for the requested appraisal services.

Caryn Zeh referred you to us.

Thank you very much for your time and consideration!

Sincerely,

Jennifer Viggiani

From: caryn.zeh@gmail.com
Sent: Friday, October 29, 2021 8:52 AM
To: Jennifer Viggiani
Cc: John Scavo
Subject: RE: Request for Quote for Appraisal for Town of Clifton Park 10-26-21

Good morning Jen,
Thank you for allowing me the opportunity to quote for services; however, currently I am not available to take on such an assignment at this time.

I could suggest trying either of the following appraisers:

Jeffrey E. Robinson, MAI, SRA
Robinson Appraisal Consultants, LLC
207 Route 9
Ghent, New York 12075
(518) 965-3775
jrobinsonmai@gmail.com

Richard T. Dannan
Associate Director
Integra Realty Resources – Syracuse
120 East Washington Street, Suite 525
Syracuse, NY 13202
Main: (315) 422-5577
Mobile: (315) 715-5052
Fax: (315) 422-5595
Email: rdannan@irr.com
Website: www.irr.com

Rick Percoco ARA CF
Appraisals
Farm Credit East
394 State Route 29
Greenwich, NY 12834
518.573.3554 cell
www.FarmCreditEast.com

Thank you; I appreciate the opportunity.
Have a great Friday.

Caryn Zeh Appraisals, LLC
PO Box 515
Glenmont, NY 12077
518-573-1002

Jennifer Viggiani

From: mikeatupstate@aol.com
Sent: Tuesday, October 26, 2021 4:27 PM
To: Jennifer Viggiani
Subject: Re: Request for Quote for Appraisal for Town of Clifton Park 10-26-21

Dear Jennifer,,

Thanks for considering me. Unfortunately, I retired some time ago and IMNXMAI (I am an ex MAI) and no longer licensed.

Hope all is well with you.

Mike Blyskal

-----Original Message-----

From: Jennifer Viggiani <JViggiani@cliftonpark.org>
To: Michael Blyskal, MAI <mikeatupstate@aol.com>
Cc: John Scavo <jscavo@cliftonpark.org>
Sent: Tue, Oct 26, 2021 2:33 pm
Subject: Request for Quote for Appraisal for Town of Clifton Park 10-26-21

Dear Mr. Blyskal:

Hope all is well! Please the attached RFQ if you are interested in providing Director of Planning John Scavo with your firm's fee and scope of work for the requested appraisal services.

Thank you very much for your time and consideration!

Sincerely,

Jennifer Viggiani
Open Space Coordinator
Town of Clifton Park - Planning Department
One Town Hall Plaza
Clifton Park, NY 12065
www.cliftonpark.org<<http://www.cliftonpark.org>>
www.cliftonparkopenspaces.org<<http://www.cliftonparkopenspaces.org>>
518-371-6054



GAR Associates LLC
EST. 1961

Real Estate Appraisers and Consultants

Ronald J. Rubino, MAI
President, Commercial Division



October 29, 2021

Ms. Jennifer Viggiani
Open Space Coordinator
Town of Clifton Park- Planning Department
One Town Hall Plaza, Clifton Park
JViggiani@cliftonpark.org

Re: Request for Appraisal of:
Riverview Road (SBL# 288.-1-49.1)
Clifton Park, NY, Saratoga County
GAR Bid No.: B-22577*

Dear Ms. Viggiani:

Pursuant to your request we can prepare a **"Limited Scope Summary Appraisal Report"** providing an opinion of the market value of the real property rights associated with the above-referenced property for a total fee of **\$2,200**. The report would be delivered within 4 weeks from authorization to proceed.

The client is the Town of Clifton Park. The "intended use" of the appraisal is for acquisition purposes. The "intended users" of the appraisal are the client, and any other client-authorized users associated with the intended use stated above.

The property entails 31.74+/- acres of vacant farmland.

Attached is our standard engagement contract, which you are to sign and return in order to formally engage us.

Information that we will need in order to complete the assignment includes the following:

- 1 Legal Survey
- 2 Legal description
- 3 Sale/Purchase and listing contracts, and offers in the past 10 years
- 4 Any known easements, encroachments or adverse environmental conditions?
- 5 Contact name, phone number and email address for the inspection

Please do not hesitate to contact me if you have any questions pertaining to this proposal and thank you for considering GAR Associates for your real estate appraisal and consulting needs.

Respectfully,
GAR Associates LLC

Ronald J. Rubino, MAI
President, Commercial Division
RJR:cmh

David M. Barnett, MAI, SRA
Member, Senior Appraiser

CORPORATE OFFICE:

5500 MAIN STREET, SUITE 347 WILLIAMSVILLE, NY 14221 TEL.716-691-7100 FAX.716-691-7770 TOLL FREE: 1.800.836.0382

ALBANY OFFICE:

632 PLANK ROAD, SUITE 203 CLIFTON PARK, NY 12065 TEL.518.579.3770 FAX.518.579.3773 TOLL FREE: 1.800.836.0382



GAR Associates LLC
EST. 1961

Real Estate Appraisers and Consultants

Ronald J. Rubino, MAI
President, Commercial Division



October 29, 2021

Ms. Jennifer Viggiani
Open Space Coordinator
Town of Clifton Park- Planning Department
One Town Hall Plaza, Clifton Park
JViggiani@cliftonpark.org

Re: Request for Appraisal of:
Riverview Road (SBL# 288.-1-49.1)
Clifton Park, NY, Saratoga County
GAR Bid No.: B-22577*

Fee: "Limited Scope Summary Appraisal Report" of Real Property: **\$2,200**

Timing: 4 weeks from authorization to proceed

*When sending payment, **please be sure to note the GAR Bid Number* on the check.** The balance will be due and payable 30 days upon submission of the report. There will be a 1.5% interest charge per month on late invoices. Please note we also accept credit cards as a method of payment.*

ACKNOWLEDGEMENT

The undersigned is a duly authorized representative for the property and the requested assignment, for the intended use and agrees to be fully responsible for payment of the total fee, unless other arrangements have been made. Further, the undersigned agrees to engage GAR Associates LLC to undertake the analysis in accordance with the scope of services defined in the above listed proposal and subject to the attached limiting conditions.

Payment is due within 30 days of completion of the appraisal report, unless other prearrangements have been made.

Date: _____ Signature: _____

Name (print): _____

Title: _____

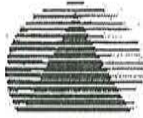
NOTE: Please retain one copy for your files and return one signed copy to GAR ASSOCIATES LLC. Thank you.

CORPORATE OFFICE:

5500 MAIN STREET, SUITE 347 WILLAMSVILLE, NY 14221 TEL.716-691-7100 FAX.716-691-7770 TOLL FREE: 1.800.836.0382

ALBANY OFFICE:

632 PLANK ROAD, SUITE 203 CLIFTON PARK, NY 12065 TEL.518.579.3770 FAX.518.579.3773 TOLL FREE: 1.800.836.0382



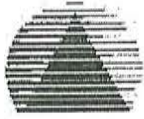
**STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS**

FOR THE PURPOSE OF THIS APPRAISAL IT IS ASSUMED:

1. That the title to the property is marketable.
2. That the property is free and clear of all liens.
3. That there are no encumbrances or defects of title.
4. That there is and will continue to be responsible ownership and competent management.

THE APPRAISAL IS MADE SUBJECT TO THE FOLLOWING LIMITING CONDITIONS:

1. No responsibility is assumed for matters of a legal nature.
2. Unless otherwise stated in this report, no responsibility is assumed for subsurface soil conditions; soil conditions are presumed stable and free of any natural or man-made contaminants.
3. If improved, the building is assumed free of any hazardous building materials (e.g., asbestos, urea formaldehyde) unless otherwise stated in this report.
4. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.
5. No engineering survey of the property was made, and the appraiser assumes no responsibility in this connection. The sketches in this report are approximate only, included to assist the reader in visualizing the property.
6. This appraisal was made for the purpose stated and should not be used for any other purpose.
7. The values assigned to the land and improvements are their value in relation to each other and should not be used separately.
8. The appraiser is not required to give testimony or attendance in Court or any hearing unless arrangements have been made in advance of the acceptance of the appraisal assignment and the fees are based upon this knowledge by the Appraiser. If this knowledge is not known at the time of employment, then negotiations must be made with Appraiser at the time the knowledge becomes known or the Appraiser may decline to testify and permission to use the appraisal for any purpose may be withdrawn.



**STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS
(continued)**

9. In instances of new construction, additions, rehabilitations and remodeling of improvements, we assume compliance with State and local building codes with respect to design and construction materials.
10. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of Uniform Standards of Professional Appraisal Practice and the code of Professional Ethics set forth by the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute, relating to review of its duly authorized representatives.
12. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute, or to the MAI, RM, SRPA, SRA designations), shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the Appraiser. We are aware that the report may be submitted to individuals requesting a copy under the Freedom of Information Act.
13. MARKET VALUE is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
 - (1) Buyer and seller are typically motivated;
 - (2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
 - (3) a reasonable time is allowed for exposure in the open market;
 - (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
 - (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Historic Significance of VanVranken/Fellows/Howard/Wojtowicz Land at Vischer Ferry Adjoining the Town Owned VanVranken Lot



The land pictured above came into the VanVranken Family (of Dutch ancestry) in 1672 when Ryckert Claase Van Vranken contracted to buy the land "over the river at Canastagione." Canastagione is an Native American word meaning corn flats (present day Vischer Ferry area in the Town of Clifton Park). The river mentioned is the present Mohawk River.

The land was divided between his three sons, Gerrit, Maas and Evert in 1688 when Ryckert died. The land in question seemed to be called the Middle Farm of son Gerrit. This information comes from Town Historian John Scherer.

The land went out of the VanVranken family along with the land across Riverview Road (where the barn with 1880 on the roof is located) in 1853 when it was sold to John Fellows. The deed (volume 64, page 497) was signed off by the descendants of Garret VanVranken. The sale excepted the ½ acre belonging to Gertrude Althouse (her mother was

Barbara VanVranken) and the land used by the original Erie Canal and its updates. Later in 1853 John Fellows sold this property to his son, Lawrence Fellows (volume 65 page 289). In 1860 Gertrude Althouse's land was purchased by Lawrence Fellows (volume 97 page 567). After Lawrence Fellows death, the property passed to his son Lewis Fellows. Lewis drowned in the Erie Canal in 1877. The property then passed to his widow Hannah Wool Fellows. Eventually his son Adrian Fellows inherited the land.

The Fellows family owned the land until the 1950's. Guyowen and Marjorie Howard bought the farm in 1957 (Volume 653 page 282). The large field across Riverview Road was transferred to Wallace and Gayalyn (Howard) Wojtowicz in 1967 (volume 820 page 372).

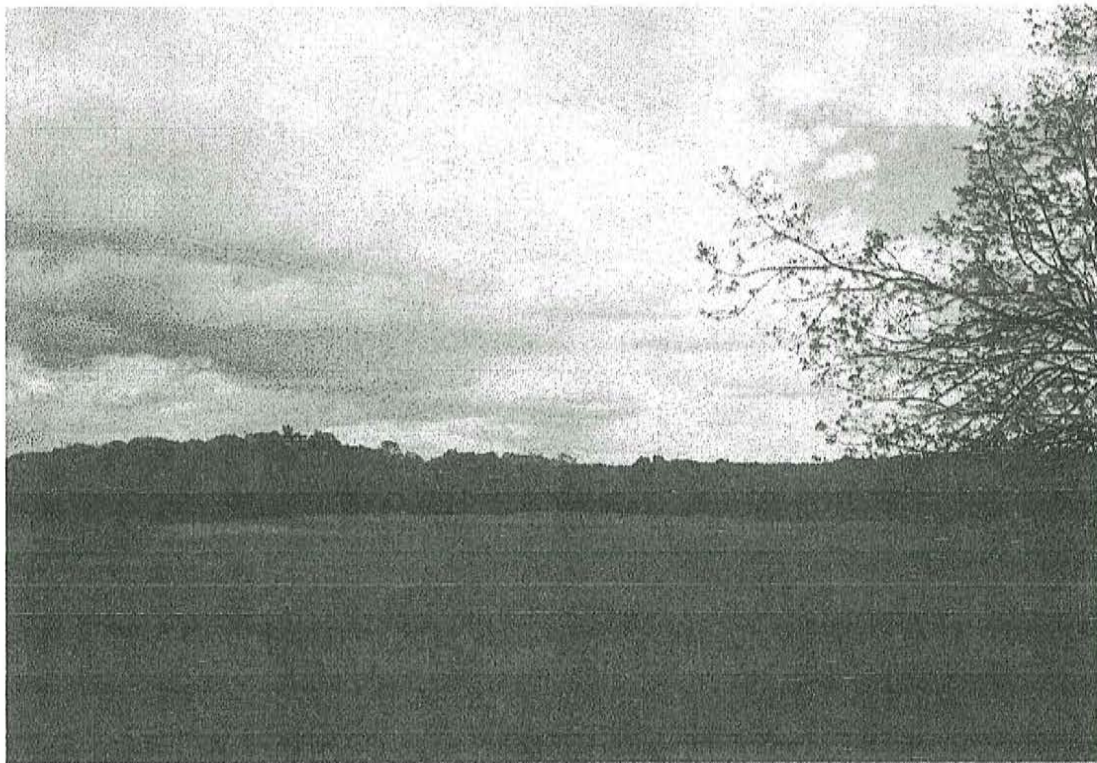
The southern border of the land is the Old Erie Canal. The Town of Clifton Park asked for and was granted permission to use the lane that leads from Riverview Road to the Old Erie Canal for access to Old Lock 19. Horses and mules used on the canal were boarded at the large barn across Riverview Road.

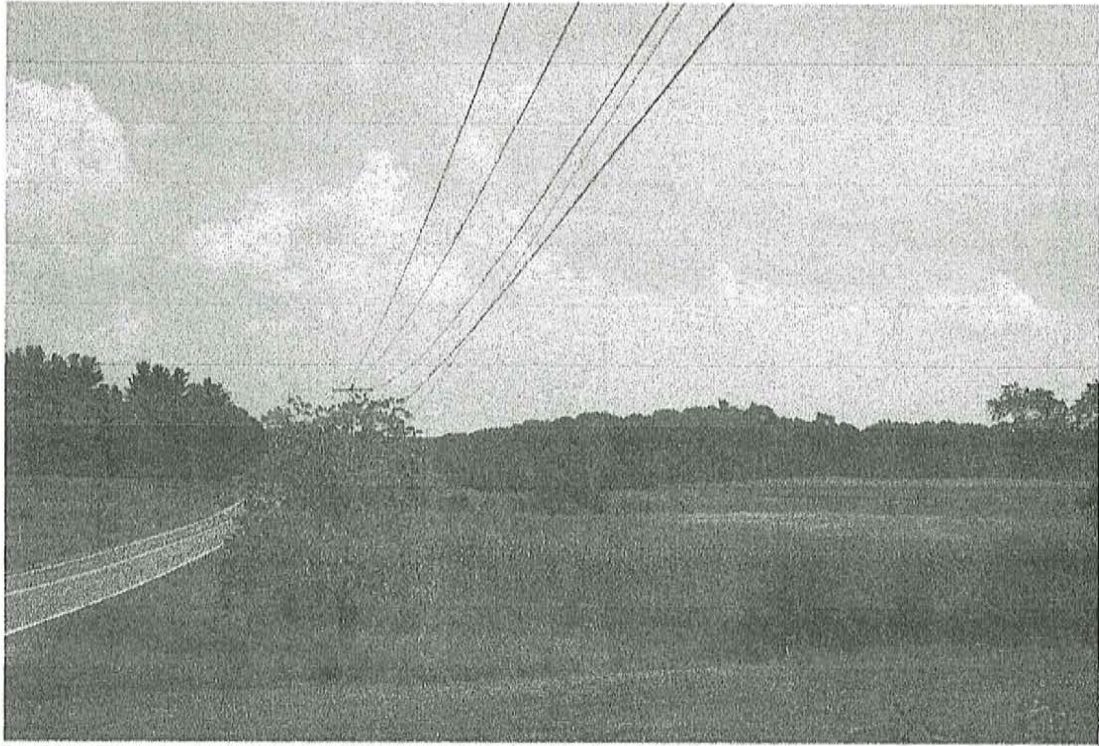
With its borders on the Old Erie Canal and the VanVranken lot (already owned by the Town of Clifton Park), this property would be a desirable addition to the Town of Clifton Park Open Spaces in view of its historic links to the early families who inhabited the Vischer Ferry/Clifton Park area as well as its historic links to the early development of not only the economy of the local area but also to its links to the Western development of New York State and to the development of the Midwestern United States.

