

# TOWN OF CLIFTON PARK TOWN BOARD MEETING

June 20, 2023

The Town Board meeting can be viewed live by visiting [www.cliftonpark.org](http://www.cliftonpark.org) Scroll down to click

 ONLINE BOARD MEETINGS

- 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**
  - **7:05 pm- Public Hearing on proposed amendment to Chapter 176 of the Town Code relating to street opening and excavation permits issued by the Highway Department**
  - **Resolutions for Consideration**
  - **Other Business**
- VII. **Open Public Privilege**

**NOTE:**

Please check [www.cliftonpark.org](http://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  
**June 20, 2023**

<u>SOURCE</u>	<u>RESOLUTION</u>	<u>CONTACT</u>
1. Supervisor	Resolution directing the Highway Superintendent to execute an agreement pursuant to Highway Law 284 to continue paving operations	P. Barrett
2. Supervisor	Authorize appointment of Mark Brockbank to the IDA	P. Barrett
3. Buildings & Grounds	Authorize the roof replacement at Collins Park restroom/storage building	P. Barrett
4. Buildings & Grounds	Authorize JK Playgrounds & Playscapes to install playground equipment at Sherwood Forest Park	P. Barrett
5. Buildings & Grounds	Authorize hiring of seasonal employees for the Buildings & Grounds Department	P. Barrett
6. Planning	Authorize Supervisor to apply for the 2023 New York State Farmland Protection Grant (FPPG)	P. Barrett
7. Parks & Recreation	Authorize Supervisor to approve an agreement with the Piranhas Swim Club for use of the Country Knolls Pool	A.Reid & L. Walowit
8. Parks & Recreation	Authorize hiring of a new lifeguard and step adjustments for two other lifeguards at Town Pools	A.Reid & L.Walowit
9. Road Dedication-Town Board	Authorize the acceptance of roads, drainage easements, open space parcel and sidewalk parcels in the Honey Hollow Farm subdivision	P. Barrett

TOWN OF CLIFTON PARK  
COUNTY OF SARATOGA  
STATE OF NEW YORK

NOTICE OF PUBLIC HEARING ON A PROPOSAL TO AMEND  
CHAPTER 176 OF THE TOWN CODE RE STREET  
OPENING OR EXCAVATION PERMITS

Please take notice that the Town Board of the Town of Clifton Park will conduct a public hearing on June 20, 2023, at 7:05 p.m. in the Wood Memorial Meeting Room in the Town Office Building, located at One Town Hall Plaza, Town of Clifton Park, County of Saratoga, State of New York to consider amendments to Chapter 176 of the Town Code regarding the issuance of Street Opening or excavation permits by the Town Highway Department.

The Town Board seeks public input regarding the provisions of the proposed amendment which will require the Highway Superintendent to keep records of all applications for such permits, to collect fees as authorized by the Town Board, to process all such applications within 30 days of the receipt of the application, and provides additional requirements regarding the administrative processing of all such applications.

Copies of the proposed local law are posted at <https://cliftonpark.org/document-center/town-clerk/town-clerk-bulletin-board/4438-street-opening-or-excavation-permits-amendments-6-23> , and are available for review in the Town Clerk's office during normal business hours.

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Teresa Brobston Town Clerk

Underline adding, [Brackets] deleting

PROPOSED LOCAL LAW AMENDING CHAPTER 176, STREET OPENING OR  
EXCAVATION PERMITS

Article II  
Street Opening Permits

§ 176-3 Permits required; fee; transferability. Applicability, procedure, permits

A This Section applies to all utilities, communication and transportation companies and contractors wishing to excavate, cut or perform construction activities within Town Roads, Streets, Highways or Right-of-Way for the purpose of laying pipe, conduit, or other infrastructure within the Town right of Way.

- A. No person, other than a duly authorized Town officer or employee, shall make any openings or remove any pavements or paved trails in any street, avenue, alley, curb or public place in the Town of Clifton Park without a permit from the Superintendent of the Highway Department.
- B. The fee for a permit shall be [\$150,] established by resolution of the Town Board, as updated from time to time, and made payable to the Clifton Park Highway Department.
- C. Permits issued hereunder shall not be transferable.
- D. All permit fees shall be forwarded to the Receiver of Taxes and Assessments, along with the name and address and affiliation of the applicant, total amount of the permit fee remitted and the basis for its calculation.
- E. Deposits/Security

(1) Any amounts held or collected as a deposit or security for the purpose of ensuring restoration to the standards outlined in the permit application shall be accounted for and submitted to the Receiver of taxes

(2) Upon documentation provided that demonstrates that the restoration of the pavement, Right of Way, and any other condition for which a deposit or security is held has been satisfactorily completed, The Superintendent of Highways shall submit a voucher to the receiver of taxes who shall process refunds in accordance with the documentation provided.

§ 176-4 Public notification of street closing.

- A. Whenever a street or a portion of a street is to be closed to traffic or parking is to be prohibited for eight or more hours on one day or over a period of several days, the Superintendent may require, as a condition of the issuance of a permit under § 176-5, a program of public notification which may include the following:
- (1) Notification of scheduled work in the public service section of a local newspaper of general circulation in advance of the commencement of such work.
  - (2) Direct contact with residents on affected street through circular or leaflet.
  - (3) Posting of scheduled work on the Town's website [as appropriate.]

(4) Signage at the work site.

B. Notification should include expected date and time of commencement and completion of work, hours that the street shall be closed to traffic, the date and times temporary parking restrictions will be in effect and the availability of alternate routes, if applicable.

**§ 176-5 Application for permits.**

A. Application for a permit shall be made to the Superintendent of the Highway Department on the attached [provided] forms, which shall describe the location, number, purpose and [size] specific dimensions of the openings to be made, the kind of pavement or paved trail to be removed, the time when such openings are desired and the [length of time] duration, in days, that the openings will remain open, together with such other information regarding the work as the Superintendent of the Highway Department may require. Applications for permits shall expire in 90 days.

B. Emergency procedure. In cases of a service emergency, permit applications can be faxed or delivered to the Superintendent of the Highway Department within 24 hours after a pavement opening, or the next business day.

**176-6 Records**

The Highway Superintendent shall keep and maintain complete and accurate records of all applications for permits received by the Highway Department, including

A. Copies of all permit applications, with a date stamp or other permanent record of the date of receipt. Such records shall be kept by year and name of the applicant.

B. The disposition of each application, whether a permit was issued for each such application, the date of issuance, and the date that the work site was restored or otherwise closed.

C. The permit fees collected and transmitted to the receiver of taxes

D. Complete and accurate information on the receipt, and disposition, of any funds, or any other thing of value collected or held for security or for the purpose of ensuring that the worksite restoration is accomplished satisfactorily.

E. All such records shall be maintained for 5 years, on an annual basis.

**176-7 Report to Town Board**

A. The Superintendent shall provide an annual report to the Town Board, on or before ----- detailing the Number of all applications received, and the amount of fees and security collected as well as the date of application and the date of response, including a statement as to whether each application was granted, denied or otherwise processed. The report shall also detail any applications for which restoration work was incomplete, or resulted in any damage to property, the steps taken by the Department to require completion or to remedy such damage, as well as the applicant's response.

**§ 176-6 Insurance.**

Before a permit is granted, the applicant shall provide a certificate of insurance of a duly authorized insurance company, in the sum of \$1,000,000 designating the Town as a named insured and evincing coverage to indemnify and save harmless the Town of Clifton Park from all loss, damage, cost and liability whatever which the Town may sustain or incur by any reason arising out of the work performed or to be

performed.

**§ 176-7 Closing and repavement.**

The closing and repavement shall thereafter be performed in a consistent with specifications published by the Superintendent of Highway Department. The Superintendent shall be notified when repavement operation is complete, and an opportunity for inspection provided.