Any questions: wallyw1@nycap.rr.com

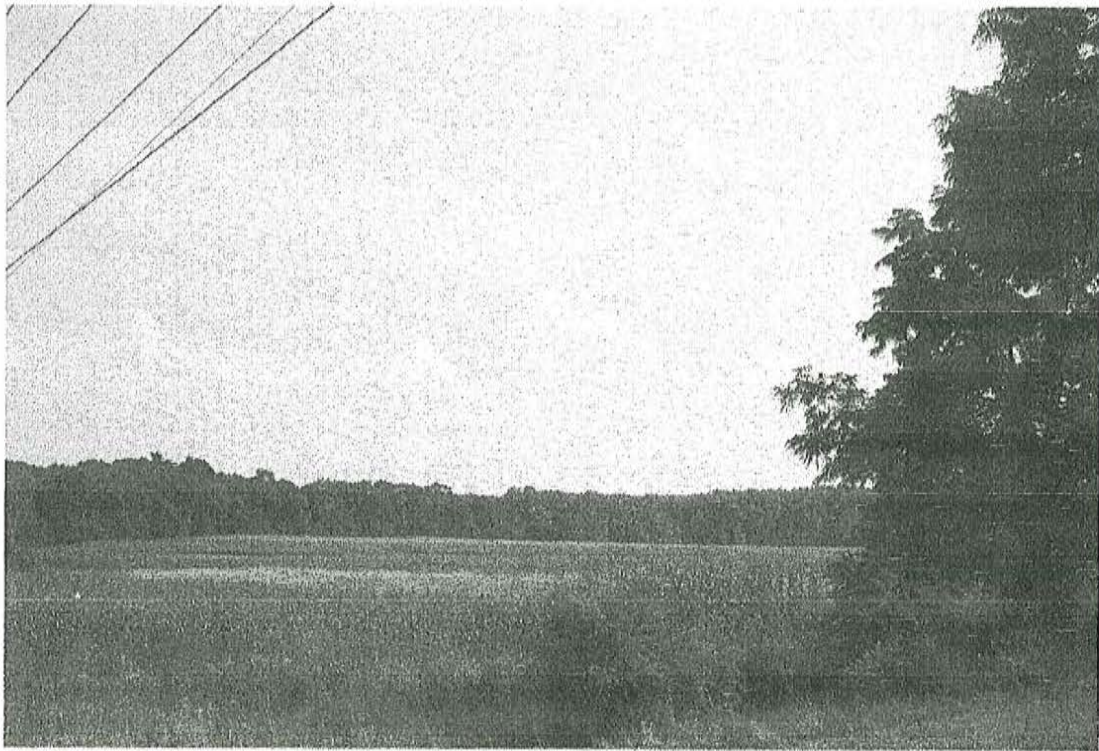


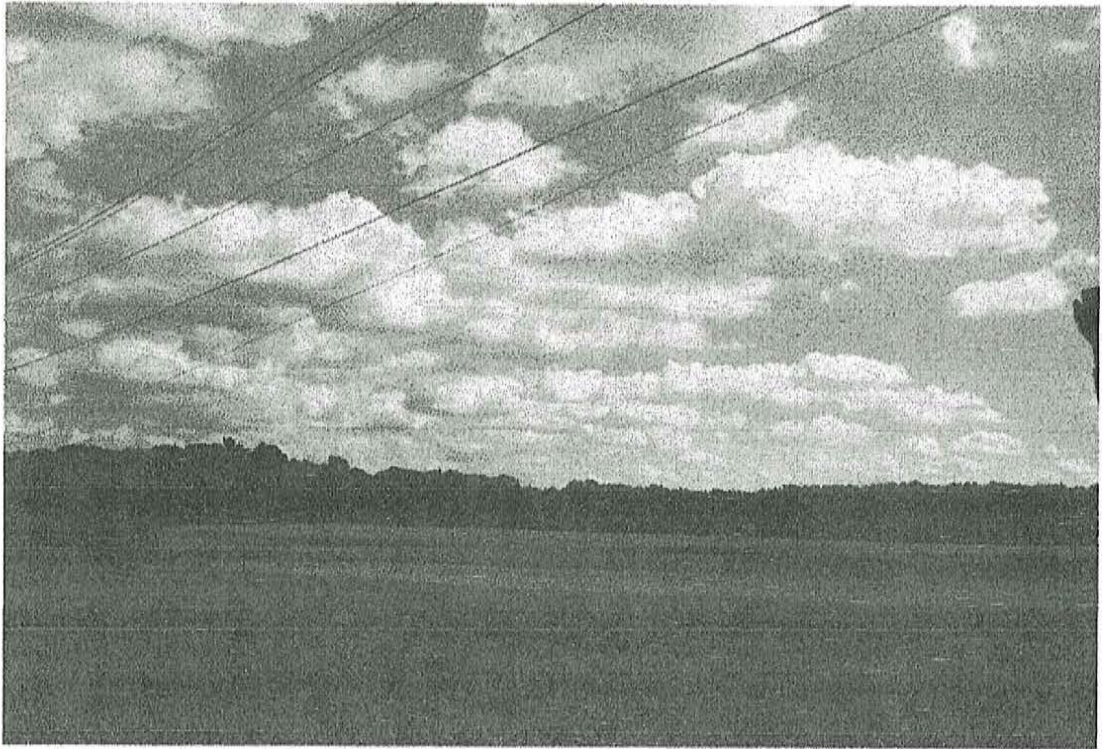
Land has been continuously farmed right up until today.

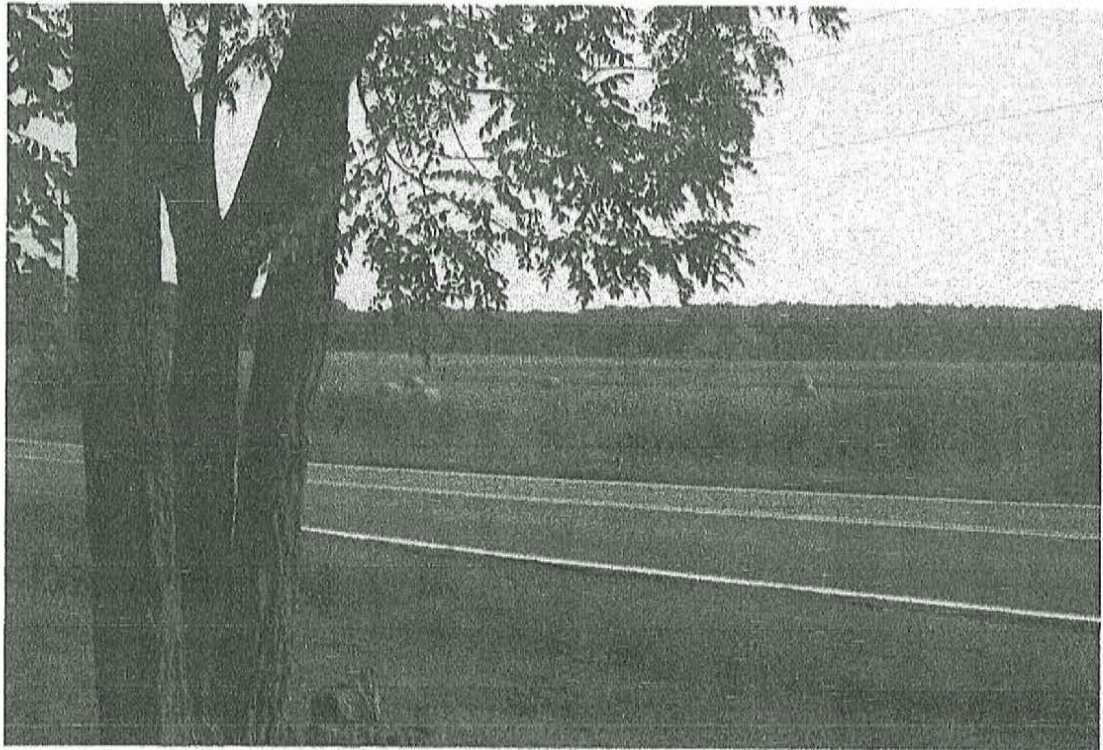
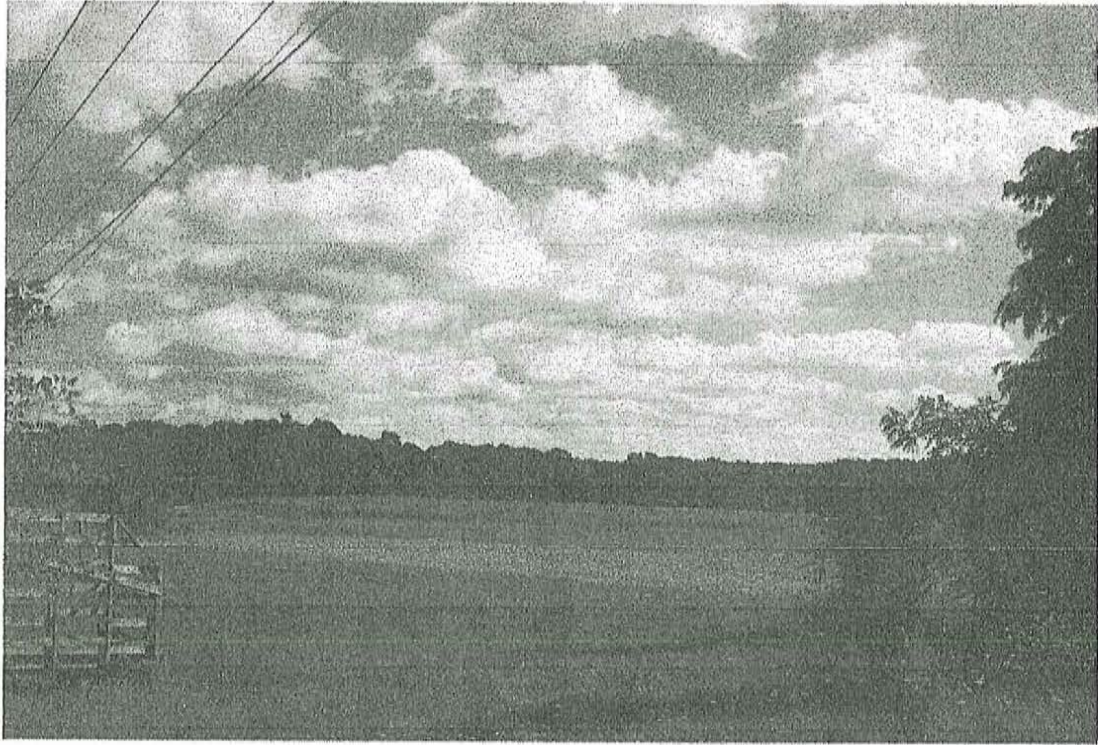




Looking East along Riverview Road, Vischer Ferry, NY Land is on the right.







Taken from across Riverview Road looking South toward Old Erie Canal and the Mohawk River.



Resolution No. _____ of 2021, a resolution referring the Eagle Crest Plantation Planned Development District (PDD) to the Planning Board for an Advisory Opinion.

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

WHEREAS, Sportsplex of Halfmoon Inc. has applied for an amendment to the zoning code to authorize an indoor/outdoor sports facility on a portion of the PDD known as Players Park, and

WHEREAS, applications for a Planned Development District require an amendment to the special zoning district pursuant to the PDD approval process contained within §208-72 of the Town Code, and

WHEREAS, the Town Board wishes to refer the Sportsplex of Halfmoon Inc. application to the Planning Board for their advisory opinion; now, therefore be it

RESOLVED, that the application of Sportsplex of Halfmoon is referred to the Town's Planning Board for their advisory opinion pursuant to 208-71 et seq. of the Town Code.

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Planning CONTACT: P. Barrett

REQUESTED MEETING DATE: 11/15/2021 (Subject to approval. Submissions received after NOON on the deadline date* may be delayed to the next meeting)

BRIEF DESCRIPTION

Refer the requested Eagle Crest Plantation PDD Amendment Request to the Clifton Park Planning Board for consideration at their December 14th meeting for a recommendation back to the Town Board in accordance with Section 208-73 of the Clifton Park Town Code.

Applicant requesting the PDD Amendment will be present at the 11/15 Town Board Meeting to give a brief 5 to 10 minute presentation on their requested amendment.

BUDGET #: 0

BUDGET DESC: 0

\$ AMOUNT: 0.00

*****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda***

ADDITIONAL COMMENTS/DETAILS

[Empty box for additional comments/details]

**Typical Submission dates are Wednesday prior to the meeting, however, may be subject to change due to holiday schedules.*

**TOWN OF CLIFTON PARK PLANNING BOARD
APPLICATION FOR SITE PLAN REVIEW**

NAME OF SITE PLAN: Players Park

ADDRESS: 1012 NY-146A, Clifton Park, NY 12065

TAX MAP (SBL) #: 264.-2-6.111 & 264.-2-6.123

DESCRIPTION: Total Acreage: 8.02 acres

Current Zoning: Planned Development District (PDD)

Building Area: 6.8 acres

Total # Parking Spaces: 184

WATER PROVISIONS: Well () Existing Water Hookup () New Water Hookup ()

Service Area: Clifton Park Water Dist. #1 ()

Rivercrest Water Dist. ()

SANITARY PROVISIONS: The project will be using private well and private septic on-site

(Note: NYS Uniform Code requires connection to water or sanitary supply if available within 100' in a residential zone and 500' in a commercial zone.)

WILL THIS PROJECT INVOLVE IDA FUNDING/SPONSORSHIP? yes () no ()

NARRATIVE DESCRIPTION:

Sportsplex of Halfmoon Inc (the "Applicant") is proposing to construct an indoor/outdoor sports field facility (the "Proposed Project") on an approximately 8.02-acre site, comprised of two tax parcels (tax map ID 264.-2-6.111 and tax map ID 264.-2-6.123), located off of NYS Route 146A, in the Town of Clifton Park, Saratoga County, New York. The Proposed Project includes a year-round sports facility with a synthetic turf indoor field within a tension fabric structure, an outdoor synthetic turf field, and a small turf practice area on the property (tax map ID 264.-2-6.123), while maintaining the adjacent parcel's existing uses which includes the mini-golf facility with supporting ice cream stand (tax map ID 264.-2-6.111). The site is currently being operated as Players Park, a lighted foot-golf course and seasonal ice-cream stand, adjacent to the Eagle Crest golf course. The property is within an established Planned Development District, better known as PDD No. 37, Eagle Crest Plantation, and requires a zoning amendment to allow for the addition of the planned facilities. There are no public utilities on site - the site is currently served by private water and septic systems. The Proposed Project is required to submit an amended sketch plan to the Town of Clifton Park Planning Board for approval.

APPLICANT: Name: Sportsplex of Halfmoon Inc.