**§ 176-8 Maintenance; subsequent repairs.**

- A. A person authorized to open a street or paved trail pursuant to the provisions [hereof (the permittee)] of this chapter shall have a continuing duty to keep such area free from settlement or other defects caused by said openings for a period of one year following restoration and shall, when necessary, repair and restore such area [to a condition satisfactory to the Highway Department.] to the pre-excavation condition consistent with the Methods and supplemental conditions provided in the permit application.
- B. If a permittee fails to properly repair any pavement openings [as directed], after written notice thereof from the Highway Department, the Highway Department shall have such repairs made, which shall be charged against the permittee.
- C. Nothing contained herein, however, shall prevent or preclude the Highway Department from taking whatever steps may be necessary, with or without notice, when emergency or otherwise dangerous conditions exist.
- D. [In cases where pavement was removed or opened for the purpose of providing an infrastructure connection to any building or real property, and the permittee has failed to properly repair pavement openings as directed, the owner of the property for whom the pavement was removed shall ensure that pavement be restored or repaired consistent with this article. ]
- E. Failure to properly restore pavement openings: [ shall be grounds for the withholding of additional permits under this chapter.]

(1) If, in the judgment of the Highway Superintendent, an applicant has failed to properly restore a pavement cut or street opening pursuant to a permit issued under this chapter, or has failed to make application for same under this chapter, The Highway Superintendent shall provide the applicant with a detailed notice of any defects or damage to property, with a copy to the Town Supervisor, and provide a reasonable opportunity for the applicant to remedy such defects or to remediate any damage outstanding.

**§ 176-9 Fee exemption.**

Permits shall be required for street openings by or on behalf of the Clifton Park Water Authority, and for Town sewer operations and for private contractors operating in connection therewith; however, no permit application fee shall be charged.

**[§ 176-10 Promulgation of rules and regulations.**

The Superintendent of the Highway Department is hereby authorized to promulgate and amend a fee schedule and additional rules, regulations and specifications necessary to supplement and effectuate the purpose and intent of this article.]

176-11.

Permits, for Residential Driveways, Culvert Installation, or the installation of lateral lines for individual

service for water, sewer or utilities or communications facilities:

- A No person, other than a duly authorized Town officer or employee, shall make any openings or remove any pavements or paved trails in any street, avenue, alley, curb or public place in the Town of Clifton Park without a permit from the Superintendent of the Highway Department.
- B Residential Driveway or Culvert Installation permits shall be issued by the Highway Department without fee.
- C The Highway Superintendent shall keep and maintain records for all individual permits for Driveways, culverts or other installations for individual properties within the Town, including:
  - D. The date each application was received by the Department, the date of the disposition of each such application, and permits issued, or denied, including all drawings, sketches, and descriptions of the work requested and any necessary restorations to the public roads, right of Way or property.
  - E. If the Highway department does not make a determination to grant, modify or deny and such application within 30 days, a written explanation for the determination shall be maintained by the Department.
  - F. All such records shall be maintained for 6 years, on an annual basis.

RESOLUTION

# 1

Resolution No.      of 2023, a resolution directing the Highway Superintendent to cease paving streets and highways within the Town pending execution of an agreement on funding pursuant to Highway Law.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, Section 284 of the Highway Law requires a written agreement between the Highway Superintendent and the Town Board, and

WHEREAS, by Resolution No. 100 of 2023, the Town Board approved a paving contract with Evolution Construction Services and Jointa Lime Co. for the 2023 Clifton Park Highway Paving program, and

WHEREAS, the Town Board has requested a written paving list and agreement multiple times at Town Board meetings, under Section 284 of the Highway Law, from the Town Superintendent of Highways, and

WHEREAS, to date, the Superintendent has failed and refused to provide either a full list of highways scheduled to be paved during the Summer/ Fall of 2023 or an agreement pursuant to the Highway Law; now, therefore, be it

RESOLVED, that the Highway Superintendent is directed to provide a full and complete proposed list of Town streets and highways to be repaved and maintained pursuant to the contracts approved in Resolution No. 100 of 2023, by July 3, 2023, in order to continue operating pursuant to the contracts approved in such resolution.

**Agreement for the Expenditure of Highway Moneys**

AGREEMENT between the Town Superintendent of the Town of \_\_\_\_\_,  
\_\_\_\_\_ County, New York, and the undersigned members of the Town Board.

Pursuant to the provisions of Section 284 of the Highway Law, we agree that moneys levied and collected in the Town for the repair and improvement of highways, and received from the State for State Aid for the repair and improvement of highways, shall be expended as follows:

1. GENERAL REPAIRS. The sum of \$\_\_\_\_\_ shall be set aside to be expended for primary work and general repairs upon \_\_\_\_\_ miles of town highways, including sluices, culverts and bridges having a span of less than five feet and boardwalks or renewals thereof.
2. PERMANENT IMPROVEMENTS. The following sums shall be set aside to be expended for the permanent improvement of Town highways:

(a) On the road commencing at \_\_\_\_\_ and leading to \_\_\_\_\_, a distance of \_\_\_\_\_ miles, there shall be expended not over the sum of \$\_\_\_\_\_.

Type \_\_\_\_\_  
Width of traveled surface \_\_\_\_\_  
Thickness \_\_\_\_\_  
Subbase \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(b) On the road commencing at \_\_\_\_\_ and leading to \_\_\_\_\_, a distance of \_\_\_\_\_ miles, there shall be expended not over the sum of \$\_\_\_\_\_.

Type \_\_\_\_\_  
Width of traveled surface \_\_\_\_\_  
Thickness \_\_\_\_\_  
Subbase \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Executed in duplicate this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_

\_\_\_\_\_  
Supervisor

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
County Superintendent of Highways

\_\_\_\_\_  
Town Superintendent of Highways

Note: This agreement should be signed in duplicate by a majority of the members of the Town Board and by the Town Superintendent. Both copies must be approved by the County Superintendent. One copy must be filed in the Town Clerk's office and one in the County Superintendent's office. COPIES DO NOT HAVE TO BE FILED IN ALBANY.

## NY CLS High § 284

Current through 2023 released Chapter 1-49, 61-124

**New York Consolidated Laws Service > Highway Law (Arts. I — XIII) > Article X Finances (§§ 260 — 292)**

### § 284. Expenditures for repair and improvement of highways

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The moneys levied and collected for the repair and improvement of highways, including sluices, culverts and bridges having a span of less than five feet and boardwalks or renewals thereof, the moneys received from the state, as provided by sections two hundred seventy-nine and two hundred eighty-two, and such other moneys as the town board, by resolution, shall have transferred pursuant to section one hundred thirteen of the town law or pursuant to section two hundred eighty-five-a of this chapter shall be expended for the repair and improvement of such highways, sluices, culverts, and bridges and walks, at such places and in such manner as may be agreed upon by the town board and the town superintendent of highways. Such agreement shall be written and signed in duplicate by a majority of the members of the town board, and by the town superintendent, before the same shall take effect. One of such duplicates shall be filed in the office of the town clerk and one in the office of the county superintendent. Such moneys shall be paid out by the supervisor on vouchers approved by the town superintendent in accordance with such written agreement.

The town board and town superintendent may also appropriate from such moneys such a sum of money as they deem proper for the construction or repair of any public road, walk, place or avenue upon any sand beach separated by more than two miles of water from the main body of the town or on any island or part of an island in the town, although such road, walk, place or avenue is narrower than the width of highways required by statute, but the construction or repair of any such road, walk, place or avenue with such moneys on any such beach or on any such island or part of an island shall not be construed as imposing any liability upon the town or upon the superintendent of highways for any injury to person or property happening thereon.

### History

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Add, L 1936, ch 63, with substance transferred from § 105; amd, L 1939, ch 684; L 1941, ch 451; L 1949, ch 478, § 1; L 1959, ch 743, § 2; L 1963, ch 705, § 11; L 1967, ch 12, § 2, eff Feb 21, 1967; L 1969, ch 1049, § 43, eff Jan 1, 1971; L 1994, ch 173, § 1, eff June 14, 1994.

New York Consolidated Laws Service  
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RESOLUTION  
# 2

Resolution No. of 2023, a resolution appointing Mark Brockbank to the Industrial Development Agency (IDA).

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, a vacancy for a member exists on the IDA, and

WHEREAS, Mark Brockbank has been recommended to fill the position, and

WHEREAS, Mr. Brockbank has the background experience, education and training to act effectively as an agency member; now, therefore be it

RESOLVED, that Mark Brockbank is hereby appointed as a Member of the IDA for the remainder of a one-year term, term to expire December 31, 2023.

**RESOLUTION  
#3**

Resolution No. \_\_\_\_\_ of 2023, a resolution accepting a quote for the removal and replacement of the roof on the restroom and storage building at Collins Park.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_

WHEREAS, quotes were received by the Buildings and Grounds Department for removal and replacement of roofing shingles at the Collins Park restroom and storage building, and

WHEREAS, the lowest conforming quote for the reroofing services was submitted by 518 Roofing Company LLC, 3 Whip Circle, Albany, NY, in an amount not to exceed \$5,850, and

WHEREAS, Dan Clemens, Director of Buildings, Parks, and Recreation has recommended that 518 Roofing be authorized to proceed with the repairs; now therefore be it

RESOLVED, that the Town Board, accepts the quote of 518 Roofing, LLC for removal and replacement of roof shingles at the Collins Park restroom and storage building, at a total cost not to exceed \$5,850, as lowest responsive quote, to be charged from A-7113-00200 (General Fund- Collins Park - Equipment); and be it further

RESOLVED, that the Comptroller is authorized to transfer \$5,850 from A-00914 (General Fund-Unassigned Fund Balance) to A-07113-00200 to cover the cost of the roof replacement.

Town of Clifton Park  
Buildings & Grounds

Quote Cover Sheet

Date: June 6, 2023

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Description: Re-roof the bathroom/storage building at Collins Park

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Vendor #1: 518 Roofing Company LLC - \$5,850.00

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Vendor #2: Belleard Contracting - \$13,000.00

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Vendor #3: Next Generation Roofing - \$12,998.00

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Vendor #4: Relyea and Sons - no reply

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Vendor #5: KDS Contracting - no reply

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Vendor #6:

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Comments: 518 Roofing has done 2 jobs recently for the town  
with no issues at all.

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Decision: 518 Roofing Company LLC - \$5,850.00



## 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 a re-roof of the restroom building located at Collins Park, 525 Moe Road, Clifton Park NY 12065.

Scope of work is as follows but not limited to:

Remove existing shingles, paper, and dispose of offsite.

Supply and install new architectural shingles, ice and water shield on entire roof and any venting required.

Supply and install all flashing.

Color to match existing as close as possible.

The contractor is responsible for all inspections required and permit application. The town will cover the fee.

Please include price per sheet for any plywood that may need to be replaced once the roof is exposed. Town building inspector will determine if anything needs to be replaced.

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.

The 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 Dom Fraser at [domfraser@cliftonpark.org](mailto:domfraser@cliftonpark.org) 518-469-0905 with any questions or for an appointment to do a site visit.

Quotes are due by Friday May 26, 2023 at 2:00pm

SENT TO  
5 COMPANIES  
5/2/23



518 ROOFING COMPANY LLC



# 518 Roofing Company LLC

3 Whip Circle  
Albany NY 12205  
518-542-1368  
518roofing@gmail.com

ESTIMATE  
EST0307

DATE  
May 3, 2023

TOTAL  
USD \$5,850.00

TO

## Town of Clifton Park

Roof Replacement Bathroom Facility Collins Park  
525 Moe Rd, Clifton Park, NY 12065  
☐ 518-281-5065  
dclemens@cliftonpark.org

DESCRIPTION	RATE	QTY	AMOUNT
-Remove and haul away old roof shingles	\$450.00	13 Sq	\$5,850.00
-Replace with Owens Corning Duration shingles			
-New Ice & Water shield barrier			
-New drip edge			
-New synthetic underlayment			
-New vent pipe boots			
-New hip and ridge caps			
-New Owens Corning Ventsure Ridge vent			
-Installed using roofing nails.			
-Reset and clean up grounds around the property			
-10 years guarantee on workmanship.			
-Manufactures guarantee on materials			



# Proposal

BELLEARD CONTRACTING  
40 DUNS BACH RD  
CLIFTON PARK NY 12065  
518-424-4444

PROPOSAL SUBMITTED TO: Town of Clifton Park & County	BUILDING Collins Park	JOB NAME	JOB # ROOF
ADDRESS 1 Town Hall Plaza	JOB LOCATION MUE RD	DATE 5/00/2003	DATE OF PLANS N/A
PHONE # 518-371-6651-15251	FAX #	ARCHITECT N/A	

We hereby submit specifications and estimates for:

N/A ARCH SHINGLES ON EXISTING BUILDING  
w/30 yr GABLE MATCHING.  
ICE & WATER ENTIRE ROOF  
HIP & RIDGE CAPS ON 4 SIDES  
ALL FLASHING & VENTS SUPPLIED  
REMOVE & DISPOSE OF ALL CONSTRUCTION MATERIAL

ANY ADDITIONAL PLYWOOD REPLACEMENT WILL  
BE 75.00 ABOVE COST OF PROPOSAL

13,000.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ THIRTEEN THOUSAND TWO HUNDRED <sup>00</sup>/<sub>100</sub> Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

*James Belleard*

Note - this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_



DATE: 05/17/2023

NOT YOUR AVERAGE ROOFING CO

518-406-3291

1858 Route 9 Halfmoon NY 12065

PROPOSAL SUBMITTED TO: Town of Clifton Park	ADDRESS: 525 Moe Road
PHONE: (518) 469-0905	CITY STATE ZIP Clifton park New York 12065
EMAIL: domfraser@cliftonpark.org	

**NEW ROOF NO MESS PROMISE**

Upon arrival crew members will set up a fully netted and breathable tarp system (The Catch-All) that will go around the entire perimeter of the home. This protects the home for the entire process of removal of the old shingles and installation of your new roof. We will then nail a L bent piece of aluminum to the roofs edge. This stops all the roofing debris from ever going to the ground. We then have our crew members throw the roofing debris into our Equipter. The Equipter is a self propelled dump trailer that raises to the roofs edge to collect the roofing debris. We then drive the Equipter to a roll off dumpster (we manage ourselves) and dump the roofing debris in there. Leaving you with NO MESS!

**ESTIMATE/CONTRACT**

- Once protection systems are in place we will remove all old shingles and underlayment so only the roof deck is left.
- Inspection of the entire roof deck will commence with looking for any rotted wood and finish with inspecting to see if the roof deck nails have loosened. If any of the roof deck needs to be re- nailed we will do this free of charge. If any plywood needs to be replaced the cost is 1/2"-\$105.00,5/8"-\$120.00, and 3/4"\$135.00.
- We will inspect all the flashing horizontal and vertical for any flaws. If flashing is found to be bad it is \$7.50 a foot to replace the bad flashing. The vertical flashing will be replaced with new 4"x4"x8" anti corrosion metal. The horizontal flashing will get replaced with 4"x4"x10' anti corrosion metal and is also \$7.50 a foot to be replaced.
- After all inspections are complete we will then install a 2" anti corrosion drip edge around the entire perimeter of the roofs edge. We will install a 1" anti corrosion drip edge on all eaves with existing gutters.
- Once finished with drip edge installation we will put on a Owens Corning(granulated g)reinforced self adhering membrane(Ice and Water). This will be installed two rows from the roofs edge, in all valleys, where the roof meets the wall horizontal and vertical, chimneys, plumbing stacks, and any other roof penetrations.
- The rest of the exposed roof deck will get Owens Corning synthetic underlayment (RHINO). This underlayment allows the roof deck to breathe. It is highly durable and can withstand up to 120 days exposed to the elements

without shingles on it.

•Next is the starter strip gets installed. This helps bond the first layer of shingles to the roofs edge. Ensuring no uplift at the roofs edge.

•We will then install Owens Corning Tru-Definition Duration Series shingles. A LIFETIME shingle. Please see warranty packet.

•After the lifetime shingle is installed. We will put on an Owens Corning ridge vent (FOUR FOOT VENT SURE). This product allows great ventilation for your attic and will not allow critters in. If the ridge vent is not open at least 1-1/2" on each side of the ridge we will cut the ridge so it meets this requirement. Free of charge.

•An Owens Corning cap(PRO-EDGE) will go over the ridge vent. this will be installed with a 2 3/4" grip right nail. These nails have a spiral rings around them and are installed by hand. This ensures the upmost integrity at your roofs weakest point.

•All plumbing vents will get a new flashing around them and a PERMA-BOOT. The PERMA-BOOT is a hard plastic that goes over the plumbing stack and the flange. This is a lifetime solution because it covers the rubber gasket that always goes bad at year 15.

•Any bathroom vents will be replaced by a LIFETIME TOOL VENT. This vent has four times the coverage on its flange than normal vents and is made out of 26 gauge anti corrosion metal.