Tax Id./SS #: 30-0255759

Address: 13 Azalea Drive, Saratoga Springs, NY 12866

Phone: 518-466-0396

Fax: _____

Signature/Date: 

Email: sportsplexofhalfmoon@outlook.com
pdrfox@aol.com

OWNER: Name: Krueger Development LLC

Phone: _____

Fax: _____

Address: _____

ENGINEER/L.A. ARCH: Name: Andy Rymph, RLA

Lic. #: _____

Address: 4 British American Blvd, Latham, NY 12110

Phone: 518-266-7323

Fax: _____

Email: arymph@chazencompanies.com

SURVEYOR: Name: Toss Weterveld / Gilbert VanGuilder, Land Surveyor, PLLC

Lic #: 50,319

Address: 988 Route 146, Clifton Park, NY 12065

Phone: 518-383-0634

Fax: _____

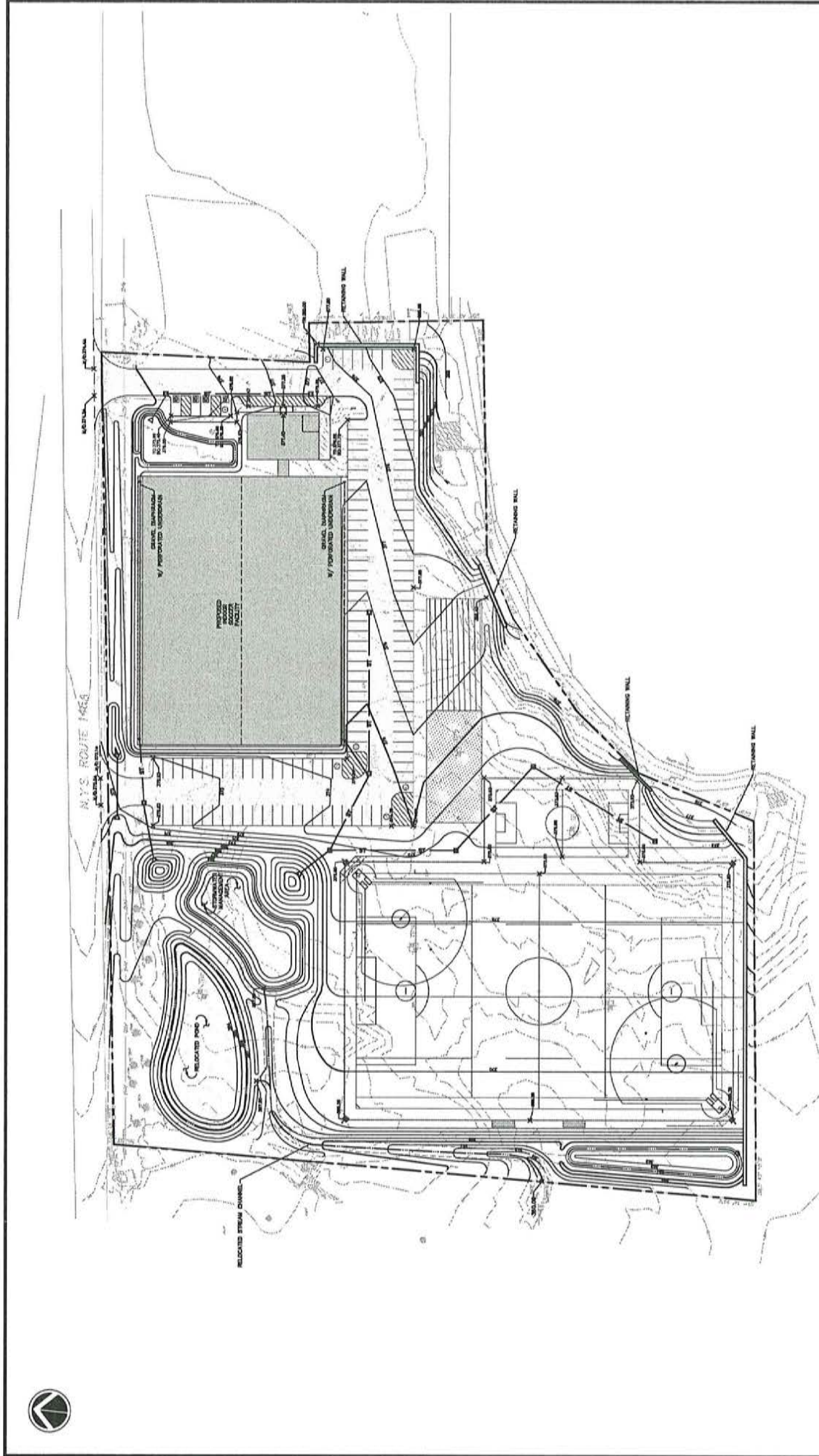
Email: gvglandsurveyors.com

Requested Amendments

Article XXXV Eagle Crest Plantation

§ A217-286 **Development.**

- A. The development of the Eagle Crest Plantation has been presented and is described according to a sketch plan filed with the Town Planning Board of the Town of Clifton Park. This sketch may be changed, altered or amended by approval of the Planning Board.
- B. The area will consist of multi-use recreational facilities including an eighteen-hole golf course with clubhouse, maintenance/storage buildings and parking facilities; a miniature golf course; tennis courts; driving range; softball field; volleyball courts; concession stand with parking facilities; and steak roast pavilion with parking facilities. The area will also consist of two existing detached single-family residences and up to 11 lots for the construction of detached single-family residences. *The area will further consist of a year-round indoor/outdoor sports facility with a synthetic turf indoor field within a tension fabric structure; an outdoor illuminated synthetic turf field; and a turf practice field.*



CONCEPT PLAN - NOT FOR CONSTRUCTION

PROJECT NO.	DATE
2014/07/20	11-14
PROJECT NAME	SCALE
PLAYERS PARK	1/8" = 1'-0"
	C140

PLAYERS PARK
**CONCEPTUAL
 GRADING & DRAINAGE PLAN**
 TOWN OF CLAYTON PARK, SHERBROOK COUNTY, NEW YORK

NO.	DATE	DESCRIPTION

GEIZEN ENGINEERING, LAND SURVEYING,
 LANDSCAPE ARCHITECTURE & GRADATION CO., D.P.C.
 1000 W. 10th Street
 Lakeland, FL 33409
 (813) 947-1111
 www.geizen.com

DESIGNED BY:
 • Frank J. Geizen, P.E.
 • William J. Geizen, P.E.
 • Scott J. Geizen, P.E.

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF GEIZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GRADATION CO., D.P.C. (GEC) AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GEC. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.



DATE: 11/14/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

Town of Clifton Park

One Town Hall Plaza
Clifton Park, New York 12065
(518) 371-6702
FAX: (518) 383-2668

Department of Building & Development



SBL# _____
ESN# _____
PO _____

POSTAL VERIFICATION FORM

Date: _____

APPLICANT: Sportsplex of Halfmoon Inc. Phone/Fax#: 518-466-0396

Subdivision/Site Plan/

Project Name: Players Park

Street Name(s): Project Address: 1012 NY-146A, Clifton Park, Saratoga County, NY 12065
(tax map ID 264.-2-6.111 and tax map ID 264.-2-6.123)

SUBMIT TO: Clifton Park Building Department
Attn: Sheryl Reed
1 Town Hall Plaza
Clifton Park, NY 12065

FAX #: 383-2668

TO BE COMPLETED BY BUILDING DEPARTMENT

Postal Numbers Assigned Per Lot by Fire Prevention: _____

Inspector's Signature: _____

Verified or Changed by Post Office: _____

Post Office Branch _____

Authorized Signature _____

Resolution No. _____ of 2021, a resolution accepting an offer of dedication of the road system, drainage easements, and future trail and roadway improvements within the Vistas West subdivision.

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

WHEREAS, pursuant to New York State Highway Law 171, the Town Board has the discretion to accept the dedication of Roads and Real Property for public use, and

WHEREAS, pursuant to the approved subdivision plans, the developer, Vistas West Development LLC/Frank Kohler offered to dedicate a road system including certain drainage facilities, along with easements over several approved lots for drainage purposes, and

WHEREAS, Prime Engineering has completed inspections and reports that all punchlist items have been completed, and

WHEREAS, Highway Superintendent Dahn Bull concurs in the acceptance of the road system at this time; now therefore be it

RESOLVED that the Town Board accepts the offer of dedication of Vista Court Extended, as well as certain stormwater management parcels, and including incidental property along Tanner Road as depicted on the approved subdivision map and as more particularly described in the attached deeds, subject to approval of the Town Attorney of all real estate transfer documents, review of title and confirmation of the payment of appropriate taxes.

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Supervisor CONTACT: P. Barrett

REQUESTED MEETING DATE: 11-15-2021 (Subject to approval. Submissions received after 5:00 pm on the deadline date* may be delayed to the next meeting)

BRIEF DESCRIPTION

Accept dedication of roads in Vistas West *and easements*

BUDGET #: _____

BUDGET DESC: _____

\$ AMOUNT: _____

*****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda***

ADDITIONAL COMMENTS/DETAILS

**Typical Submission dates are the Tuesday prior to the meeting, however, may be subject to change due to holiday schedules.*

WARRANTY DEED

THIS INDENTURE, Made this _____ day of _____, 2020, by and between, **VISTAS WEST DEVELOPMENT LLC**, a New York limited liability company with a principle place of business located at 900 NY-146, Clifton Park, New York 12065 (the “Grantor”) and

TOWN OF CLIFTON PARK, a municipal corporation organized and existing under the laws of the State of New York, with offices at 1 Town Hall Plaza, Clifton Park, New York, 12065 (the “Grantee”).

WITNESSETH that the Grantor, in consideration of -----ONE AND 00/100----- DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, its successors and assigns forever,

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND being more particularly bounded and described in the annexed Schedule “A”.

BEING a portion of the premises conveyed to the Grantor by deed dated July 19, 2017 and duly recorded in the Saratoga County Clerk’s Office on August 15, 2017, as Instrument No. #2017025844.

SUBJECT TO all easements, restrictions, covenants and conditions of record affecting the Premises.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and the Premises,

TO HAVE AND TO HOLD the property herein granted unto the Grantee, its successors and assigns forever.

And the Grantor covenants as follows:

FIRST, that the Grantee shall quietly enjoy the Premises.

SECOND, That the Grantor will forever Warrant the title to the Premises; and

THIRD, That, in Compliance with Sec. 13 of the Lien Law, the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument, all on the day and year first above written.

IN PRESENCE OF

VISTAS WEST DEVELOPMENT LLC

By: _____
ERIK KOHLER, Sole Member/ Manager

STATE OF NEW YORK }
COUNTY OF ALBANY } ss.:

On the ___ day of _____, 2020, before me, the undersigned a notary public in and for said state, personally appeared ERIK KOHLER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that be his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

☒ C000 11 JOB 36 GPS

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UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 2209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY.

LOT 16
LANDS TO BE DEDICATED THE TOWN OF CLIFTON PARK (SEE MAP REF. No. 2)

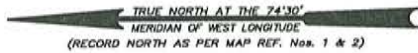
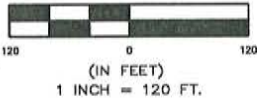
MAP REFERENCE:

- 1) Map Entitled: "The Vistas West - Amended Subdivision"
Map Date: October 10, 2018
Prepared By: The Environmental Design Partnership, LLP
Map Filed: November 20, 2018
Saratoga County Clerk's Office
Map No. M2018262
- 2) Map Entitled: "Proposed Subdivision, The Vistas West"
Map Date: August 18, 2016
Prepared By: The Environmental Design Partnership, LLP
Map Filed: April 23, 2016
Saratoga County Clerk's Office
Map No. M2018090

LEGEND:

CMS denotes Concrete Monument Set
DIA denotes Diameter
IPF denotes Iron Pipe Found
REF. denotes Reference

GRAPHIC SCALE



VISTA COURT (AS EXTENDED) TO BE DEDICATED TO THE TOWN OF CLIFTON PARK
AREA = 1.725± ACRES



10/09/2021 - Revised Per Comments

**VISTA COURT (AS EXTENDED) TO BE DEDICATED TO THE TOWN OF CLIFTON PARK
THE VISTAS WEST AMENDED SUBDIVISION**

TOWN OF CLIFTON PARK
SCALE: 1" = 120'

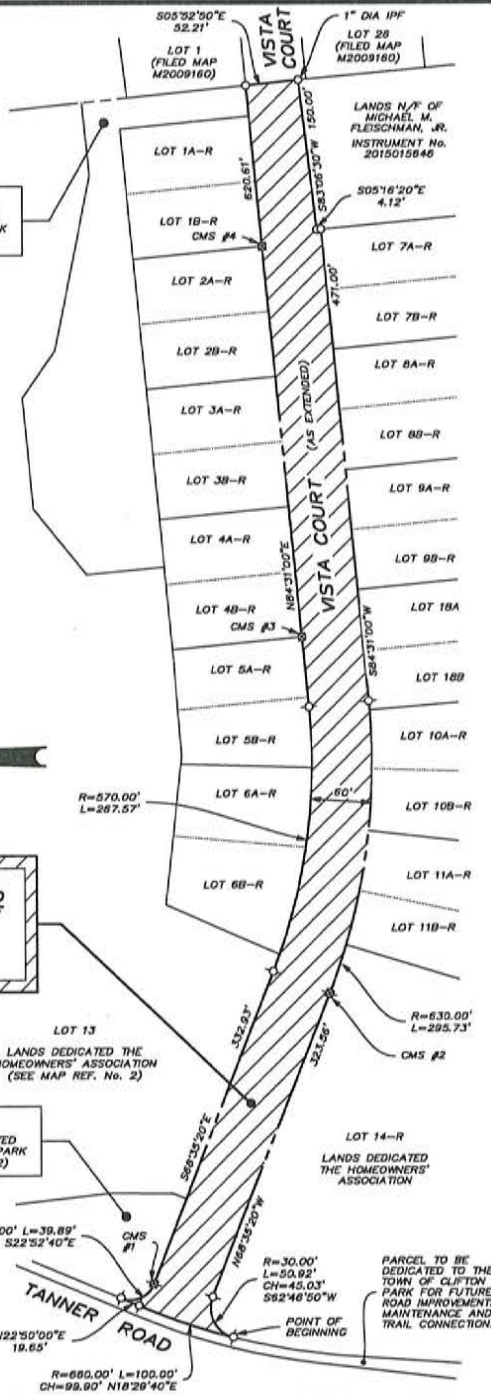
TIMOTHY J. McALONEN PLS 50,471

SARATOGA COUNTY, NEW YORK
SEPTEMBER 8, 2021
tmcalonen@edpllp.com



ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.

900 Route 146 Clifton Park, NY 12065
(518) 371-7621 edpllp.com



SCHEDULE "A"
PARCEL 1
VISTA COURT (AS EXTENDED)

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the easterly line of Tanner Road and identified as Vista Court (as extended) as shown on a map entitled "Amended Subdivision Map, The Vistas West – Amended Subdivision", dated October 10, 2018 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on November 20, 2018 as Map No. M2018262 and being further bounded and described as follows:

Beginning at the point of intersection of the easterly line of Tanner Road (Future Road and Trail Connections) with the common division line of Lot 14-R – Lands to be dedicated to the Homeowners Association to the south and Vista Court, the parcel of land herein being described, to the north as shown on said map;

Thence from said *Point of Beginning* along said easterly line of Tanner Road (Future Road and Trail Connections) as shown on said map the following two (2) courses and distances:

1) Along a curve to the right an arc length of 100.00 feet to a point of tangency, said curve having a radius of 660.00 feet and a chord length of North 18 deg. 29 min. 40 sec. East, 99.90 feet;

2) North 22 deg. 50 min. 00 sec. East, 19.65 feet to a point;

Thence along the northerly line of Vista Court as it fronts Lot 17 – Lands to be dedicated to the Town of Clifton Park (Filed Map No. M2018090), Lot 13 – HOA Lands (Filed Map No. M2018090), Lot Nos. 6B-R and 6A-R, Lot Nos. 5B-R and 5A-R, Lot Nos. 4B-R and 4A-R, Lot Nos. 3B-R and 3A-R, Lot Nos. 2B-R and 2A-R, Lot Nos. 1B-R and 1A-R and Lot 16 – Lands to be dedicated to the Town of Clifton Park (Filed Map No. M2018090) as shown on said map the following four (4) courses and distances:

1) Along a curve to the left an arc length of 39.89 feet to a point of tangency marked with concrete monument #1 set, said curve having a radius of 25.00 feet and a chord length of South 22 deg. 52 min. 40 sec. East, 35.79 feet;

2) South 68 deg. 35 min. 20 sec. East, 332.93 feet to a point of curvature;

3) Along a curve to the left in a general easterly direction an arc length of 267.57 feet to a point of tangency, said curve having a radius of 570.00 feet;

4) North 84 deg. 31 min. 00 sec. East, 620.61 feet to a point being the northeasterly corner of Vista Court as herein being described;

Thence along the easterly line of said Vista Court, South 05 deg. 52 min. 50 sec. East, 52.21 feet to a point marked with a 1-inch diameter iron pipe found being the southeasterly corner of said Vista Court as herein being described;

Thence along the southerly line of Vista Court as it fronts lands now or formerly of Michael M. Fleischman, Jr. as conveyed in Instrument No. 2015015646, Lot Nos. 7A-R and 7B-R, Lot Nos. 8A-R and 8B-R, Lot Nos. 9A-R and 9B-R, Lot Nos. 18A and 18B, Lot Nos. 10A-R and 10B-R, Lot Nos. 11A-R and 11B-R and Lot 14-R – HOA Lands as shown on said map the following six (6) courses and distances:

- 1) South 83 deg. 06 min. 30 sec. West, 150.00 feet to a point;
- 2) South 05 deg. 16 min. 20 sec. East, 4.12 feet to a point;
- 3) South 84 deg. 31 min. 00 sec. West, 471.00 feet to a point of curvature;
- 4) Along a curve to the right in a general westerly direction an arc length of 295.73 feet to a point of tangency marked with concrete monument #2 set, said curve having a radius of 630.00 feet;
- 5) North 68 deg. 35 min. 20 sec. West, 323.56 feet to a point to a point of curvature;
- 6) Along a curve to the left having a radius of 30.00 feet, a chord length of South 62 deg. 46 min. 50 sec. West, 45.03 feet and an arc length of 50.92 feet to the point or place of beginning and containing 1.725± acres of land.