•If any masonry chimney is on the home. We will remove all the old flashing and curb our Ice and Water up 6" onto the chimney from the roof deck. Then install new base flashing(.030 anti corrosion metal). After the base flashing, a one piece counter flashing(.030 anti corrosion metal) will be installed over the base flashing. A triple polymer sealant will seal up the top portion of your counter flashing.

•Skylights not replaced by Next Generation Roofing are unwarranted

•Each additional layer is \$60/SQ

**Estimate/Contract valid for 30 days**

**JOB NOTES:**

Complete re-roof  
13 sq

SHINGLE COLOR: \_\_\_\_\_

SKYLIGHT REPLACEMENT COST: \_\_\_\_\_

We propose hereby to finish material and labor complete in accordance with above specification for the sum of:

Dollars \$12,998.00


**We accept cash, check and credit card. (Please note there is a 3.5% fee for credit cards)**

**PAYMENT DUE UPON COMPLETION OF WORK**

*Please be advised if not paid upon completion we will charge- 3% interest at 1 week, 5% interest at 2 weeks, 8% interest at 3 weeks, at 30 days legal proceedings will follow.*

Acceptance of Proposal — The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Both parties agree to a three day (3) right to cancel on all signed/dated contracts. Payment will be made as outlined above.

Signature :

  
Signature Date

\*Obstacles not removed from home before roof replacement are not our responsibility\*

Note: This proposal may be withdrawn if not accepted

All materials are guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. A lifetime workmanship warranty is provided. Any unsound decking will be replaced at an additional charge. Any alterations or deviations from the above specifications will become an additional charge over and above the estimate.


Authorized Signature:

*Ryan Bedford*  
05/17/2023 12:55 PM

Date: 05/17/2023

Please note that photographs and footage will be taken throughout your roofing project. These will be used by the Next Generation Roofing for marketing and publicity in our publications, on our website and in social media or in any third party publication. Please initial to accept or if you wish to be exempted from this activity leave this section blank.

Intials:

  
Signature Date

RESOLUTION

# 4

Resolution No. \_\_\_\_\_ of 2023, a resolution awarding the contract for the installation of playground equipment in the Sherwood Forest Park District.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_

WHEREAS, the Buildings and Grounds Department solicited quotes for playground equipment at Sherwood Forest Park, which were received by May 15, 2023, and

WHEREAS, JK Playgrounds & Playscapes, Bristol, Connecticut, submitted the only responsive quote in the amount of \$11,101 in response to the request, and

WHEREAS, Dan Clemens, Director of Buildings, Parks and Recreation, recommends awarding the contract for playground equipment to JK Playgrounds & Playscapes; now, therefore be it

RESOLVED, that the Town Board, acting as Commissioners for the Sherwood Forest Park District, hereby award the contract for installation of playground equipment and related improvements at the Sherwood Forest Park to JK Playgrounds & Playscapes as per the documents attached, in an amount not to exceed \$11,101, to be paid from SP8-07125-00200 (Sherwood Forest Park District - Sherwood Forest Cont-Equipment), and be it further;

RESOLVED, that the Comptroller is authorized to make a transfer from SP8-00915 (Sherwood Forest Park District - Assigned Fund Balance) to SP8-07125-00200 (Sherwood Forest Park District - Sherwood Forest Contract - Equipment) in the amount of \$7,319 to cover the cost of the equipment.

Town of Clifton Park  
Buildings & Grounds

Quote Cover Sheet

Date: June 6, 2023

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Description: Supply & install 3 new pieces of playground equipment  
at the Sherwood Forest playground

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Vendor #1: Gallo Construction - no reply

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Vendor #2: Borderline Fence and construction - no reply

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Vendor #3: JK Playgrounds & Playscapes - \$11,101.00

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Vendor #4:

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Vendor #5:

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Vendor #6:

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Comments:

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Decision: JK Playgrounds & Playscapes - \$11,101.00



# 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 the supply and installation of new playground equipment located in Clifton Park NY 12065.

Scope of work is as follows but not limited to:

Supply and install the following pieces of equipment at the Sherwood Forest playground.

1. Bubble Storm Climber AFR0158xx
2. Inclusive Swing BSIS-25
3. Freddie the Frog Rider 90018202xx

***These part numbers are from the Superior website. Equal or better substitution is allowed with approval.***

The Town of Clifton Park will supply all ground cover. Contractor will spread.

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.

The 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 Regan Cardona at [rcardona@cliftonpark.org](mailto:rcardona@cliftonpark.org) 518-371-6651 extension 251 for an appointment to do a site visit.

Quotes are due by Monday May 15, 2023 at 2:00pm

SENT TO  
3 COMPANIES  
4/17/23

JK Playgrounds + Playscapes  
 Jimmy Kapusnik  
 224 Central St  
 Bristol CT 06010  
 518-892-2848

# INVOICE

Clifton Park B+G  
 Sherwood Forest Playground

Invoice # 1345

Invoice Date 05/02/2023

Due Date 05/02/2023

Item	Description	Unit Price	Quantity	Amount
Product	Bubble storm climber AFR0158 with freight and installation	8388.00	1.00	8,388.00
Product	Inclusive Swing Seat BSIS25 with freight and installation	1225.00	1.00	1,225.00
Product	Freddie the frog spring rider with freight and installation	1488.00	1.00	1,488.00
<b>Subtotal</b>				<b>11,101.00</b>
<b>Total</b>				<b>11,101.00</b>
<b>Amount Paid</b>				<b>0.00</b>
<b>Balance Due</b>				<b>\$11,101.00</b>

NOTES: Please allow 3-5 weeks for delivery.

## Dan Clemens

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**From:** David Dittmer <david.b.dittmer@gmail.com>  
**Sent:** Tuesday, June 6, 2023 9:45 AM  
**To:** Dan Clemens; Regan, Cardona  
**Cc:** Denise Crates; Robert Voelker; Dorothy Porteus  
**Subject:** Sherwood Forest Playground Expansion Approved

Dan and Regan, The Sherwood Forest Advisory Committee approved the proposal to add the three new pieces of playground equipment to the Nottingham Way playground Please proceed with the project! Thanks.  
Dave Dittmer

**RESOLUTION**

**#5**

Resolution No. \_\_\_\_\_ of 2023 a resolution authorizing the hiring of 2023 summer help for the Buildings and Grounds Department.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, openings exist for seasonal help in the Buildings and Grounds Department;  
and

WHEREAS, Daniel Clemens, Buildings and Grounds Supervisor, has recommended that the individuals listed in Schedule A be hired to fill the positions; now therefore be it

RESOLVED, that individuals listed on Schedule A be hired as seasonal workers for Buildings and Grounds for the summer of 2023, to be paid as noted in the attached schedule, effective immediately.



# Town of Clifton Park

## Buildings & Grounds

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

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### SCHEDULE A

### 2023 SEASONAL EMPLOYEES

Christopher Sokol 375 Vischer Ferry Road Clifton Park NY 12065	\$17.00 per hour	A-8160-E4000
Richard Stern 14 Cloverleaf Drive Ballston Lake NY 12019	\$18.00 per hour	A-7110-E4000
Jeremy Mika 14 Plaid Place Clifton Park NY 12065	\$16.00 per hour	A-7110-E4000

**RESOLUTION**

**#6**

Resolution No. \_\_\_\_\_ of 2023, a resolution authorizing the Town of Clifton Park Town Board to apply for the 2023 New York State Farmland Protection Planning Grant (FPPG) program.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_,

WHEREAS, the NYS Department of Agriculture and Markets announced a 2023 RFA 0263- Municipal Agriculture and Farmland Protection Planning Grant (FPPG) opportunity to focus on protecting agricultural lands through municipal zoning, land use and subdivision regulations, with 75/25 % state local match commitment, and

WHEREAS, the Town Board wishes to proceed with the grant application to study additional ways and methods of preserving working agricultural lands with the Town, and

WHEREAS, the Town's commitment to the local match is estimated to be \$25,000 for the study and plan documents; now, therefore, be it

RESOLVED, that the Town Board commits to funding the local match commitment for the Farmland Protection Plan Grant, and be it further

RESOLVED, that the Planning Department is authorized to submit the application for a Farmland Protection Plan Grant with NYS Department of Agriculture and Markets.

**Open Space, Riverfront and Trails Committee**  
**Resolution for Clifton Park Town Board Consideration – April 19, 2023**

**Preamble**

In April 2022, the Clifton Park Open Space, River Front and Trails Committee submitted a report to the Town Board for internal review. The resolution below is focused on existing farmland protection needs in our community.

The April 2022 report recommendation was “...to develop a comprehensive *Farmland Preservation Plan* for the Town with appropriate partner organizations with expertise on farmland preservation plans.”

There is a pressing need to secure funding to support this planning effort because competition to convert Clifton Park farmland is increasing for all types of development, especially solar facilities.

Time is of the essence to complete a *Farmland Preservation Plan*. Granting agencies prioritize funding for preservation projects with towns that have town-wide agriculture protection plans.

**Therefore, Be It Resolved**

That the Town Open Space, Riverfront and Trails Committee requests that the Clifton Park Town Board direct the Clifton Park Planning Department to determine the feasibility of a *Farmland Preservation Plan* for the Town of Clifton Park.

That, by doing so, the Town of Clifton Park Planning Department identifies and evaluates firms and organizations in the area/region which have completed municipal farmland preservation plans and seek cost estimates from them.

That the Town of Clifton Park Town Board direct the Planning Department to determine if the NYS Department of Agriculture and Markets (NYSDAM) or other entities have grant funds for such planning efforts and to promptly apply for them.

That the Town of Clifton Park Town Board direct the Planning Department to work with Clifton Park Open Space, Riverfront and Trails Committee’s Farmland Sub-Committee to review potential permanent farmland conservation easement projects for local farms. While the Farmland Preservation Plan application is in process, a list of potential projects could expedite approval of a plan's funding by NYSDAM or another funding entity.

Finally, be it resolved that the Town of Clifton Park Town Board welcomes the opportunity to work with all farmers in Clifton Park and other local entities such as Saratoga PLAN to seek programs and funds to preserve the farmland and farming character of our community. *Adopted by Full Committee on April 19, 2023/ David Miller – Chairman.*

APPLICATION for the Town of Clifton Park  
Municipal Agricultural and Farmland Protection Planning Grant – RFA-0263

**A. Provide Key Contact information:**

**Provide the full name, address, phone number and email for the Chair of the Municipal Legislative Body:**

Philip C. Barrett, Town Supervisor  
Town of Clifton Park  
One Town Hall Plaza  
Clifton Park, NY 12065  
(518) 371-6651  
email: [pbarrett@cliftonpark.org](mailto:pbarrett@cliftonpark.org)

**Provide the full name, address, phone number and email for the Principal Contact for this application:**

Jennifer Viggiani, Open Space Coordinator  
Town of Clifton Park – Planning Department  
One Town Hall Plaza  
Clifton Park, NY 12065  
(518) 371-6054  
email: [JViggiani@cliftonpark.org](mailto:JViggiani@cliftonpark.org)

**Provide full name, address, phone number and email for the County Agricultural and Farmland Protection Board Chair:**

Mr. Charlie Hanahan, Chairman  
Saratoga County Agricultural and Farmland Protection Board  
50 West High Street  
Ballston Spa, NY 12020  
518-885-8995  
email: [cehanahan@hotmail.com](mailto:cehanahan@hotmail.com)

**B. Briefly summarize the trends and conditions in the municipality that warrant agricultural and farmland protection measures.**

The development pressure is continuing in the Town of Clifton Park and Saratoga County from residential and commercial development, including for solar photovoltaic arrays and utilities infrastructure in the community on open lands throughout Town. Large landowners are under pressure throughout the landscape. Amidst this development pressure, property owners continue to seek options and opportunities for their farmlands, including the potential for new farming activities and uses. The community of Clifton Park has successfully protected three farms in town and is actively working to purchase the development rights on a fourth farm, with assistance from NYS Department of

Agriculture and Markets with the town's first FPIG grant for permanent easements. The town previously took a deep look at farmland issues and protection as part of its 2001-2002 planning process for its Open Space Plan that was adopted by the Town Board in 2003. The community took another look at the Western Clifton Park area of town in 2004-2005 through its Western Clifton Park Land Conservation Plan and GEIS. Nearly 20 years later, after a number of protected farms are underway, it is a good time to evaluate the town's next 10 to 20 years of vision, goals and actions that the community values.

- C. Provide a brief description of the agricultural setting in the municipality including:
- i. The approximate number and types of farms within the subject area of the plan

Agricultural setting: Within what is now recognized as the boundaries of the Town of Clifton Park are lands formerly inhabited by Native Americans with connections to the waterways through town, particularly along the Mohawk River and along streams throughout town, through to the earliest European settlements to well into the twentieth century. After World War II, new economic opportunities began to lure farmers away from the land and into jobs in the industrial sector. As a result of the new job opportunities in the Capital District and the availability of land in Clifton Park, the post-war population began to increase rapidly. The construction of the Adirondack Northway (Interstate 87) starting in 1959 has helped facilitate residential development and commercial growth in Saratoga County, and Clifton Park is the first town north encountered on the Interstate just north of the Town of Colonie, an earlier suburb of the City of Albany.

Per the Saratoga County Consolidated Agricultural District #2 Eight Year Review (DRAFT FINAL) dated June 23, 2022, there are 453 parcels (3,570.41 acres) within the Town of Clifton Park that are part of the Agricultural District.

- ii. The prospects for farm viability in the municipality

The prospects for farm viability are challenging. Since 2000, the Town of Clifton Park has grown from a municipality of almost 33,000 residents to just over 36,000 in 2020 (per the Capital District Regional Planning Council). During this 20-year period, the Town added 2,700 housing units, an increase of 20 percent. This growth and other economic and demographic factors continue to place significant pressure on the agricultural base.

However, the Town of Clifton Park has been addressing development pressures for more than 20 years. In the late 1990s the farm community advocated for town awareness of local farming and initiated an annual Farm Fest. The most recent annual Clifton Park Farm Fest was held the weekend of Sept. 17-18, 2022, at farms and community locations throughout town as a public educational and interactive event.

Additionally, since the late 1990s the Town of Clifton Park has strengthened farm protection policies through the adoption of town codes in support of farming.

The town board also conducted a public planning process to create an Open Space Plan, adopted by the Town Board in January 2003, which included public goals for farmland protection and support and actions and tools proposed for protecting farmland. Following this broad, town-wide visioning for conservation, the town proceeded to conduct a Western Clifton Park Land Conservation planning process, to refine public vision and goals for both development and conservation in the western half of town, which had significant remaining farmland. This process included another extensive public participation process and culminated in the Town Board adopting the Western Clifton Park Land Conservation Plan. As a counterpoint to the development pressure, the Town of Clifton Park enacted new town zoning for Western Clifton Park replacing all the zoning districts in Western Clifton Park with new zoning: primarily Conservation Residential, with small areas of Hamlet Mixed-Use and Hamlet Residential areas, with a new tool of “Incentive Zoning” as a relief valve for large landowners.

**D. Other indications of the economic condition and importance of agriculture to the municipality:**

For 30 years, the Town of Clifton Park has celebrated “Farm Fest”, a special, community-wide event held annually in the fall that encourages the public to visit working farms, and to learn about farming and agriculture in Clifton Park. The Town of Clifton Park supports this annual event with marketing assistance and publicity, advertising the event on the town’s webpage and creating an event brochure, annually and investing about \$3,000 a year, at least, over the past 5 years on the event, totaling about \$15,000 in the past 5 years alone. In 2022, a few of the farms that participated in this traditionally well-attended event are identified below:

Riverview Orchards is located on Riverview Road in Rexford, New York. The farm, in operations since 1945, also produces apples and sells other farm produce, these products are sold in a retail farm store and bakery located on the farm. In 2006 the owner completed a Purchase of Development Rights with the Town of Clifton Park so that Riverview Orchards will stay in agriculture permanently, with the Town of Clifton Park holding a Deed of Conservation Easement on 87 acres of Riverview Orchards (filed with Saratoga County and with NYS Department of Environmental Conservation).

Bowman Orchards, 96 acres on Sugar Hill Road, is one of the town’s oldest working farms and orchards. Established around 1785, this farm has ties to farmers who originally propagated the MacIntosh apple. Currently there are four generations of Bowman’s involved in farm operations. In addition to apples, Bowman Orchards also grows strawberries, raspberries, blueberries, blackberries, cherries, peaches, tomatoes, pumpkins, mums, and sunflowers. Bowman Orchards’ new 4,200 sq. ft. retail store is a more recent feature on the farm for visitors in addition to those who still wish to pick their own apples.