PARCEL 2

LOT Nos. 16 & 17 – STORMWATER MANAGEMENT PARCELS

ALL THOSE CERTAIN TRACTS, PIECES OR PARCELS OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the easterly line of Tanner Road and the northerly line of Vista Court and identified as Lot Nos. 16 & 17 as shown on a map entitled "Subdivision Plan, Proposed Subdivision – The Vistas West", dated August 18, 2016 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on April 23, 2018 as Map No. M2018090 and being further bounded and described as follows:

Lot 16:

Beginning at the point of intersection of the northerly line of Vista Court with the common division line of Lot 1A-R (Filed Map No. M2018262) to the west and Lot 16, the parcel of land herein being described, to the east as shown on said map;

Thence from said *Point of Beginning* along the common division line of Lot Nos. 1A-R and 1B-R (Filed Map No. M2018262), Lot Nos. 2A-R and 2B-R (Filed Map No. M2018262), Lot Nos. 3A-R and 3B-R (Filed Map No. M2018262) and Lot 4A-R to the west and south and said Lot 16 to the east and north the following two (2) courses and distances:

- 1) North 05 deg. 29 min. 00 sec. West, 130.00 feet to a point;
- 2) South 84 deg. 31 min. 00 sec. West, 437.50 feet to a point;

Thence along the common division line of Lot No. 13 – HOA Lands to the west and north and said Lot 16 to the east and south as shown on said map the following six (6) courses and distances:

- 1) North 05 deg. 27 min. 30 sec. West, 77.67 feet to a point;
- 2) North 51 deg. 13 min. 30 sec. East, 84.19 feet to a point;
- 3) North 84 deg. 32 min. 30 sec. East, 110.66 feet to a point;
- 4) South 55 deg. 13 min. 50 sec. East, 57.47 feet to a point;
- 5) South 78 deg. 37 min. 50 sec. East, 177.46 feet to a point;
- 6) North 84 deg. 07 min. 10 sec. East, 72.41 feet to a point in the westerly line of lands now or formerly of The Vistas Homeowners' Association, Inc. as conveyed in Instrument No. 2013004024 (Parcel I – Lot 7 Revised, Filed Map No. M2013199);

Thence along the common division line of said lands of The Vistas Homeowners' Association, Inc. and Lot No. 1 (Filed Map No. M2009160) to the east and said Lot 16 to the west, South 05 deg. 52 min. 50 sec. East, 165.75 feet to a point in the northerly line of Vista Court;

Thence along said northerly line of Vista Court, South 84 deg. 31 min. 00 sec. West, 30.82 feet to the point or place of beginning and containing 42,294± square feet or 0.971± acres of land.

Lot 17:

Beginning at the point of intersection of the easterly line of Tanner Road (Future Road and Trail Connections) with the common division line of Lot 13 – HOA Lands to the north and Lot 17, the parcel of land herein being described, to the south as shown on said map;

Thence from said *Point of Beginning* along the common division line of said Lot No. 13 – HOA Lands to the north and east and said Lot 17 to the south and west the following four (4) courses and distances:

- 1) South 67 deg. 10 min. 00 sec. East, 39.85 feet to a point;
- 2) South 06 deg. 40 min. 30 sec. East, 106.87 feet to a point;
- 3) South 00 deg. 24 min. 10 sec. West, 62.10 feet to a point;
- 4) South 21 deg. 24 min. 40 sec. West, 14.72 feet to a point in the northerly line of Vista Court as shown on said map;

Thence along said northerly line of Vista Court the following two (2) courses and distances:

- 1) North 68 deg. 35 min. 20 sec. West, 90.95 feet to a point of curvature marked with concrete monument #1 set;
- 2) Along a curve to the right an arc length of 39.89 feet to a point of tangency in the easterly line of Tanner Road (Future Road and Trail Connections), said curve having a radius of 25.00 feet and a chord length of North 22 deg. 52 min. 40 sec. West, 35.79 feet;

Thence along said easterly line of Tanner Road (Future Road and Trail Connections), North 22 deg. 50 min. 00 sec. East, 142.39 feet to the point or place of beginning and containing 0.319± acres of land.

PARCEL 3

TANNER ROAD – FUTURE ROAD IMPROVEMENTS, MAINTENANCE AND TRAIL CONNECTIONS

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the northerly line of N.Y.S. Route 146 (State Highway No. 1523) and the easterly line of Tanner Road as shown on a map entitled "Subdivision Plan, Proposed Subdivision – The Vistas West", dated August 18, 2016 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on April 23, 2018 as Map No. M2018090 and being further bounded and described as follows:

Beginning at the point of intersection of the northerly line of N.Y.S. Route 146 (State Highway No. 1523) with the easterly line of Tanner Road as shown on said map;

Thence from said *Point of Beginning* along the easterly line of Tanner Road as shown on said map the following four (4) courses and distances:

- 1) North 06 deg. 44 min. 00 sec. East, 320.84 feet to a point of curvature;
- 2) Along a curve to the right an arc length of 188.26 feet to a point of tangency, said curve having a radius of 670.00 feet and a chord length of North 14 deg. 47 min. 00 sec. East, 187.64 feet;
- 3) North 22 deg. 50 min. 00 sec. East, 765.00 feet to a point;
- 4) North 21 deg. 30 min. 00 sec. East, 222.50 feet to the point of intersection of said easterly line of Tanner Road with the common division line of lands now or formerly of David M. Muller as conveyed in Book 1629 of Deeds at Page 74 to the north and the parcel of land herein being described to the south as shown on said map;

Thence along said common division line, North 81 deg. 49 min. 00 sec. East, 11.51 feet to a point;

Thence along the easterly line of Tanner Road as herein being dedicated to the Town of Clifton Park as it fronts Lot 13 – HOA Lands, Lot 12, Lot 13 – HOA Lands, Lot 17 – Lands to be dedicated to the Town of Clifton Park, Vista Court and Lot 14-R – HOA Lands (Filed Map No. M2018262) as shown on said map the following five (5) courses and distances:

- 1) South 21 deg. 30 min. 00 sec. West, 228.32 feet to a point;
- 2) South 22 deg. 50 min. 00 sec. West, 765.12 feet to a point of curvature;
- 3) Along a curve to the left an arc length of 185.45 feet to a point of tangency, said curve having a radius of 660.00 feet and a chord length of South 14 deg. 47 min. 00 sec. West, 184.84 feet;
- 4) South 06 deg. 44 min. 00 sec. West, 20.00 feet to a point;
- 5) South 03 deg. 52 min. 30 sec. West, 299.55 feet to a point in the northerly line of N.Y.S. Route 146 (State Highway No. 1523) as shown on said map;

Thence along said northerly line of N.Y.S. Route 146, North 87 deg. 05 min. 00 sec. West, 25.00 feet to the point or place of beginning and containing 17,221± square feet of land.

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UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY.

MAP REFERENCE:

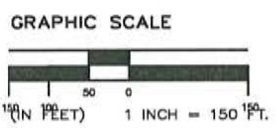
- 1) Map Entitled: Proposed Subdivision, The Vistas West
- Map Date: August 16, 2016
- Prepared By: The Environmental Design Partnership, LLP
- Map Filed: April 23, 2018
- Map No. Saratoga County Clerk's Office M2018590

LEGEND:

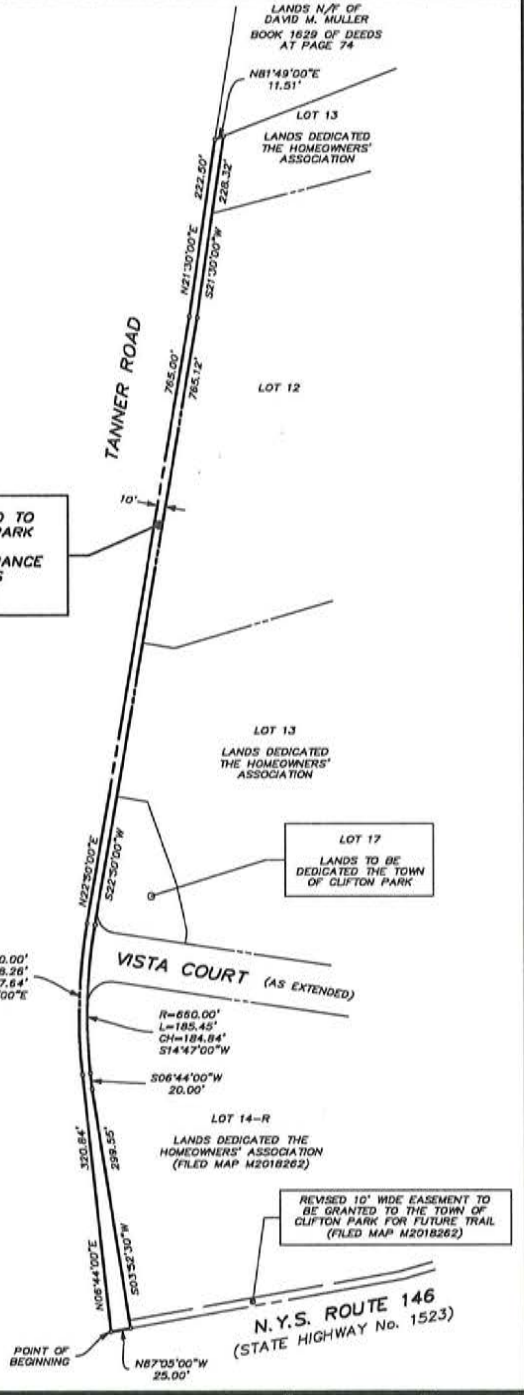
N/F denotes Now or Formerly
REF. denotes Reference



LANDS TO BE DEDICATED TO THE TOWN OF CLIFTON PARK FOR FUTURE ROAD IMPROVEMENTS, MAINTENANCE AND TRAIL CONNECTIONS
AREA = 17,221± SQ.FT.



10/08/2021 - Revised Per Comments

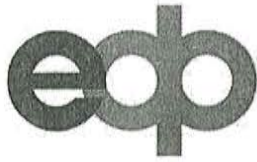


TANNER ROAD - FUTURE ROAD IMPROVEMENTS, MAINTENANCE AND TRAIL CONNECTIONS TO BE DEDICATED TO THE TOWN OF CLIFTON PARK

THE VISTAS WEST SUBDIVISION

TOWN OF CLIFTON PARK
SCALE: 1" = 150'
TIMOTHY J. McALONEN PLS 50,471
SARATOGA COUNTY, NEW YORK
SEPTEMBER 8, 2021
tmcalconen@edpllp.com

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 146 Clifton Park, NY 12065
(518) 371-7621 edplp.com



**SURVEY DESCRIPTION
TANNER ROAD – FUTURE ROAD IMPROVEMENTS,
MAINTENANCE AND TRAIL CONNECTIONS
TO BE DEDICATED TO THE
TOWN OF CLIFTON PARK
THE VISTAS WEST SUBDIVISION
CLIFTON PARK, NY**

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the northerly line of N.Y.S. Route 146 (State Highway No. 1523) and the easterly line of Tanner Road as shown on a map entitled "Subdivision Plan, Proposed Subdivision – The Vistas West", dated August 18, 2016 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on April 23, 2018 as Map No. M2018090 and being further bounded and described as follows:

Beginning at the point of intersection of the northerly line of N.Y.S. Route 146 (State Highway No. 1523) with the easterly line of Tanner Road as shown on said map;

Thence from said *Point of Beginning* along the easterly line of Tanner Road as shown on said map the following four (4) courses and distances:

- 1) North 06 deg. 44 min. 00 sec. East, 320.84 feet to a point of curvature;
- 2) Along a curve to the right an arc length of 188.26 feet to a point of tangency, said curve having a radius of 670.00 feet and a chord length of North 14 deg. 47 min. 00 sec. East, 187.64 feet;
- 3) North 22 deg. 50 min. 00 sec. East, 765.00 feet to a point;
- 4) North 21 deg. 30 min. 00 sec. East, 222.50 feet to the point of intersection of said easterly line of Tanner Road with the common division line of lands now or formerly of David M. Muller as conveyed in Book 1629 of Deeds at Page 74 to the north and the parcel of land herein being described to the south as shown on said map;

Thence along said common division line, North 81 deg. 49 min. 00 sec. East, 11.51 feet to a point;

Thence along the easterly line of Tanner Road as herein being dedicated to the Town of Clifton Park as it fronts Lot 13 – HOA Lands, Lot 12, Lot 13 – HOA Lands, Lot 17 – Lands to be dedicated to the Town of Clifton Park, Vista Court and Lot 14-R – HOA Lands (Filed Map No. M2018262) as shown on said map the following five (5) courses and distances:

- 1) South 21 deg. 30 min. 00 sec. West, 228.32 feet to a point;
- 2) South 22 deg. 50 min. 00 sec. West, 765.12 feet to a point of curvature;
- 3) Along a curve to the left an arc length of 185.45 feet to a point of tangency, said curve having a radius of 660.00 feet and a chord length of South 14 deg. 47 min. 00 sec. West, 184.84 feet;
- 4) South 06 deg. 44 min. 00 sec. West, 20.00 feet to a point;
- 5) South 03 deg. 52 min. 30 sec. West, 299.55 feet to a point in the northerly line of N.Y.S. Route 146 (State Highway No. 1523) as shown on said map;

Thence along said northerly line of N.Y.S. Route 146, North 87 deg. 05 min. 00 sec. West, 25.00 feet to the point or place of beginning and containing 17,221± square feet of land.

Said *parcel* made subject to any and all enforceable covenants, conditions, easements and restrictions of record as they may appear.

September 17, 2021

Rev. 10/09/21

Prepared By:

Timothy J. McAlonen, PLS



Tanner Road - Town of Clifton Park.docx

**PUBLIC UTILITY EASEMENTS AND 10-FOOT WIDE FUTURE TRAIL EASEMENT
VISTAS WEST SUBDIVISION**

THIS INDENTURE, made this _____ day of _____, 2021.

BETWEEN, VISTAS WEST HOMEOWNERS' ASSOCIATION, INC., a not-for-profit corporation organized under the laws of New York with a principle place of business located at 900 NY-146, Clifton Park, New York 12065,

party of the first part, and

TOWN OF CLIFTON PARK, a municipal corporation organized and existing under the laws of the State of New York, with offices at 1 Town Hall Plaza, Clifton Park, New York, 12065, party of the second

WITNESSETH that the party of the first part, for and in consideration of One (\$1.00) Dollar, lawful money of the United States, payment of which is hereby acknowledged, does hereby grant to the party of the second part, its successors and assigns, a permanent easement for the benefit of the party of the second part, its successors and assigns, employees, servants and agents to construct, lay and maintain municipal utilities and with the right of ingress and egress for any and all purposes in connection with laying of such utilities, the maintenance, use, operation, repair, reconstruction, control and inspection thereof and to bring upon the said easement such equipment as may be necessary to do any and all acts necessary to construct, maintain, operate, repair, inspect and use the facilities in and under all that tract or strip of land designated as an easement being more particularly bounded and described on SCHEDULE "A" annexed hereto and made a part hereof.

BEING a portion of the premises conveyed to the Grantor by deed dated July 19, 2017 and duly recorded in the Saratoga County Clerk's Office on August 15, 2017, as Instrument No. #2017025844.

The party of the first part and its grantees, successors and assigns shall not make any construction on the foregoing easement or strip of land upon which said easement is granted which in any way will interfere with the complete access by the party of the second part, its agents, servants and employees for any of the purposes set forth above, including access, repairs and maintenance, and the party of the second part, its successors and assigns, may remove from such easement any obstruction which may interfere with the laying, operation, access or maintenance of utilities.

In the event that the party of the second part, its successors and assigns shall find it necessary in the future to excavate on the premises for the purpose of repairing or maintaining any utilities, the party of the second part or its successors, agrees to restore the premises to its former condition as far as is reasonably possible.

This grant of easement is made in the ordinary course of business actually conducted by the party of the first part and does not constitute a sale of all or substantially all of its assets.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its duly authorized officer this ____ day of _____, 2021.

IN PRESENCE OF

VISTAS WEST HOMEOWNERS' ASSOCIATION, INC.,

By: _____
ERIK KOHLER, President

STATE OF NEW YORK }
COUNTY OF SARATOGA } ss.:

On the ____ day of _____, 2021, before me, the undersigned a notary public in and for said state, personally appeared ERIK KOHLER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that be his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Record and Return to:
Town Attorney's Office
1 Town Hall Plaza
Clifton Park, New York, 12065

**SCHEDULE A
UTILITY EASEMENTS**

UTILITY EASEMENTS THROUGH ALL THOSE CERTAIN TRACTS, PIECES OR PARCELS OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the northerly and southerly lines of Vista Court as shown on a map entitled "Subdivision Plan, Proposed Subdivision – The Vistas West", dated August 18, 2016 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on April 23, 2018 as Map No. M2018090 and being further bounded and described as follows:

Utility Easement – Northerly side of Vista Court:

Commencing at the point of intersection of the northerly line of Vista Court with the common division line of Lot 17 – Lands to be dedicated to the Town of Clifton Park to the west and Lot 13 – HOA Lands to the east as shown on said map;

Thence from said *Point of Commencement* along said northerly line of Vista Court, South 68 deg. 35 min. 20 sec. East, 34.63 feet to the **Point of Beginning** of the hereinafter described *easement*;

Thence from said *Point of Beginning* through said Lot 13 – HOA Lands the following three (3) courses and distances:

- 1) North 13 deg. 13 min. 30 sec. East, 15.14 feet to a point;
- 2) South 79 deg. 12 min. 10 sec. East, 19.47 feet to a point;
- 3) South 10 deg. 12 min. 50 sec. West, 18.93 feet to a point in the northerly line of Vista Court;

Thence along said northerly line of Vista Court, North 68 deg. 35 min. 20 sec. West, 20.66 feet to the point or place of beginning of said *easement* and containing 339± square feet of land.