Shepherd's Hey Farm, 43 Riverview Road, owned by Larry Syzdek and Ruth Olmsted, raises all-natural lamb, Toulouse geese, and goose eggs on pasture just north of Albany and the Mohawk River. The lambs and geese are free to roam the untreated pasture and feed on spent grain from local microbreweries and occasionally local natural whole corn. The farm sells live animals, lamb meat, eggs (available in March and April only) and fleece and yarn.

In **2010**, the Town tapped into NYS DAM Agri-Tourism and Marketing and Educational Project Grant, to create and publish "Farming and Agriculture in Clifton Park Presentation Handbook" through the work of the Town's Office of Parks, Recreation and Community Affairs, which also leads the coordination of the Town's annual Farm Fest with a working group of farmers and community partners.

From **2006 to 2022**, another significant indication of the economic importance of farmland and agriculture in town is that the Town of Clifton Park local municipality community has invested in the purchase of development rights for three (3) farms to date in town since 2006 and is actively working to close on a fourth farmland protection project in 2022. The 4<sup>th</sup> project is the first farmland protection project to involve the NYS Department of Agriculture and Markets for permanent conservation easements. The Town has permanently protected three farm properties totaling **187 acres** through a net investment of about **\$1.3 million directly for farmland protection** through the purchase of development rights and the securing of deeds of conservation easement.

A counterpoint to the Town's success in supporting farmers with farmland protection projects, is not only the continued residential and commercial development pressure on farmland in Western Clifton Park, but in the past 5 to 8 years, the pressure on farmland owners for conversion to solar PV utilities has been a strong development pressure on farmland in the Town of Clifton Park. For some farmers, this is a good fit for their goals and properties, and one large farm property off of Grooms Road, a property in prime, R-1 residential zoning, tapped into the pilot conservation short term lease agreement and state grant; but decided to exit that program to pursue a solar PV agreement. This Grooms Road farm consummated a solar PV project that has been constructed and is fully operational, while at the same time, a family member on contiguous land invested in a large square footage horse barn and indoor horse arena. The upside is the family is continuing with the horse farm operations, while retiring from apple orchards and converting to Solar PV. The Town's Planning Board has approved the site plans for multiple solar Photovoltaic utilities on large parcels of land, which have included farmland in town, as well. The solar utilities have identified farms and large parcels in Clifton Park as viable locations for PV utilities, with some having viable distances to the existing electric utility lines and substations, making some large parcels including farmland in town, highly desirable for solar PV utilities siting.

Key Other Farms in Clifton Park

The town has a core agricultural/working farms area in Western Clifton Park, more than 1,000 acres.

Hicks Farm, Riverview Road, Rexford, NY  
King Crest Farm on Grooms Road, Rexford, NY  
Losert Farm Stand, Ashdown Road, Clifton Park, NY  
Maple Hill Farm, Ashdown Rd., Ballston Lake, NY  
Clover Meadow Farm, Hubbs Rd., Ballston Lake, NY

The town is the location for one hemp grower that is licensed with Cornell Cooperative Extension for experimental growing activities.

Another farmland owner has made initial inquiries regarding on-farm opportunities for craft beer or cidery or distillery tasting operations and their potential compatibility with town zoning and farmland protection community goals.

Key to the preservation and future success of these farms is the adoption of the Conservation Residential Zone and the Open Space Incentive Zoning in 2005.

The Conservation Residential (CR) District was established to provide and maintain land area to promote and support ongoing open space and agricultural uses and activities to sustain the rural character of this predominantly natural, agricultural and low-intensity residential setting of the western section of Clifton Park. Most of the farms in Clifton Park are in this area. A companion regulation to the creation of the CR District established the Open Space Incentive Zoning. This law empowered the Town Board to grant incentives to the private sector engaged in the land development process to advance the town's specific policies including the protection of active farm operations.

Recently, the Town allocated almost \$80,000 toward the preservation of the Maple Hill Farm. The Town has been granted more than \$400,000 through NYS Department of Agriculture & Markets FPIG grant program, and \$14,000 through Saratoga County's Farmland Protection & Open Space Grant program, towards this permanent conservation easement on nearly 72 acres in northwest Clifton Park. The Town anticipates closing on this farm conservation easement, pending Project File Approval through NYS DAM, in 2023.

Since 2003, when Clifton Park first approved its town-wide Open Space Plan, more than 1,600 acres of property have been permanently preserved. The Open Space Plan and the CR Zone regulations and incentives are an indication of the importance of agriculture to the Town of Clifton Park.

**E. Upload a detailed description of the scope of work to be followed in developing the plan:**

If a grant is approved by the NYS Department of Agriculture and Markets, the Town of Clifton Park will retain an experienced professional consulting firm to assist in the preparation of the farm plan. The work plan will focus on identifying ways to keep active farms viable and to further protect other agriculturally important lands. This work plan is anticipated to include the following tasks generally:

- **Project Initiation**

- Project Kick-Off Meeting: (kick off meeting and review of project scope with consultant and advisory committee; review of project scope of services, tasks, and deliverables from consultant, and review expectations and role of advisory committee; review proposed project schedule and set meeting dates; review of public participation plan; establish/draft preliminary list of issues and opportunities and vision for farming in town
- Public Engagement: the plan for how the Project Team of Consultant, Staff and Advisory Committee will interact with the Public for forming the farm plan. This is a townwide project and will be promoted and advertised as such to invite residents and community members across town to participate in public meetings and any other forms of outreach.
- Stakeholder Engagement: the plan and implementation for identifying all relevant stakeholders and the strategies for meeting with stakeholders. At least two meetings / opportunities for stakeholders to directly interact with the project team. All farmers, farmland owners, and large landowners known to the advisory committee will be contacted and invited to participate in the course of the planning process.

- **Development of the Plan's Goals and Objectives.** The work of the Advisory committee will include drafting preliminary goals and objectives through meetings with the public and stakeholders and further honed and refined to create final goals and objectives for the farmland plan. This process will include consideration of the Town's Comprehensive Plan, Open Space Plan, Western Clifton Park Land Conservation Plan, Town Center Plan, and Town Recreation Plan, Saratoga County Agriculture and Farmland Protection Plan, Saratoga County Green Infrastructure Plan, input from Saratoga PLAN, consideration of current State agricultural policies and other policies.

- **Conducting an Inventory and Assessment of Existing Agricultural Resources and Activities.** This work will aim to provide a comprehensive overview of the existing conditions of agriculture and farming in the community, including through public and stakeholder engagement, and compilation of data.

- Inventory of mapping of resources using existing GIS data that is publicly available such as the following:
  - existing land use classifications
  - existing zoning districts
  - current agricultural district boundaries: Saratoga County Agricultural District #2
  - prime farm soils and soils of statewide significance
  - Parcels in town’s permanent conservation easement (3 farms with deeds of permanent conservation easements to date; 4th in the works)
  - Parcels enrolled in the Town of Clifton Park’s 15-year; 20-year, and 25-year **term** tax relief easement program (agricultural, open space and historic)
- Data Collection pertaining to the following elements:
  - Agricultural Land and Resources
  - Existing Land Use Regulations
  - Environmental Resources/Sensitive Environmental Areas
  - Socio-Economic Data and Economic Assessment
  - Relevant Infrastructure such as: (water, sewer, major utility corridors and utility substations, existing and proposed solar PV utilities locations) – using what is readily available
  - Existing Plans, Programs and Studies
- **Analysis of Findings and Recommendations for Farmland Protection**
  - The project team will identify and analyze the **strengths, weaknesses, opportunities, and threats** to farming in the Town of Clifton Park, and considerations for within Clifton Park and outside of the community, and the key issues, pressures and influences on farming, including various types of development/conversion pressure.
  - Develop a draft and further refine a land evaluation and assessment rating system, taking into consideration land protection criteria previously developed for the implementation of the open space plan, with further current refinement for farmland protection focus that reflects the community’s vision, values and goals for farmland and agricultural resources.
  - Evaluation the Town’s land use regulations by analyzing how “farm-friendly” are the current policies in place. of strategies to retain farmland and promote agriculture
- **Synthesis of an Action Plan for Implementation.** The Advisory Committee, staff and consultant team will develop an action matrix for implementing goals, recommendations and strategies identified in the plan. This work will include the identification of priority projects. Actions and potential projects will be prioritized with reasonable

goals, time frames, responsible parties and potential funding sources and partners. Likely a Farmland and Agriculture Advisory Committee in some shape or form will be needed to help with the short- and long-term implementation of the plan.

The objective of this plan will be to provide reference guide for Town officials - including the Town Planning Board, Zoning Board of Appeals, Open Space Committee and Environmental Conservation Commission - and residents -- of the farmland resources in the Town and an action plan to guide local steps that can be taken to support agriculture and retain farmland.

*DRAFT Table of Contents:* The following topics have been identified as topics for inclusion in the Farmland Protection Plan Report:

- a. What are the Key Local Issues for Farming and Agriculture in the Town of Clifton Park? (what is the context for Saratoga County and NYS?)
- b. What are the challenges? Issues?
- c. What are the ideas for high leverage farming?
- d. What are the innovations and entrepreneurial stories here in Clifton Park, and in the vicinity of town/Regional Context?
- e. Who is the face of farming and agriculture in Clifton Park? Who are all the people involved in the whole local agricultural economy?
- f. Who are the farmers? Do we know all the farmers in town?
- g. What is the history of people farming / conducting agriculture in Clifton Park / perspective? Who used to farm in CP? Modern history and last 300 years. Who stewarded the lands before current times? What is the history of Native Americans farming in CP? Any threads in this direction?
- h. Who are the foodies / local chefs / farm to table restauranteurs in town and region? Are these connections happening from restaurants to the local food supply?
- i. What are the Agricultural Resources in CP
- j. Open Space Plan 2003 includes farmland focus; No separate Farmland Protection Plan
- k. Elements of Farmland analysis and conservation prioritization. Proposed Elements to include in data analysis:
  - Environmental data
  - Agricultural Soils: Prime Farmland; Soils of Statewide Farming Significance
  - Water Resources - Proximity to Water Sources
  - Floodplains – Resiliency: if within or near floodplains how vulnerable
  - Land Use data:
    - Land use classifications for agricultural uses (horse farms, dairy farms, orchards, etc.) range
    - Parcels enrolled in agricultural districts
    - Parcels that are leased by farmers – owned by other large landowners – show “farmshed” per farm?
    - Horse barns and indoor riding arenas
    - Barn inventory – barns in

- Orchards
  - Parcels with significant pasture fencing for animals
  - Agricultural economic data:
  - Farms with onsite retail facilities
  - Farm market locations (permanent and seasonal locations)
  - Regional farm markets – where could local farmers go
  - Subscription based farming – community supported agriculture (CSA) in town?
  - Farms with worker housing available onsite
  - Proximity to farming support businesses, such as supplies; farm animal veterinarians
  - Agricultural income data for Clifton Park farms? Any resources? Value of farming economy for town? Value of farming economy for Saratoga County? CDRPC? Federal data?
  - Forestry in town? Any data? Anyone involved?
  - Land use cover in forest?
- l. Who are the Farmers in the Town of Clifton Park? Who is Farming? How are they Farming?
- m. What is the State (Condition)/ Status of Farming and Agriculture in Clifton Park today? And how does it compare to the past? What are the current trends? What does the future look like? What is the state of regulations on land use; farm workers; farm commodities; supply chains; all government impacts?
- n. What is the Landowner Interest in Conservation in CP?: Interested landowners:
- Land planning & estate planning by private landowners
- o. What does it mean to invest in Agriculture in Clifton Park? What should the community invest in / support?
- p. What are the Outside Funding Opportunities for Resource (Farmland Conservation) (Federal, State, County, Town funds, etc.)
- q. What other Opportunities to Support the Local Agriculture Economy?
- r. Programs and Partnerships (County, PLAN, Chamber of Commerce, Town, others?)
- Education – Landowner and General Public
  - Local Term Easements – Tax Relief 15 to 25 years
  - State Incentive Payments/Lease of Development Rights
  - Creating & Holding Permanent Conservation Easements
  - Monitoring

**F. Provide an anticipated timeframe for completing the plan of work:**

It is anticipated that the project would take approximately 6 to 8 months to complete.

**G. Briefly describe the in-kind services to be used for up to 80% of the required match.**

Town Staff will support the project. However, the town will retain an outside consultant and that is anticipated to require the cash component.

The total expected cost of the project is estimated to be \$50,000 for consulting fees and miscellaneous project costs such as report publishing costs, supplies, and the Town of Clifton Park will authorize \$25,000 in cash, a one for one match with the requested grant, toward the

total cost of the project. Additionally, it is expected that significant town staff time will be contributed toward the project (e.g., Open Space Coordinator, Planning Department Staff, Town Attorney and other resources).

**H. Provide the qualifications of the principals who will be developing the plan including experience in developing agricultural protection sections of comprehensive plans and land use regulations.**

- The Town will conduct a search to secure an outside consulting firm that specializes in agricultural land use, mapping, and ag economic development planning to conduct the planning project on behalf of and with the Town of Clifton Park and its staff and a farmland protection planning working group.
- The project will further be supported by the following experienced town staff:

John Scavo, Director of Planning: Mr. Scavo has over 20 years of professional planning experience and has been with Clifton Park since 2008. He started his career as the City Planner for the City of Cohoes from 2000 to 2004. During this time Mr. Scavo also served as Chairman of the Cohoes IDA and was a founding member of the Cohoes Local Development Corporation. Mr. Scavo then joined the Laberge Group, a municipal consulting firm from 2004 to 2008 and served in the capacities of Sr. Planner and Senior Community Development Specialist.

Jennifer Viggiani, Open Space Coordinator: Ms. Viggiani has served as the Town's Open Space Coordinator since December 2005. She is a key focal point for managing Town's open space and environmental projects as well as serving as the staff liaison to the Town's Open Space Committee. Prior to joining the Town, she was employed as an Environmental Planner / Project Manager for Behan Planning Associates. She also worked as an Environmental Planning Specialist with Crawford & Associates Engineering PC.

- The project will be supported as well by a volunteer with the town's Agricultural Subcommittee and be the lead on the Farmland Planning Project Working Group:

Isabel Barrett Prescott, Owner – Riverview Orchards: Isabel Prescott grew up here and took over the Riverview Orchards farm when her father retired in 1984. She has been a strong advocate for agriculture in the Southern Saratoga community throughout her life. In 2007 her family completed a Purchase of Development Rights with the Town of Clifton Park so that Riverview Orchards will stay in agriculture permanently. Currently, three generations of Isabel's family lives on the farm.

In addition, the Town has identified the following civic resources who are or may be keenly interested in participating with a **farmland protection planning working group:**

Farmers/Farmland Owners: Isabel Prescott\*, Kevin Shea, Kurt Swartz

**Town of Clifton Park**  
**Farmland Protection Plan Grant – Application 6/6/2023**

\*Town Open Space Committee Members: Frank Berlin\*, Ray Seymour\*  
Landowners in Western Clifton Park: Anne Dillenback; John Stevens  
Agricultural Support businesses representation: Bill Losert  
Saratoga County Chamber of Commerce: Pete Bardunias  
Saratoga County Soil & Water District  
Saratoga PLAN (a local land preservation organization) staff representative  
American Farmland Trust

- I. **Upload evidence of availability of matching funds.** Acceptable documentation includes a copy of the resolution, a copy of a portion of the municipal budget demonstrating that matching funds have been earmarked for such activities, a letter from the municipal executive stating that the municipality has appropriated matching funds, or a copy of the letter from an external granting agency that funding is provided to the municipality, or its agent in the development of the plan.

\*\*\*Need a letter from the municipal executive stating that the municipality has appropriated matching funds\*\*\*

A Town Board Resolution No. \_\_\_\_\_ of 2023 dated \_\_\_\_\_ is attached.

- J. **Upload a letter from the chair of the County/Municipal legislative body authorizing submission of this application.**

\*\*\*Need a letter from the municipality authorizing the submission\*\*\*

A letter from Town Supervisor Philip C. Barrett dated \_\_\_\_\_ is attached.