Utility Easement – Southerly side of Vista Court:

Commencing at the point of intersection of the southerly line of Vista Court with the common division line of Lot 11B-R (Filed Map No. M2018262) to the east and Lot 14-R – HOA Lands (Filed Map No. M2018262) to the west as shown on said map;

Thence from said *Point of Commencement* along said southerly line of Vista Court the following two (2) courses and distances:

- 1) Along a curve to the right an arc length of 51.00 feet to a point of tangency marked with concrete monument #2 set, said curve having a radius of 630.00 feet and a chord length of North 70 deg. 54 min. 30 sec. West, 50.98 feet;

2) North 68 deg. 35 min. 20 sec. West, 175.63 feet to the **Point of Beginning** of the hereinafter described *easement*;

Thence from said *Point of Beginning* through Lot 14-R HOA Lands the following three (3) courses and distances:

1) South 13 deg. 12 min. 40 sec. West, 22.11 feet to a point;

2) North 79 deg. 14 min. 00 sec. West, 18.67 feet to a point;

3) North 10 deg. 30 min. 50 sec. East, 25.81 feet to a point in the southerly line of Vista Court;

Thence along said southerly line of Vista Court, South 68 deg. 35 min. 20 sec. East, 20.07 feet to the point or place of beginning of said *easement* and containing 461± square feet of land.

Said *easements* made subject to any and all enforceable covenants, conditions, easements and restrictions of record as they may appear.

REVISED 10-FOOT WIDE FUTURE TRAIL EASEMENT

REVISED 10-FOOT WIDE TRAIL EASEMENT THROUGH ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the northerly line of N.Y.S. Route 146 (State Highway No. 1523) and the easterly line of Tanner Road as shown on a map entitled "Amended Subdivision Map, The Vistas West – Amended Subdivision", dated October 10, 2016 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on November 20, 2018 as Map No. M2018262 and being further bounded and described as follows:

Beginning at the point of intersection of the northerly line of N.Y.S. Route 146 with the common division line of lands now or formerly of Michael M. Fleischman, Jr. as conveyed in Instrument No. 2015015646 to the east and Lot No. 14-R – HOA Lands to the west as shown on said map;

Thence from said *Point of Beginning* along said northerly line of N.Y.S. Route 146 the following five (5) courses and distances:

1) South 83 deg. 05 min. 10 sec. West, 116.00 feet to a point;

2) South 85 deg. 59 min. 20 sec. West, 412.70 feet to a point;

3) South 86 deg. 58 min. 30 sec. West, 283.62 feet to a point;

4) South 03 deg. 29 min. 20 sec. West, 1.00 feet to a point;

5) North 87 deg. 05 min. 00 sec. West, 353.50 feet to the point of intersection of said northerly line of N.Y.S. Route 146 with the proposed easterly line of Tanner Road (Future Road and Trail Connections) as shown on said map;

Thence along said proposed easterly line of Tanner Road, North 03 deg. 52 min. 20 sec. East, 10.00 feet to a point;

Thence through said Lot No. 14-R – HOA Lands as shown on said map the following four (4) courses and distances:

1) South 87 deg. 05 min. 00 sec. East, 343.22 feet to a point;

2) North 86 deg. 58 min. 30 sec. East, 292.67 feet to a point;

3) North 85 deg. 59 min. 20 sec. East, 412.36 feet to a point;

4) North 83 deg. 05 min. 10 sec. East, 116.03 feet to a point in the common division line of lands now or formerly of Michael M. Fleischman, Jr. as conveyed in Instrument No. 2015015646 to the east and said Lot No. 14-R – HOA Lands to the west as shown on said map;

Thence along said common division line, South 05 deg. 16 min. 20 sec. East, 10.00 feet to the point or place of beginning of said *easement* and containing 11,656± square feet of land.

Said *easement* made subject to any and all enforceable covenants, conditions, easements and restrictions of record as they may appear.

LANDS N/F OF THE VISTAS HOMEOWNERS' ASSOCIATION, INC.

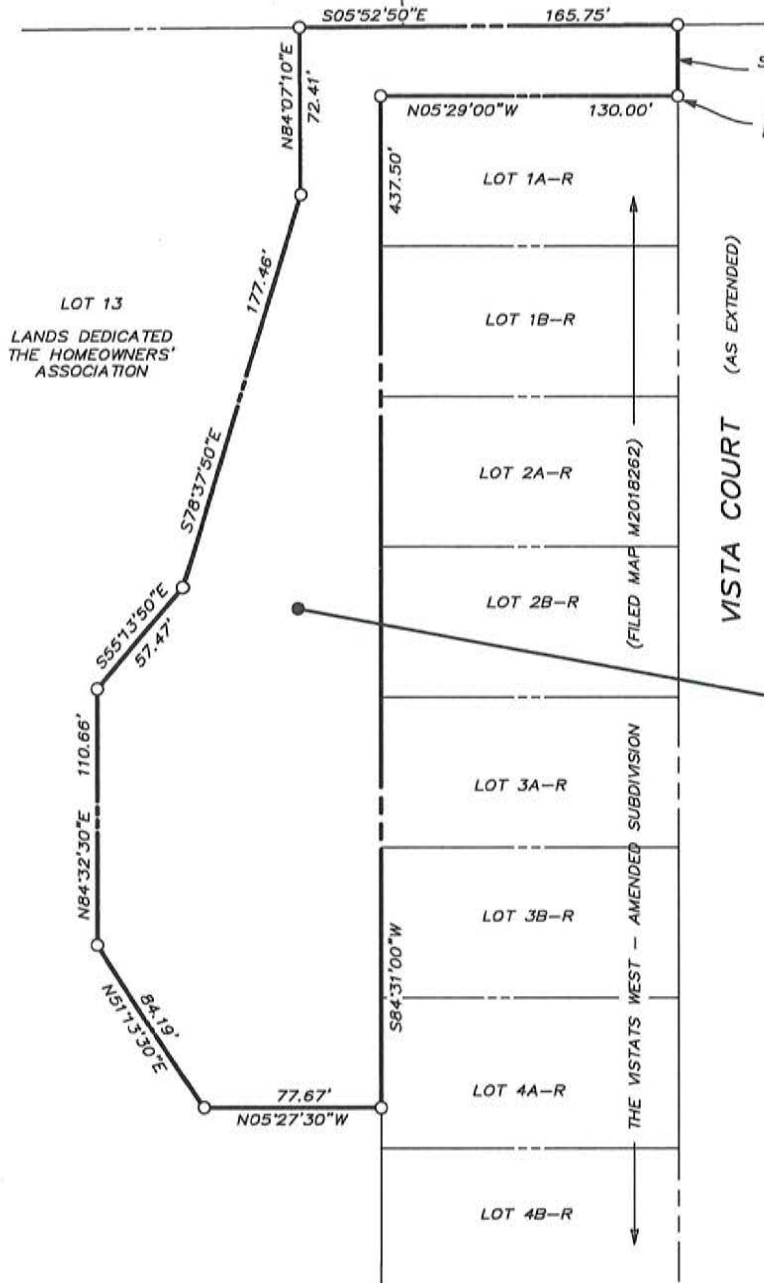
INSTRUMENT No. 2013004024 (PARCEL 1 - LOT 7 REVISED FILED MAP M2013199)

LOT 1 (FILED MAP M2009160)

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COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY.



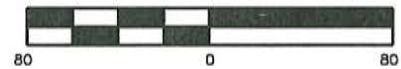
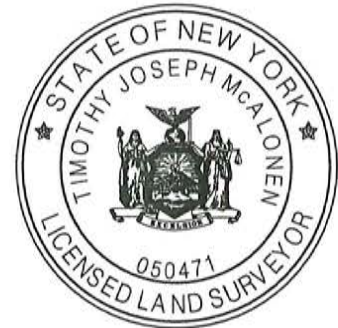
MAP REFERENCE:

- 1) Map Entitled: "Proposed Subdivision, The Vistas West"
 Map Date: August 18, 2016
 Prepared By: The Environmental Design Partnership, LLP
 Map Filed: April 23, 2018
 Map No. Saratoga County Clerk's Office M2018090

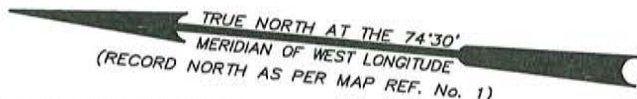
LEGEND:

N/F denotes Now or Formerly
REF. denotes Reference

LOT 16 - STORMWATER MANAGEMENT PARCEL TO BE DEDICATED TO THE TOWN OF CLIFTON PARK
 AREA = 42,294± SQ.FT.
 OR 0.971± ACRES



GRAPHIC SCALE (IN FEET)
1 INCH = 80 FT.



10/09/2021 - Revised Per Comments

LOT No. 16 - STORMWATER MANAGEMENT PARCEL TO BE DEDICATED TO THE TOWN OF CLIFTON PARK

THE VISTAS WEST SUBDIVISION

TOWN OF CLIFTON PARK

SCALE: 1" = 80'

TIMOTHY J. McALONEN PLS 50,471

SARATOGA COUNTY, NEW YORK

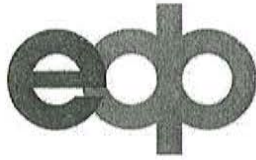
SEPTEMBER 8, 2021

tmcalonen@edpllp.com



ENVIRONMENTAL DESIGN PARTNERSHIP, LLP

900 Route 146 Clifton Park, NY 12065
(518) 371-7621 edpllp.com



**SURVEY DESCRIPTION
LOT Nos. 16 & 17 – STORMWATER MANAGEMENT PARCELS
TO BE DEDICATED TO THE
TOWN OF CLIFTON PARK
THE VISTAS WEST SUBDIVISION
CLIFTON PARK, NY**

ALL THOSE CERTAIN TRACTS, PIECES OR PARCELS OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the easterly line of Tanner Road and the northerly line of Vista Court and identified as Lot Nos. 16 & 17 as shown on a map entitled "Subdivision Plan, Proposed Subdivision – The Vistas West", dated August 18, 2016 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on April 23, 2018 as Map No. M2018090 and being further bounded and described as follows:

Lot 16:

Beginning at the point of intersection of the northerly line of Vista Court with the common division line of Lot 1A-R (Filed Map No. M2018262) to the west and Lot 16, the parcel of land herein being described, to the east as shown on said map;

Thence from said *Point of Beginning* along the common division line of Lot Nos. 1A-R and 1B-R (Filed Map No. M2018262), Lot Nos. 2A-R and 2B-R (Filed Map No. M2018262), Lot Nos. 3A-R and 3B-R (Filed Map No. M2018262) and Lot 4A-R to the west and south and said Lot 16 to the east and north the following two (2) courses and distances:

- 1) North 05 deg. 29 min. 00 sec. West, 130.00 feet to a point;
- 2) South 84 deg. 31 min. 00 sec. West, 437.50 feet to a point;

Thence along the common division line of Lot No. 13 – HOA Lands to the west and north and said Lot 16 to the east and south as shown on said map the following six (6) courses and distances:

- 1) North 05 deg. 27 min. 30 sec. West, 77.67 feet to a point;
- 2) North 51 deg. 13 min. 30 sec. East, 84.19 feet to a point;
- 3) North 84 deg. 32 min. 30 sec. East, 110.66 feet to a point;
- 4) South 55 deg. 13 min. 50 sec. East, 57.47 feet to a point;
- 5) South 78 deg. 37 min. 50 sec. East, 177.46 feet to a point;
- 6) North 84 deg. 07 min. 10 sec. East, 72.41 feet to a point in the westerly line of lands now or formerly of The Vistas Homeowners' Association, Inc. as conveyed in Instrument No. 2013004024

(Parcel I – Lot 7 Revised, Filed Map No. M2013199);

Thence along the common division line of said lands of The Vistas Homeowners' Association, Inc. and Lot No. 1 (Filed Map No. M2009160) to the east and said Lot 16 to the west, South 05 deg. 52 min. 50 sec. East, 165.75 feet to a point in the northerly line of Vista Court;

Thence along said northerly line of Vista Court, South 84 deg. 31 min. 00 sec. West, 30.82 feet to the point or place of beginning and containing 42,294± square feet or 0.971± acres of land.

Lot 17:

Beginning at the point of intersection of the easterly line of Tanner Road (Future Road and Trail Connections) with the common division line of Lot 13 – HOA Lands to the north and Lot 17, the parcel of land herein being described, to the south as shown on said map;

Thence from said *Point of Beginning* along the common division line of said Lot No. 13 – HOA Lands to the north and east and said Lot 17 to the south and west the following four (4) courses and distances:

- 1) South 67 deg. 10 min. 00 sec. East, 39.85 feet to a point;
- 2) South 06 deg. 40 min. 30 sec. East, 106.87 feet to a point;
- 3) South 00 deg. 24 min. 10 sec. West, 62.10 feet to a point;
- 4) South 21 deg. 24 min. 40 sec. West, 14.72 feet to a point in the northerly line of Vista Court as shown on said map;

Thence along said northerly line of Vista Court the following two (2) courses and distances:

- 1) North 68 deg. 35 min. 20 sec. West, 90.95 feet to a point of curvature marked with concrete monument #1 set;
- 2) Along a curve to the right an arc length of 39.89 feet to a point of tangency in the easterly line of Tanner Road (Future Road and Trail Connections), said curve having a radius of 25.00 feet and a chord length of North 22 deg. 52 min. 40 sec. West, 35.79 feet;

Thence along said easterly line of Tanner Road (Future Road and Trail Connections), North 22 deg. 50 min. 00 sec. East, 142.39 feet to the point or place of beginning and containing 0.319± acres of land.

Said *parcels* made subject to any and all enforceable covenants, conditions, easements and restrictions of record as they may appear.

September 17, 2021

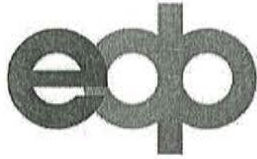
Rev. 10/09/2021

Prepared By:

Timothy J. McAlonen, PLS



Lot Nos. 16 and 17 - Town of Clifton Park.docx



**SURVEY DESCRIPTION
VISTA COURT (AS EXTENDED)
TO BE DEDICATED TO THE
TOWN OF CLIFTON PARK
THE VISTAS WEST AMENDED SUBDIVISION
CLIFTON PARK, NY**

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Clifton Park, County of Saratoga, State of New York lying along the easterly line of Tanner Road and identified as Vista Court (as extended) as shown on a map entitled "Amended Subdivision Map, The Vistas West – Amended Subdivision", dated October 10, 2018 as prepared by The Environmental Design Partnership, LLP and filed in the Saratoga County Clerk's Office on November 20, 2018 as Map No. M2018262 and being further bounded and described as follows:

Beginning at the point of intersection of the easterly line of Tanner Road (Future Road and Trail Connections) with the common division line of Lot 14-R – Lands to be dedicated to the Homeowners Association to the south and Vista Court, the parcel of land herein being described, to the north as shown on said map;

Thence from said *Point of Beginning* along said easterly line of Tanner Road (Future Road and Trail Connections) as shown on said map the following two (2) courses and distances:

- 1) Along a curve to the right an arc length of 100.00 feet to a point of tangency, said curve having a radius of 660.00 feet and a chord length of North 18 deg. 29 min. 40 sec. East, 99.90 feet;
- 2) North 22 deg. 50 min. 00 sec. East, 19.65 feet to a point;

Thence along the northerly line of Vista Court as it fronts Lot 17 – Lands to be dedicated to the Town of Clifton Park (Filed Map No. M2018090), Lot 13 – HOA Lands (Filed Map No. M2018090), Lot Nos. 6B-R and 6A-R, Lot Nos. 5B-R and 5A-R, Lot Nos. 4B-R and 4A-R, Lot Nos. 3B-R and 3A-R, Lot Nos. 2B-R and 2A-R, Lot Nos. 1B-R and 1A-R and Lot 16 – Lands to be dedicated to the Town of Clifton Park (Filed Map No. M2018090) as shown on said map the following four (4) courses and distances:

- 1) Along a curve to the left an arc length of 39.89 feet to a point of tangency marked with concrete monument #1 set, said curve having a radius of 25.00 feet and a chord length of South 22 deg. 52 min. 40 sec. East, 35.79 feet;
- 2) South 68 deg. 35 min. 20 sec. East, 332.93 feet to a point of curvature;

3) Along a curve to the left in a general easterly direction an arc length of 267.57 feet to a point of tangency, said curve having a radius of 570.00 feet;

4) North 84 deg. 31 min. 00 sec. East, 620.61 feet to a point being the northeasterly corner of Vista Court as herein being described;

Thence along the easterly line of said Vista Court, South 05 deg. 52 min. 50 sec. East, 52.21 feet to a point marked with a 1-inch diameter iron pipe found being the southeasterly corner of said Vista Court as herein being described;

Thence along the southerly line of Vista Court as it fronts lands now or formerly of Michael M. Fleischman, Jr. as conveyed in Instrument No. 2015015646, Lot Nos. 7A-R and 7B-R, Lot Nos. 8A-R and 8B-R, Lot Nos. 9A-R and 9B-R, Lot Nos. 18A and 18B, Lot Nos. 10A-R and 10B-R, Lot Nos. 11A-R and 11B-R and Lot 14-R – HOA Lands as shown on said map the following six (6) courses and distances:

1) South 83 deg. 06 min. 30 sec. West, 150.00 feet to a point;

2) South 05 deg. 16 min. 20 sec. East, 4.12 feet to a point;

3) South 84 deg. 31 min. 00 sec. West, 471.00 feet to a point of curvature;

4) Along a curve to the right in a general westerly direction an arc length of 295.73 feet to a point of tangency marked with concrete monument #2 set, said curve having a radius of 630.00 feet;

5) North 68 deg. 35 min. 20 sec. West, 323.56 feet to a point to a point of curvature;

6) Along a curve to the left having a radius of 30.00 feet, a chord length of South 62 deg. 46 min. 50 sec. West, 45.03 feet and an arc length of 50.92 feet to the point or place of beginning and containing 1.725± acres of land.

Said *parcel* made subject to any and all enforceable covenants, conditions, easements and restrictions of record as they may appear.

September 17, 2021

Rev 10/09/2021

Prepared By:

Timothy J. McAlonen, PLS



Vista Court - Town of Clifton Park.docx

Collection: Town & County 2021

Fiscal Year Start: 1/1/2021

Fiscal Year End: 12/31/2021

Warrant Date: 12/31/2020

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
2/4/2021	2/4/2021	\$1.70	\$1.70	\$0.00	\$0.00	Counter	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
005647	412400	270.8-5-99	Payment Posted
Address		Municipality	School
Tanner Rd			Shenendehowa

Owners

Vistas West Development LLC
900 NY 146
Clifton Park, NY 12065

Property Information

Roll Section: 1
Property Class: Road/str/hwy
Lot Size: 1.71

Assessment Information

Full Market Value: 392.00
Total Assessed Value: 200.00
Uniform %: 51.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
GENERAL COUNTY	1956302	-10.7000	200.000	0.06655600	\$0.01
NYS MANDATES	65027000	3.3000	200.000	4.48107400	\$0.90
HIGHWAY	754607	0.6000	200.000	0.30820400	\$0.06
Ambulance district	700000	9.8000	200.000	0.27490400	\$0.05
Jonesville fire	1516610	3.9000	200.000	1.56413500	\$0.31
Cp cons hyd dist 1	461520	3.1000	200.000	0.20261500	\$0.04
Library	4606724	0.0000	200.000	1.23521400	\$0.25
Clifton park light 1	175000	0.0000	200.000	0.06872600	\$0.01
Sherwood forest pk	29748	2.0000	200.000	0.32593500	\$0.07

Total Taxes: \$1.70

Estimated State Aid - Type	Amount
County	36658687.00
Town	2052516.00

Mail Payments To:

RECEIVER OF TAXES
TOWN OF CLIFTON PARK PO BOX 10788 ALBANY, NY 12201

Shenendehowa Central School

518 - 881 - 0625

Print

Back

VISTAS WEST DEVELOPMENT L
900 NY 146
CLIFTON PARK, NY 12065

Notice of 2021 School Tax

SBL: 270.8-5-99
ADDR: TANNER RD
SWIS: 412400 Clifton Park
Bill #: 2021-010104

MAIL PAYMENT WITH REMITTANCE STUB TO:

Shenendehowa CSD
P.O.Box 22009
Albany, NY 12201 - 2009

ASSESSMENT INFORMATION

Full Market Value as of July 01, 2020 \$392.00
Total Assessed Value as of July 01, 2021 \$200.00
Uniform Percentage of Value 51.00

Exemption

Ex Amt

PROPERTY TAXES			
Taxable Assessed	Non-Homestead		
<u>Before STAR</u>	<u>Rate per \$1000</u>	<u>Rate per \$1000</u>	<u>Taxes Due</u>
Sch \$200.00	31.852057		\$6.37
Total Tax Due:			\$6.37

RECEIPT

SHENENDEHOWA CENTRAL SCHOOL

2021 - 2022 SCHOOL TAX

RECEIPT

270.8-5-99

2021 - 2022

Payment Information
Installment

	<u>Principal</u> <u>Paid</u>	<u>Penalty</u> <u>Paid</u>	<u>Total</u> <u>Received</u>	<u>Payment</u> <u>Date</u>	<u>Batch</u>	<u>Payer</u>
1	\$6.37	\$0.00	\$6.37	09/24/2021	LB666	VISTAS WES
	\$6.37	\$0.00	\$6.37			

PAID IN FULL

Resolution No. _____ of 2021, a resolution authorizing the Superintendent of Highways, Dahn Bull, to commence a procurement process to acquire up to six new plow trucks.

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

WHEREAS, the Superintendent of Highways has sought Town Board approval for the acquisition of additional snow plow trucks over recent Budget cycles, and has discussed ways and means of adding to the plow truck fleet with members of the Town Board, and

WHEREAS, the 2022 Preliminary budget was introduced on September 21, 2021, without provisions for additional plow trucks for the Highway Department, and,

WHEREAS, the current economic conditions, and federal policies have disrupted the Supply Chain of Goods and services, including components of large vehicles including Snow plow trucks, such that delivery lead times are now estimated at 12 to 18 months, necessitating near term action to acquire new trucks for the Department's snow and ice maintenance responsibilities to the Town, and

WHEREAS, the Town Board supports aggressive planning for the acquisition and financing of additional Vehicles for the Department for delivery in 2023, now therefore, be it

RESOLVED, that the Town Board authorizes the Superintendent of Highways to compile a list of sources and available contracts, bids and related methods of procuring up to 6 new plow trucks for the Highway Fleet, consistent with General Municipal Law §103, and to present options therefore to the board by January, 2022, and be it further,

RESOLVED, that the Comptroller is authorized to explore Master Lease options consistent with applicable procurement guidelines , and to present options for the funding and financing of the procurement of up to 6 plow truck vehicles for the Highway Department by the same timeframe.

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Town Board CONTACT: L. Walowit

REQUESTED MEETING DATE: Nov. 15, 2021 *(Subject to approval. Submissions received after NOON on the deadline date* may be delayed to the next meeting)*

BRIEF DESCRIPTION

A resolution in support of the Superintendent of Highways, Dahn Bull, in his efforts to research, build and purchase six new plow trucks.

BUDGET #: NA

BUDGET DESC: NA

\$ AMOUNT: 0.00

*****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda***

ADDITIONAL COMMENTS/DETAILS

Resolution attached.

**Typical Submission dates are Wednesday prior to the meeting, however, may be subject to change due to holiday schedules.*

_____ 6

Resolution No. _____ of 2021, a resolution in support of the Superintendent of Highways, Dahn Bull, in his efforts to research, build and purchase six new plow trucks.

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

WHEREAS, on Wednesday, October 9, 2019, the Superintendent of Highways attended the Budget Workshop in the Town Supervisors office, where Dahn Bull presented the need to replace 2 plow trucks, which did not make it into the 2020 Budget, and,

WHEREAS, on Thursday, October 8, 2020, the Superintendent of Highways attended the Budget Workshop, where Mr. Bull presented the need to replace 4 plow trucks which did not make it into the 2021 Budget, and,

WHEREAS, on Wednesday, October 6, 2021, the Superintendent of Highways attended the Budget Workshop, where Mr. Bull presented the need to replace 6 plow trucks, and,

WHEREAS, the 2022 Preliminary budget was introduced on September 21, 2021, with no mention of investment in plow trucks for the Highway Department, and,

WHEREAS, during the Superintendents multiple presentations in 2021, Supply Chain disruptions will greatly impact the availability of trucks and equipment in the future, as well as presenting between 12 to 18 month wait time on new plow trucks, and,

WHEREAS, the residents of Clifton Park expect an efficient and responsive reaction to snow and ice events in a timely manner, and continuing to improve our plow fleet assists in that goal, now, therefore be it,

RESOLVED, that the Town Board requests the Superintendent of Highways begin collecting quotes and reviewing contracts to build 6 new plow trucks for the Highway Fleet to be presented to the board in January, 2022, and be it further,

RESOLVED, that the Superintendent of Highways shall search for five trucks dedicated to the snow and ice removal of developments and one truck will be dedicated to the snow and ice removal of open roads in town, and be it further,

RESOLVED, the Town Board, through this resolution, supports the future purchase of six plow trucks in order to maintain and improve the plow and equipment fleet of the Clifton Park Highway Department.

Resolution No. _____ of 2021, a resolution accepting quotes for fencing repairs along a portion of the ball fields at Veteran's Memorial Park.

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

WHEREAS, quotes were received by the Buildings and Grounds Department for fence repairs, per the attached quote, around field #3 at Veteran's Memorial Park , and

WHEREAS, the lowest conforming quote for the repairs was submitted by Mariaville Fence, 60-1 Blue Barns Road, Rexford, in an amount not to exceed \$6,335.00 and

WHEREAS, the lowest conforming quote for the fence installation was submitted by Mariaville Fence, 60-1 Blue Barns Road, Rexford, NY in an amount not to exceed \$6,460.00; now therefore be it

RESOLVED, that the Town Board, hereby awards the contract to Mariaville Fence repairs to the fencing, gates and backstop of field #3 in Veteran's Memorial Park, at a total cost not to exceed \$6,460.00, to be charged from A-7024-200 (General Fund – Veteran's Park - Equipment).

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): B&G CONTACT: D.Clemens

REQUESTED MEETING DATE: November 15, 2021 *(Subject to approval. Submissions received after NOON on the deadline date* may be delayed to the next meeting)*

BRIEF DESCRIPTION

Hire Mariaville Fence, 60-1 Blue Barns Road Rexford, for repairs to the fence, gates and backstop on field #3 at Veterans Memorial Park for \$6,460.00

BUDGET #: A-7024-200

BUDGET DESC: General Fund -Veterans Park - Equipment

\$ AMOUNT: 6,460.00

*****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda***
Mark E. Heggren

ADDITIONAL COMMENTS/DETAILS

Transfer \$1,460 from A-07024-00024 (General Fund - Veteran's Park - General Maintenance) to A-07024-00200 (General Fund - Veteran's Park - Equipment) to cover the cost of the fence.

**Typical Submission dates are Wednesday prior to the meeting, however, may be subject to change due to holiday schedules.*

**Town of Clifton Park
Buildings and Grounds**

Quote Cover Sheet

DATE: November 9, 2021
DESCRIPTION: Fence, gates and backstop repairs on field #3 at Veterans Memorial Park
VENDOR #1: Mariaville Fence: \$6,460.00
VENDOR #2: Siena Fence Co.: Declined
VENDOR #3: Borderline Excavating & Fence: Declined
Comments: No reply from AFSCO fence or Precision Gate & Fence
Decision: Mariaville Fence Co.: \$6,460.00



Town of Clifton Park Buildings & Grounds

One Town Hall Plaza • Clifton Park, New York 12065 • (518) 371-6651 Ext. 251 • Fax: (518) 371-1136

The Town of Clifton Park, through the Buildings & Grounds Department seeks price quotes from qualified entities for fence, gate and backstop repairs located at Veterans Memorial Park 697 MacElroy Road Ballston Lake NY 12019.

Scope of work is as follows but not limited to:

FIELD #3 ONLY

- Straighten and reset four access gates. Replace hardware as needed.
- Repair and secure roof of both dugouts. Add additional horizontal supports. Tighten fabric on all sides.
- Reset two terminal posts at entrance of dugout.
- Replace 40 linear feet of 2x8 galvanized chain link fabric and 10 feet of 1 5/8-inch mid rail
- Tighten and secure canopy and canopy frame.
- Replace 2x9 galvanized fabric on double drive field access gates.
- Reset and straighten 30 +/- line posts.
- Tighten chain link fabric throughout fence line as needed.

Dispose of all waste properly

The Town requires proof of Liability Insurance with One Million Dollars naming the Town as an additional insured, as well as appropriate Workers Compensation Insurance and automobile insurance.

Prevailing wage rate as described by New York State must be paid. The Town of Clifton Park reserves the right to reject any and all quotes.

The Town of Clifton Park reserves the right to require a performance bond.

Please contact Margy Kasky at mkasky@cliftonpark.org 518-371-6651 extension 251 for an appointment to do a site visit.

Quotes are due by Monday November 8, 2021 at 2:00pm

SENT TO
5 COMPANIES
10/26/21

Mariaville Fence

60-1 Blue Barns Rd Proposal/Contract
Rexford, NY, 12148

Office 518.864.5746

Proposal Date: 10/26/2021

Proposal #: 2647

Project:

Estimator: Greg Tarte

Bill To:

Town of Clifton Park
Margy Kasky
One Town Hall Plaza
Clifton Park, NY, 12065

Customer Phone

Description	Total
<p>Project; Veterans Park, Field #3</p> <p>Mariaville Fence will perform the following necessary repairs throughout the fence line of baseball field #3</p> <ul style="list-style-type: none">-Straighten and reset four access gates. Replace hardware as needed-Repair and secure roof of both dugouts. Add additional horizontal supports. Tighten fabric on all sides.-Reset two terminal posts at entrance of dugout-Replace 40' linear feet of 2x8 galvanized chain link fabric and 10' of 1-5/8" mid rail.-Tighten and secure canopy and canopy frame.-Replace 2x9 galvanized fabric on double drive field access gate.-Reset and straighten 30 +/- line posts.-Tighten chain link fabric throughout fence line as needed.	6,460.00

We look forward to working with you.
Please find us at www.MariavilleFencing.com

Total \$6,460.00

www.MariavilleFencing.com

SIGNATURE _____

Dan Clemens

From: Jeremy Lawrence <jeremy@sienafence.com>
Sent: Tuesday, October 26, 2021 10:55 AM
To: Dan Clemens
Subject: RE: quote please

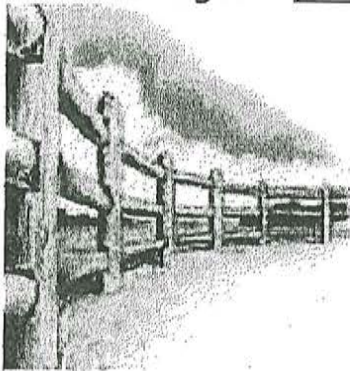
Dan

We will not be able to provide a quote for this given our current staffing levels and backlog. Thank you for the opportunity.

Thank you,

Jeremy Lawrence

Office Manager - jeremy@sienafence.com



Siena Fence Co., Inc.
Direct# 518-509-3802

From: Chris Litchfield <chris@sienafence.com>
Sent: Tuesday, October 26, 2021 10:21 AM
To: Jeremy Lawrence <jeremy@sienafence.com>
Subject: FW: quote please

From: Dan Clemens <DClemens@cliftonpark.org>
Sent: Tuesday, October 26, 2021 9:54 AM
To: Chris Litchfield <chris@sienafence.com>
Cc: Margy Kasky <mkasky@cliftonpark.org>
Subject: quote please

Please see attached Request For Proposal
Please advise if you would like to provide a quote or not

Thanks, Dan

Margy Kasky

From: borderlinexandfence@gmail.com
Sent: Tuesday, November 2, 2021 3:20 PM
To: Dan Clemens
Cc: Margy Kasky
Subject: RE: quote please

Hi Dan,
Thanks for keeping us in mind but we are too busy to quote this work.

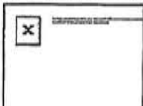
Steve
Borderline Excavating & Fence, LLC
149 Thumb Road
St. Johnsville, NY 13452
Steven DelMedico 315-717-4203
Tom Klock 315-360-7694
Mike Battisti 315-360-2007

From: Dan Clemens <DClemens@cliftonpark.org>
Sent: Tuesday, October 26, 2021 9:56 AM
To: Tom <borderlinexandfence@gmail.com>
Cc: Margy Kasky <mkasky@cliftonpark.org>
Subject: quote please

Please see attached Request For Proposal
Please advise if you would like to provide a quote or not

Thanks, Dan

Daniel J. Clemens
Town of Clifton Park, NY
Director of Buildings, Parks and Recreation
Cell: 518-281-5065
Office: 518-371-6651 ext. 248
dclemens@cliftonpark.org



Scanned by [McAfee](#) and confirmed virus-free.

Resolution No. _____ of 2021, a resolution to go out to bid for the construction of a permanent Awning structure at the Clifton Park Highway Department.

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

WHEREAS, on August 17, 2021, the Clifton Park Highway had an accidental fire that caused severe damage to the facility known locally as “The White Building”, and,

WHEREAS, “The White Building” housed various pieces of equipment and machinery, as well as 7 bays for plow trucks over the winter months, and,

WHEREAS, there is an immediate need to design and construct temporary structures in order to provide cover and protection from the elements to our plow fleet, and,

WHEREAS, Prime AE Group of NY has produced an estimate and scope of work for the construction of a permanent, wood and steel structured Awning, that will protect vehicles and equipment displaced by the fire from winter weather, and,

WHEREAS, Prime AE Group of New York has estimated the cost of the project not to exceed \$98,000.00, and,

WHEREAS, Prime AE Group will prepare bid documents, advertise bids, and provide recommendations and analysis for bid responses; now, therefore be it,

RESOLVED, that the Town Board authorizes the Superintendent of Highways to go out to bid with the specifications and estimations determined by Prime AE Group of New York; and be it further,

RESOLVED, that Prime AE Group of New York will continue to work at the contractual rates that have been previously adopted by the Town Board in Resolution No. 1 of 2021.

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Highway CONTACT: Dahn Bull

REQUESTED MEETING DATE: 11/15/2021 (Subject to approval. Submissions received after NOON on the deadline date* may be delayed to the next meeting)

BRIEF DESCRIPTION

To go out to bid for the construction of a permanent awning structure at the Clifton Park Highway Department. Due to an accidental fire in the "White Building" on August 17, 2021.

BUDGET #: _____

BUDGET DESC: _____

\$ AMOUNT: _____

****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda**
Mark E. Hoggen

ADDITIONAL COMMENTS/DETAILS

Prime AE Group will oversee bidding and construction of the structures mentioned above.

— are they permanent or Temporary?

*Typical Submission dates are Wednesday prior to the meeting, however, may be subject to change due to holiday schedules.

SECTION 01010
SUMMARY OF WORK

PART 1 - GENERAL

RELATED DOCUMENTS

Drawings & general provisions of Contract, including General & Supplementary Conditions & General Requirement & Special Requirement Specification sections, apply to work of this section.

PROJECT/WORK IDENTIFICATION

Project Name is *Town of Clifton Park Highway Garage Awning*, as shown on Contract Documents prepared by PRIME AE Group of NY, 100 Great Oaks Boulevard, Suite 114 Albany, NY 12203.

Contract Documents indicate work of Contract & related requirements & conditions that impact the project. Related requirements & conditions that are indicated on Contract Documents include, but are not necessarily limited to the following: Existing site conditions & restrictions on use of site.

Summary of Work: The proposed project will consist of furnishing all materials, equipment and labor necessary for the installation of an awning roof structure at the Town of Clifton Park Highway Garage off of Clifton Park Center Road. Work of this Contract, as defined in greater detail by other provisions of Contract Documents, is summarized as follows:

1. A building permit will be required for this work and must be obtained by the Contractor through the Town of Clifton Park Building Department. Provide the plans included in the Contract Documents to the Town of Clifton Park Building Department when applying for the building permit.
2. Provide all necessary survey, stakeout, and layout required to construct the work of this Contract.
3. Provide maintenance and protection of traffic.
4. Furnish and install temporary erosion and dust control methods throughout the duration of the project as necessary to protect the environment and to limit disturbances caused by work of this Contract.
5. Furnish all materials necessary, and install new awning roofing system including all excavation, foundation footings, rebar, backfill, wooden columns, steel girder beams, roof trusses, sheathing, ice underlayment, metal roof panels, soffit, and fascia, as shown and specified.
6. Furnish and install flashing between existing roof and proposed awning roof structure to provide a single watertight roof, as shown and specified.
7. Furnish and install bird screen underneath trusses, as shown and specified.
8. Furnish and install light fixtures, including all conduit, conduit supports, wire, circuit breaker in existing power panel, and all required penetrations as shown and specified.
9. Clean up and dispose of all debris resulting from this contract in a legal manner.
10. Coordinate all work with Town Highway Department operations to limit disruption caused by work under this contract.
11. Restore all areas disturbed by this contract to the Owners satisfaction and as specified herein.
12. Provide temporary facilities as required to perform work under this contract.
13. Provide protection of persons and property from hazards associated with this work.
14. Provide quality control testing required for materials incorporated into this project.

EXTENT OF WORK

Definition of extent of Contract Work: Extent of work is indicated in Contract Documents. Local custom & trade-union jurisdictional settlements do not control scope-of-work in this Contract. When a potential jurisdictional dispute or similar potential work interruption is first identified or threatened, affected parties of Contract shall promptly negotiate a reasonable settlement which will avoid or minimize such pending interruption & its delays or losses.

Summary by Reference: Work can be summarized by reference to Contract, General Conditions, Supplementary Conditions, Specification sections, Drawings, Addenda & Modifications to Contract Documents issued subsequent to initial printing of this Project Manual, & including but not necessarily limited to printed material referenced by any of these. It is recognized that work of Contract is unavoidably affected or influenced by governing regulations, natural phenomenon, including weather conditions & other forces outside contract documents.

In cases of discrepancy between Contract Drawings & Contract Specifications, interpretations shall be given preference in the following order:

1. Addenda (later dates take precedence).
2. Technical Specification
3. Supplementary Conditions
4. General Condition.
5. Contract Drawings (Schedules or Notes to take precedence over other data shown on aforesaid drawings.)

CONTRACTOR'S USE OF PREMISES

General: CONTRACTOR shall limit use of premises to Work indicated, so as to allow for public access where appropriate.

Use of Site: Confine operations at site to areas permitted under Contract. Portions of site beyond areas on which work is indicated are not to be disturbed.

Do not unreasonably encumber site with materials or equipment.

Work accomplished under this Contract shall progress in such a manner as to keep any & all inconveniences to a minimum. Construction work shall further be planned, scheduled & accomplished to minimize interruptions of municipal services and to both vehicular and pedestrian traffic in the project area.

OWNER Occupancy: Cooperate with OWNER during construction operations to minimize interruption of services to OWNER. Any interruption of service is to be planned, scheduled & approved by OWNER.

A detailed schedule will be required to be submitted within 48 hours of the bid opening by the apparent low bidder, that will show a detailed plan and schedule, including manpower equipment, and general approach for completing the work. Failure to provide an acceptable plan could result in rejection of the low bid.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

Town of Clifton Park
 Highway Garage Awning
 Engineer's Opinion of Probable Cost



ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	General Requirements	1	LS	\$12,000	\$12,000
2	Foundations	15	CY	\$600	\$9,000
3	8"x8" Wooden Columns	105	LF	\$40	\$4,200
4	W8x40 Steel Girder Beam	90	LF	\$100	\$9,000
5	Roof Trusses	1575	SF	\$15	\$23,625
6	Metal Roof Panels	1575	SF	\$10	\$15,750
7	Electrical	1	LS	\$10,000	\$10,000
8	Wire Mesh Ceiling	1575	SF	\$1	\$1,575
				TOTAL	\$85,150
				CONTINGENCIES @ 15% ESTIMATED	\$12,773
				CONSTRUCTION COST	\$97,923
TOTAL PROJECT CONSTRUCTION COST					\$97,923
Say					\$98,000

Resolution No. _____ of 2021, a resolution to go out to bid for the construction of a permanent Awning structure at the Clifton Park Highway Department.

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

WHEREAS, on August 17, 2021, the Clifton Park Highway had an accidental fire that caused severe damage to the facility known locally as “The White Building”, and,

WHEREAS, “The White Building” housed various pieces of equipment and machinery, as well as 7 bays for plow trucks over the winter months, and,

WHEREAS, there is an immediate need to design and construct temporary structures in order to provide cover and protection from the elements to our plow fleet, and,

WHEREAS, Prime AE Group of NY has produced an estimate and scope of work for the construction of a permanent, wood and steel structured Awning, that will protect vehicles and equipment displaced by the fire from winter weather, and,

WHEREAS, Prime AE Group of New York has drawn out an estimated cost of the project to be \$98,000.00, and,

WHEREAS, Prime AE Group of New York will oversee bidding and construction of the structures mentioned, now, therefore be it,

RESOLVED, that the Town Board authorizes the Superintendent of Highways, Dahn Bull, to go out to bid with the specifications and estimations determined by Prime AE Group of New York; and be it further,

RESOLVED, that Prime AE Group of New York, as set out in Town Board Resolution 225 of 2021, will continue to work at the contractual rates that have been previously adopted by the Town Board through the Town’s Organizational Meeting of 2021, and be it further,

RESOLVED, that expenditures for Prime AE Group of New York continue to be taken from A-5132-135 (Engineering).

RESOLVED, that Change Order #1 for additional labor and materials, results in a decrease overall of \$100,807.45 to the original project for the culvert replacement project at the intersection of Plank and Nadler Roads is approved; and be it further

RESOLVED, that Dahn Bull, Highways Superintendent, is authorized to accept the attached Application and Certificate for Payment from Carver Construction, Inc., 494 Western Turnpike, Altamont, NY, at a total cost not to exceed \$317,515.72, to be paid from H44-8540-200 (Capital Projects 2016 Drainage Fund – Drainage Repair – Equipment).

ROLL CALL VOTE

Ayes: Councilwoman Flood, Councilwoman Standaert, Councilman Morelli,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Resolution No. 224 of 2021, a resolution authorizing an agreement with J&J Superseal LLC, for a Hot Pour Mastic Program for highway repair purposes from an existing contract with Monroe County.

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

WHEREAS, Highways Superintendent Dahn Bull, has recommended the retention of a hot mastic seal contractor to provide crack sealing capacity to the department, and

WHEREAS, pursuant to General Municipal Law Section 103(16), municipalities are authorized to procure goods or services through publicly bid contracts of another county or municipality within the state, on terms and conditions consistent with the original contract, and

WHEREAS, Highways Superintendent Dahn Bull, recommends the retention of J&J Superseal, Rexford, NY, through a Monroe County contract, achieved through a bona fide competitive process; now, therefore, be it

RESOLVED, that the Highway Department is authorized to retain J&J Superseal LLC, 24 Nott Road, Rexford, NY, for hot pour mastic applications under Monroe County Contract #0904-19 (4700007542), attached, per the price sheet on Page 9, through April 30, 2022, to be paid from DA-05110-00037 (Highway Fund – Highway Construction – Paving/Slip lining).

ROLL CALL VOTE

Ayes: Councilwoman Flood, Councilwoman Standaert, Councilman Morelli,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Resolution No. 225 of 2021, a resolution to retain Prime AE Group of NY for professional engineering services related to the immediate storage needs of the Clifton Park Highway Department.

Introduced by Councilwoman Standaert, who moved its adoption, seconded by Councilwoman Flood.

WHEREAS, on August 17, 2021, the Clifton Park Highway had an accidental fire that caused severe damage to the facility known locally as “The White Building”, and

WHEREAS, “The White Building” housed various pieces of equipment and machinery, as well as 7 bays for plow trucks over the winter months, and

WHEREAS, as a result, there is an immediate need to design and construct temporary structures in order to provide cover and protection from the elements to Highway Department plow trucks and related equipment, and

WHEREAS, Prime AE Group of NY, will produce a scope of work and oversee the construction of structures that will protect plow trucks and equipment from winter weather, and

WHEREAS, pursuant to Resolution No. 1 of 2021, the town is authorized to enter into a contract with an engineering or professional consulting firm, subject to legal review by the Town Attorney's office, and

WHEREAS, the Prime AE Group estimates that design and engineering services for the structures will not exceed \$20,000; now, therefore, be it

RESOLVED, that the Town Board authorizes the hiring of Prime AE Group of New York to assist the Highway Department in planning and design of structures for the Highway Department for the 2021-22 winter season, and be it further

RESOLVED, that the Town Superintendent of Highways is authorized to sign an agreement with Prime AE Group of NY for professional consulting services not to exceed \$20,000; and be it further

RESOLVED, that the Comptroller is authorized to transfer \$20,000 from A-00915 (Undesignated Fund Balance) to A-5132-135 (General Fund – Highway Garage - Engineering).

ROLL CALL VOTE

Ayes: Councilwoman Flood, Councilwoman Standaert, Councilman Morelli,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Councilman Morelli stated the presentation by EDP for the Town Center Park at the previous Town Board meeting was informative and exciting and he would like to see the Town Board move the project forward.

Supervisor Barrett agreed the plan was acceptable and would like to see it move forward.

Councilwoman Standaert stated she is looking forward to the project getting started.

PUBLIC PRIVILEGE

No one wished to be heard.

MOTION BY Councilwoman Walowit, seconded by Councilwoman Standaert to adjourn the meeting to the next regular meeting or any other meeting necessary for the conduct of town business.

Motion carried at 8:38 PM

Teresa Brobston
Town Clerk

Resolution No. _____ of 2021, a resolution appointing James Coulombe as a Building Inspector per civil service classification.

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

WHEREAS, James Coulombe, successfully passed the Civil Service Exam and was placed on the Certification List of Eligible Building Inspectors provided by Saratoga County Human Resources on October 14, 2021 , and

WHEREAS, an opening exists for a Building Inspector in the Department of Building & Development, and

WHEREAS, Steve Myers, Director of Building & Development has interviewed Mr. Coulombe and wishes to hire Mr. Coulombe as a Building Inspector; now, therefore be it

RESOLVED, that James Coulombe, 128 Pruyn Hill Road, Mechanicville is hereby appointed as Building Inspector for the Town of Clifton Park per Civil Service Certification effective December 1, 2021

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Building & Dev. CONTACT: S. Myers

REQUESTED MEETING DATE: 11-15-21 (Subject to approval. Submissions received after NOON on the deadline date* may be delayed to the next meeting)

BRIEF DESCRIPTION

resolution for the hiring of James Coulomb in the Building Dept.

Hired at Grade 8, Step 1 \$ 36.57 per hour

BUDGET #: A-03620-Exxxx

BUDGET DESC: General Fund - Building Department - Employee

\$ AMOUNT: 5,900.00

*****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda***
Mark E. Hoggan

ADDITIONAL COMMENTS/DETAILS

Funds needed for the remainder of the year, \$5,900 to be transferred from A-03620-E6200 (General Fund - Building Department - Code Enforcement Officers) to A-03620-Exxxx (General Fund - Building Department - Employee)

**Typical Submission dates are Wednesday prior to the meeting, however, may be subject to change due to holiday schedules.*



Town of Clifton Park

One Town Hall Plaza | Clifton Park, New York 12065 | (518) 371-6651 | FAX: (518) 371-1136

November 9, 2021

Mr. James Coulombe
128 Pruyn Hill Rd.
Mechanicville, NY 12118

Dear Mr. Coulombe,

This letter serves as an offer of full-time employment at the Town of Clifton Park for the position of Building Inspector. The 2021 salary for this position is Grade 8, Step 1, \$36.57 per hour which on an annual basis is \$66,813. You will receive a cost of living increase in January of 2022 based on the Union contract. During our recent interview Steve Myers and I described the responsibilities of the position and daily expectations. The start date would be December 1, 2021.

We also discussed you will have the option of utilizing the Town's health and dental insurance programs. If you do not enroll in the Town's insurance program, you will be eligible for additional compensation.

We understand accepting an offer of employment can be a difficult decision. If you have any additional questions about the position or any element of the fringe benefits available to you, please contact me.

If you decide to accept the offer of employment, please sign and date below, and return to me at your earliest convenience. Please also provide a copy of the front and back of your Driver's License.

Thank you for your interest in the position and we look forward to speaking with you in the near future.

Sincerely,

Phil Barrett
Clifton Park Town Supervisor

James Coulombe _____

PHILIP C. BARRETT
Supervisor

LYNDA M. WALOWIT
Councilwoman

AMY J. H. STANDAERT
Councilwoman

ANTHONY F. MORELLI
Councilman

AMY G. FLOOD
Councilwoman

Town of Clifton Park
Salary Allocation

		Grade	Step	Year	2021 Hourly Rate	Weeks to End of Year	Hours	Projected to End of Year
Transfer to Senior Center								
effective December 1, 2021								
James	Coulombe	8	1	1	36.57	4.6	35	\$ 5,887.77
Rounded to:								<u>\$ 5,900.00</u>

CERTIFICATION OF ELIGIBLES

TO: SUPERVISOR BARRETT Title: SUPERVISOR Date: 10/14/2021	FROM: Saratoga County Human Resources 40 McMaster St. Ballston Spa, NY 12020
--------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------

CERTIFICATION EXPIRES ON AND APPTS MUST BE MADE BY: 12/12/2021		
TITLE: BUILDING INSPECTOR	AGENCY, DEPT: TOWN OF CLIFTON PARK	EXAM NUMBER, PUBLIC NO: 64-996/
# POS / TYPE / TIME 2 / Permanent / F	SALARY:	DATE OF CERTIFICATION: 10/14/2021

READ CAREFULLY THE INSTRUCTIONS PROVIDED FOR USE OF THIS FORM
 When an appointment is made, any eligible candidate who was interviewed or whose score was higher than the candidate appointed should be notified per section 61.3 of New York State Civil Service Law.
 Final rating includes any veteran or disabled veteran credits shown.

#	NAME AND ADDRESS	FINAL EXAM RATING	V/O CREDITS	REPORT OF ACTION / SALARY / EFFECTIVE DATE OF APPOINTMENT
1.	LUETTERS, MAX 704 FOREST LANE CLIFTON PARK, NY 12065 (631)903-9057 (cell) maxjluettters@gmail.com	100.00	0.00 / 0.00	Appoint permanent 11/1/21 \$26,815 yr
2.	CARLSON, MICHAEL 287 MEADOWLARK DR BALLSTON SPA, NY 12020 (518)649-0172 (home) MIKALE16@AOL.COM	95.00	0.00 / 0.00	Previously spoke to - pass
3.	COULOMBE, JAMES 128 PRUYN HILL RD MECHANICVILLE, NY 12118 (518)541-3126 (home) (518)469-2492 (cell) JCOULOMBE@NYCAP.RR.COM	90.00	0.00 / 0.00	Will be interviewing
4.	DESIMONE, JOHN 4 WHITE BIRCH EST FORT EDWARD, NY 12828 (518)538-5224 (home) (885)____-____ (work) JDESIMONE@CLIFTONPARK.ORG	85.00	0.00 / 0.00	Appointy Permanent 11/1/21 \$27,489 yr.

Resolution No. _____ of 2021, a resolution authorizing the issuance of Right-of-Way Permits for installation of fiber optic high speed internet throughout Clifton Park.

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

WHEREAS, Greenlight Networks, 1777 E. Henrietta Road, Rochester, NY. Greenlight is an internet service provider in the business of providing high speed broadband internet service through fiber optic cables for residential and commercial customers, and

WHEREAS, Greenlight has requested permission to occupy space within the Town's roadway right-of-way, for both overhead and underground communication facilities, improvements, and conduits, and

WHEREAS, pursuant to NYS Highway Law §149, the Town Board may authorize the Highway Superintendent to issue permits for such purposes, upon terms and conditions that the Highway Department shall determine for the protection and restoration of the town roadways and rights-of-way in each case, and

WHEREAS, the Town Board supports the initiative to enhance access to broadband and high-speed internet access for residents and businesses within the Town; now, therefore be it

RESOLVED, that the Supervisor is authorized to execute the attached Memorandum of Agreement with Greenlight Networks to authorize the installation of fiber optic lines above ground pursuant to the attached annual permit, consistent with an agreement with utilities owning and maintaining such poles and supporting installations, and be it further

RESOLVED, that the Highway Superintendent is authorized to issue an annual permit pursuant to Highway Law §149, as well as individual permits for construction within the Town right-of-way, as attached, and be it further

RESOLVED, that the annual permit fee for maintenance of fiber optic facilities within the ROW is set at \$3,000, and the Highway Superintendent is authorized to collect per-cut permit fees per the attached schedule for underground installations.

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Supervisor CONTACT: P. Barrett

REQUESTED MEETING DATE: 11-15-2021 *(Subject to approval. Submissions received after 5:00 pm on the deadline date* may be delayed to the next meeting)*

BRIEF DESCRIPTION

Approve an application for right-of-way and easement permits for Greenlight Networks LLC

BUDGET #: _____

BUDGET DESC: _____

\$ AMOUNT: _____

*****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda***

ADDITIONAL COMMENTS/DETAILS

**Typical Submission dates are the Tuesday prior to the meeting, however, may be subject to change due to holiday schedules.*

MEMORANDUM OF AGREEMENT

An Agreement between Greenlight Networks, with offices at 1777 E. Henrietta Road, Rochester, NY. 14623, and the Town of Clifton Park, a municipal corporation with offices at One Town Hall Plaza, Clifton Park, New York 12065

WHEREAS, Greenlight Networks, a provider of high-speed broadband internet service, seeks permission to occupy space within the Town's right-of-way network for the purpose of bringing high-speed broadband internet connections to residents and non-residential entities within the Town of Clifton Park, and

WHEREAS, the Town Board supports the introduction of competitive alternatives for high-speed internet connections throughout the Town for residents and businesses alike, and wishes to enter an agreement for the installation of fiber optic cable within the Town Right-of-Way, and to facilitate the issuance of permits for the installation of above ground and underground fiber optic cables within the Town's right-of-way network, on the following terms and conditions:

1. The Town Board consents to the request by Greenlight Networks to install fiber optic cable with the Town's right-of-way network, above ground by installing such lines and wires from existing utility poles from pole to pole consistent with agreements with existing utilities.
2. The Highway Superintendent is authorized under Highway Law 149, to issue such permits for cutting or excavating within the Right of Way network for underground installations of conduit for such high-speed fiber optic cable consistent with existing permit stipulations and conditions, as attached, and as they may be amended or updated from time-to-time.
3. Permit fees for the construction of underground fiber optic lines are established per Exhibit A.
4. The annual maintenance fee for the right-of-way permit, including access to overhead lines and wires as necessary, shall be set at \$3,000.00

Greenlight Networks, by



Mark Murphy, President & CEO

Town of Clifton Park, by

Town Supervisor

Right-of-Way Permit Application Number: _____



TOWN OF CLIFTON PARK

Highway Department

Fill in Green Blocks

PERMIT FEE WORKSHEET FOR UTILITY COMPANIES

Contractor Name	Contractor Mailing Address
Work Location	Contractor Phone No.
	Contractor Email

PLEASE NOTE: If the costs of supervision and inspection are not typical, this Department reserves the right to assess additional fees based on actual costs.

ORIGINAL OR NEW INSTALLATION							
TYPE OF OPERATION	Quantity	BASE FEE	ADDITIONAL FEE				SUBTOTAL
			QUANTITY	Rate per Unit	Unit	Subtotal Addl. Fees	
Excavations or borings		\$ 315.00	# OF FEET > 250 FEET	\$ 0.20	per ft	\$ -	\$ -
Underground Private Service		\$ 105.00				\$ -	\$ -
Overhead - Erecting 1 to 3 poles, towers, etc.		\$ 95.00				\$ -	\$ -
Overhead - Erecting 4 or more poles, towers, etc.		\$ 341.00				\$ -	\$ -
Overhead lines		\$ 26.00				\$ -	\$ -
Overhead lines, private/commercial		\$ 26.00				\$ -	\$ -
Miscellaneous:		\$ 20.00				\$ -	\$ -
MAINTENANCE							
TYPE OF OPERATION	Quantity	BASE FEE	ADDITIONAL FEE				SUBTOTAL
			QUANTITY	UNIT RATE	Unit	Subtotal Addl. Fees	
Single Job Repair		\$ 130.00	# OF FEET > 250 FEET	\$ 0.20	per ft.	\$ -	\$ -
Single Job Repair		\$ 130.00	# OF POLES	\$ 2.00	per pole	\$ -	\$ -
Annual maintenance fee includes emergency repairs, tree work and other work permitted as single jobs. Town of Greece DPW must be notified each time work is performed		\$ 3,000.00				\$ -	\$ -
Town requested maintenance or relocation						\$ -	\$ -

TOTAL FEE \$ _____

Permit Application must be completed and submitted to the TOWN OF CLIFTON PARK, Highway Department. Once the permit is reviewed and approved, payment is made at the Clifton Park Town Clerks Office, 1 Town Hall Plaza, Clifton Park. Acceptable methods of payment are cash, credit card, check or money order.

Permit No.

Fee: \$ _____ -

TOWN OF CLIFTON PARK HIGHWAY DEPARTMENT

One Town Hall Plaza, Clifton Park, NY 12065 (518)-371-7310

PERMIT UNDER HIGHWAY LAW SECTION xxx 149

WHEREAS, Section 149 of the Highway Law provides: The town superintendent may, with the consent of the town board, upon the written application of any resident or taxpayer of his town or a corporation, grant permission for an overhead or underground crossing, or to lay and maintain drainage, sewer and water pipes underground within the portion therein described of a Town highway. Permission shall not be granted for the laying and maintaining of such pipes under the traveled part of a highway, except across the same, for the purposes of sewerage and draining swamps or other lands, and supplying premises with water. Such permission shall be granted upon the condition that such pipes and hydrants or crossings shall be so laid, set or constructed as not to interrupt or interfere with public travel upon the highway, and upon the further condition that the applicant will replace the earth removed and leave the highway in all respects in as good condition as before the laying of said pipes, or construction of such crossings, and that such applicant will keep such town owned utilities or crossing in repair and save the town harmless from all damages which may accrue by reason of their location in the Highway, and that upon notice by the town superintendent the applicant will make the repairs required for the protection or preservation of the Highway. The permit of the town superintendent, with the consent of the town board or county superintendent, and the acceptance of the applicant, shall be executed in duplicate, one of which shall be filed in the office of the town clerk and the other in the office of the county superintendent. In case the applicant shall fail to make any of the repairs required to be made under the permit, they may be made by the town superintendent at the expense of the applicant, and such expenses shall be a lien, prior to any other lien, upon the land benefited by the use of the highway for such pipes, hydrants or structures. The town superintendent may revoke such permit upon the applicant's failure to comply with any of the conditions contained therein.

WHEREAS,

0 _____ will be improved and is part of the Town of Clifton Park Infrastructure System and,
(work location)

(Print property owner name)

0 _____
(Print contractor name)

0 _____
(Contractor current mailing address, city, state, and zip code)

(print description of proposed work activity)

Project Name as per sketch or map attached

House #

Lot #

Type of Project

Residential

Commercial

Other _____

NOW, THEREFORE, a permit is hereby granted in accordance with the General and Special Conditions (attached). In consideration of granting this permit the undersigned applicant(s) accept(s) it subject to all methods, conditions, and restrictions listed on the back of this form and all special conditions attached to this form.

0 _____
Property Owner's Name (please print)

Date

Phone

Property Owner's Signature

Contractor's Signature

Highway Superintendent Signature

Approval Date

Town Clerk Signature

Issue Date

This permit shall expire on December 31st of the current year, unless otherwise noted in this space:

Resolution No. _____ of 2021, a resolution appointing Scott P. Styles to the Zoning Board of Appeals.

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

WHEREAS, due to the resignation of Dr. Yifeng Wang, a vacancy for an alternate member exists on the Zoning Board of Appeals, and

WHEREAS, Scott P. Styles, 54 Hemlock Drive, Clifton Park has been recommended to fill the vacant position, and

WHEREAS, Mr. Styles has the background experience, education and training to act effectively as a Zoning Board member; now, therefore be it

RESOLVED, that Scott Styles is hereby appointed as an Alternate to the Zoning Board of Appeals, term to expire December 31, 2021.

ELECTRONIC RESOLUTION REQUEST

Please type in this form. Scan and attach all backup materials.

Must be submitted by email to mspringli@cliftonpark.org

CC: jspiegel@cliftonpark.org

SOURCE (DEPARTMENT): Supervisor CONTACT: P. Barrett

REQUESTED MEETING DATE: 11/15/2021 *(Subject to approval. Submissions received after 5:00 pm on the deadline date* may be delayed to the next meeting)*

BRIEF DESCRIPTION

Appoint Scott P. Styles as Alternate Zoning Board Member to fill Dr. Wang's term

BUDGET #: _____

BUDGET DESC: _____

\$ AMOUNT: _____

*****Please contact Comptroller x233 to verify Budget Line and #. Resolution Requests without verified funding sources will not be placed on an agenda***

ADDITIONAL COMMENTS/DETAILS

**Typical Submission dates are the Tuesday prior to the meeting, however, may be subject to change due to holiday schedules.*

EDUCATION:

- * PRINCETON UNIVERSITY, A.M., Politics (ABD).
- * UNIVERSITY OF MICHIGAN--ANN ARBOR, M.A., Political Science.
- * PRINCETON UNIVERSITY, A.B., Woodrow Wilson School of Public and International Affairs.
(*Undergraduate Minor Course of Study: English Literature*).

HIGH SCHOOL TEACHING EXPERIENCE:

- * St. Paul's School, Concord, NH, **2013-2021**.
 - * Teacher of humanities courses in world history, modern China, globalization, and social justice.
 - * Advisor and mentor.
 - * Basketball coach at the junior varsity and varsity level.
 - * Advisor to the chess club and assistant to the debate club.
 - * Member of the school diversity committee.
- * Shanghai Community International School, Shanghai, PRC, **2013**.
 - * Taught IB Psychology to 11th- and 12th-grade international students.
- * Shanghai Jiaotong University High School, Shanghai, PRC, **2012-2013**.
 - * Taught world history to Chinese high school students.
- * Dulwich College Shanghai, Shanghai, China, **2008-2009**.
 - * Taught IB Psychology and Theory of Knowledge to Year 12 and Year 13 international students.
- * Newton South High School, Newton, MA, **2001-2004**.
 - * Taught high school English to mostly privileged suburban students.

MIDDLE SCHOOL TEACHING EXPERIENCE:

- * Dulwich College Shanghai, Shanghai, China, **2009-2012**.
 - * Taught 6th, 7th, and 8th-grade history to international school students in Shanghai.
- * Japan Exchange and Teaching Program (JET): Assistant Language Teacher (ALT), Japan, **2000-2001**.
 - * Taught, weekly, 20-25 classes of English as a Second Language (ESL) to hundreds of students at two middle schools in Toyama, Japan.
- * English Teacher, Boston Latin School (examination required for admission), Boston, **1999-2000**.
 - * Taught English and reading comprehension to 150 academically gifted 7th-graders.
- * History Teacher, McCormack Middle School, Dorchester, MA, **1998-1999**.
 - * Taught 8th grade American history to urban students from diverse backgrounds.

ADMINISTRATIVE EXPERIENCE, pre-K-12 (four years):

- * Head of Humanities Faculty, Dulwich College Shanghai, Shanghai, PRC, **2008-2009**.
 - * Line-managed seven teachers in four departments: Geography, Economics, Psychology, and History.
 - * Evaluated the quality of student learning in these departments.
 - * Managed the yearly budget and allocated Faculty funds equitably to all four departments.
 - * Coordinated intradepartmental professional development workshops.
 - * Chaired the Council of International Schools Humanities Faculty Self-Study Committee.
 - * Represented the Humanities Faculty at school-wide Curriculum Committee meetings.
 - * Taught IB Psychology and IB Theory of Knowledge to Year 12 and Year 13 IB students.

* Director of Community and Diversity, Shore Country Day School, Beverly, MA, 2006-2007.

- * Educated students, faculty, staff, and parents about diversity issues in school and in the world.
- * Recruited families, faculty, and staff of color to Shore Country Day School.
- * Attended conferences and contributed to school-wide professional development.
- * Coordinated multicultural experiences for the entire Shore community.
- * Managed the budget for yearly diversity initiatives.

* METCO Teacher Liaison, Peirce Elementary School, Arlington, MA 2004-2006.

- * Assisted the principal with supervision, coordination of programs, student evaluation, and discipline.
- * Assisted teachers with student evaluation, student relations, and parent relations.
- * Contributed to curriculum development and advancement.

ADMINISTRATIVE EDUCATION AND TRAINING:

* COMMONWEALTH LEADERSHIP ACADEMY, Massachusetts Department of Education-Sponsored

Administrative Certification School for Principal/Assistant Principal, K-12, 2005-2006.

- * Completed coursework and a 300-hour internship under a K-8 principal in Cambridge, MA.
- * Completed 35 standards for administrative licensure by the State of Massachusetts including curriculum evaluation; evaluation, supervision, and selection of teachers; testing; student discipline; budgeting, etc.

COLLEGE TEACHING EXPERIENCE:

* TEACHING FELLOW, Undergraduate Core Program, Harvard University, 1997-1998.

- * Lead classes, graded papers, and formulated exam questions for a Harvard Undergraduate Core Program course titled *Justice*.

* ASSISTANT-IN-INSTRUCTION (Teaching Assistant), Princeton University, 1995.

- * Lead classes, graded papers, and formulated exam questions for a Princeton undergraduate course titled *Ethics and Public Policy*.

SELECTED PROFESSIONAL DEVELOPMENT WORKSHOPS:

* *Concord Academy Summer Institute*, Concord Academy, **August 2019**.

* *Athena Summer Fellowship*, Deerfield Academy (sponsor), **July-August 2019**.

* *Harkness Teaching Workshop*, The Lawrenceville School, **June 2019**.

* *Teachers' Learning Institute*, Choate Rosemary Hall, **June 2016**.

* *Stanley H. King Counseling Institute for Independent Schools*, Fountain Valley School, **August 2015**.

* *International Society for Technology in Education (ISTE)*, **June 2015**.

LANGUAGES: Chinese (advanced beginner); Japanese (beginner); Spanish (intermediate); Russian (beginner).

WORLD TRAVEL (~ 40 countries): Africa, Asia, Europe, Central America, N. America, S. America.