RESOLUTION  
# 7

Resolution No. \_\_\_\_\_ of 2023, a resolution authorizing the Supervisor to sign a License Agreement with Clifton Park – Halfmoon Piranhas, for use of the Country Knolls pool for swim team practice.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, Clifton Park – Halfmoon Piranhas wish to utilize the Country Knolls town-owned pool for a term of up to six (6) weeks, beginning on June 26, 2023, at a rate of \$45.00 per hour per pool PLUS the hourly rate of all Town employees working at the pools during practice hours; now therefore be it

RESOLVED, that the Town Supervisor is hereby authorized to sign the attached License Agreement with Clifton Park – Halfmoon Piranhas for use and occupation of the Country Knolls Pool, provided that the Town Attorney reviews and accepts the attached Certificate of Insurance naming the Town of Clifton Park as additionally insured.

## LICENSE AGREEMENT

TIDS LICENSE AGREEMENT, made this 6<sup>th</sup> day of June, 2023, between

The Town of Clifton Park, a municipal corporation having its offices at 1 Town Hall Plaza, Clifton Park, NY 12065, as Town

And, Clifton Park- Halfmoon Piranhas (CPHP)

**WITNESSETH:** The Town agrees to allow the use and occupation of the below listed premises under the following terms and conditions:

Barney Road Pool / Country Knolls Pool, Town of Clifton Park, New York, tentatively from June 26, 2023 and to end on July 20, 2023, to be used and occupied only for Swim Team practice, and their related uses. No practice on July 4, 2023.

### 1st. USER FEE

That the CPHP shall pay the total rent of \$45.00 per hour, of each pool used, plus the hourly rate of all Town employees working for the pools during practice hours, said fees to be paid in bi-weekly paymen per Town Invoice.

### 2nd. CARE and REPAIR

That the CPHP shall take good care of the premises and shall, reimburse the Town for any damage caused to pool and park property.

### 3rd. CPHP SHALL COMPLY WITH REGULATIONS and ORDINANCES

That the CPHP shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and Local Governments and shall follow all Guidelines and Directions from New York State Department of Health, and the NY Governor's Executive Orders relative to safety protocols for swimming activity.

### 4th. NO ASSIGNMENT WITHOUT WRITTEN CONSENT OF TOWN

That CPHP shall not assign this agreement, or any part thereof or make any alterations to the premises, without the Town's consent in writing; and in the event of a breach thereof, the term herein shall immediately cease and be determined at the option of the Town as if it were the expiration of the original term.

### 5th. DUTY TO KEEP ENTRANCES AND WALKWAYS FREE OF OBSTRUCTIONS

That the CPHP shall neither encumber nor obstruct the sidewalk in front of, entrance to, said premises, nor allow the same to be obstructed or encumbered in any manner.

**6th. NON-WAIVER**

The failure of the Town to insist upon a strict performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of any rights or remedies that the Town may have; and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions and covenants herein contained. This instrument may not be changed, modified, discharged or terminated orally.

**7th. SERVICES INCLUDED IN LICENSE FEE**

Town will provide supervisory personnel who shall be on duty at each pool facility whenever the club is on premises. The Club shall reimburse the Town the full cost of wages of employee(s). Club shall also reimburse full cost of all lifeguards supplied by the Town for full hours on site, as well as any other support staff on premises to assist the CPHP with swimming activities.

**8th. CLUB SHALL MAINTAIN LIABILITY INSURANCE**

Additionally, during the lease term, CPHP shall place and cause to be placed and maintained, for the benefit of the Town and CPHP with both to be named as party insured, general public liability insurance; such insurance to provide protection in minimum limits of \$1,000,000.00 of combined single limit for bodily injury or property damage. Each such policy of insurance or certificate thereof shall be promptly deposited with the Town. CPHP is also responsible to maintain its' own rental and contents insurance.

And the said Town doth covenant that the said CPHP, on paying the said fees and providing proof of insurance, shall and may peacefully and quietly have, hold and enjoy the use of said facility(ies) for the term aforesaid.

**AND IT IS MUTUALLY UNDERSTOOD AND AGREED** that the covenants and agreements contained in the within license shall be binding upon the parties hereto and upon their respective successors, heirs, executors and administrators.

**IN WITNESS WHEREOF**, the Town and CPHP have duly executed this license the day and year first above written.

TOWN OF CLIFTON PARK

Supervisor Barrett

\_\_\_\_\_  
Signature

CLIFTON PARK - HALMOON PIRANHAS

Check Penham  
Print Name

[Signature]  
Signature



# Town of Clifton Park

## OFFICE OF PARKS AND RECREATION

One Town Hall Plaza • Clifton Park, N.Y. 12065 • (518) 371-6667 • (518) 545-4284

Mike Woerner, Director

### 2023 OUTDOOR FACILITY PERMIT APPLICATION

#### General Information

Name of Organization: Clifton Park Perceives Today's Date: 4/20/23  
 Contact Person: Chuck Dunham  
 Address: PO Box 106 City: Clifton Park  
 Phone (home): \_\_\_\_\_ (work) \_\_\_\_\_ (cell) 518-258-4108  
 Email: cdunham@cliftonpark.com

#### Field and Pavilion Requested

<u>Town of Clifton Park Facility Rental</u> (See other side for facility description)		
Collins Park Field – NOT AVAILABLE	Veterans Park Field 1 _____	Locust Lane Pool Tent _____
Collins Park Pavilion _____	Veterans Park Field 2 _____	Other: <u>Burny Bush Pool</u>
	Veterans Park Field 3 _____	
	Veterans Park Pavilion _____	

Date Requested: June 26 - July 20<sup>th</sup> (with 7/19) Time: 7 AM to 9 AM # of Participants: 35-40

#### Permit is governed by the following conditions

1. Permits valid for date(s), restricted to facility, and number of participants as indicated on permit.
2. Area and facility must be left clean. Any damage incurred is the responsibility of the permit holder.
3. Town of Clifton Park park rules (see attached) shall be adhered to. Immediate termination of the event and removal from the premises may occur by an authorized representative of the Town if in violation of these rules and regulations.
4. Obnoxious behavior or excessive noise will not be permitted.
5. Permit holder must retain permit and make available upon request by park or police official.
6. Open containers of alcoholic beverages are prohibited in all parks, unless a permit has been issued which allows for the consumption of alcoholic beverages on the premises for which the permit has been issued. Such permits are authorized solely by the Town Board via resolution. A separate "Special Alcohol Use Permit Request" form must be submitted with this form.
7. Permits are available through Clifton Park Office of Parks and Recreation and must be posted at the facility rental site.
8. Permit holder may be required to obtain and show proof of insurance naming Town of Clifton Park as an "Additional Insured".

I have read the Town of Clifton Park rules and the above special conditions and agree to abide by them. I understand there is a **no refund policy** on this rental. The town will work with me on rescheduling, when possible, if needed.

**Indemnity:** Chuck Dunham (NAME) agrees to indemnify and hold the Town, it's officers, employees, representatives and/or agents harmless with respect to any and all claims, causes of action, suits, proceedings, damages, liabilities, losses, costs and expenses, including third party claims or actions and attorneys' fees, in connection with loss of life, personal injury and/or any loss of life, personal injury and/or property damage which may arise from and as a result of the negligent acts or omissions of Clifton Park Perceives (NAME) or others associated in some way therewith, during or arising out of the use of any park facility located in the Town of Clifton Park, County of Saratoga, State of New York on 4/20/23 (DATE).

SIGNED: \_\_\_\_\_  
 Date: 4/20/23 Applicant for Permit

APPROVED: \_\_\_\_\_  
 Parks & Recreation Office







**ADDITIONAL REMARKS SCHEDULE**

AGENCY Insurance Office of America		NAMED INSURED USA Swimming, Inc. dba USA Swimming; USA Swimming Foundation, and USA Swimming Local Swimming Committees & Member Clubs 1 Olympic Plaza Colorado Springs CO 80909-5780	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

**Covered Activities**

With respect to USA Swimming member clubs, group members, member coaches, volunteers and additional insured owners/lessors of premises, sponsors and co-promoters, "Covered Activities" are defined as:

1. Swimming meets that have been issued a written sanction or approval. Approval means a permit issued by one to the USA Swimming, Inc. Local Swimming Committees for swimming meets conducted in conformance with USA Swimming, Inc. technical rules in which members and non-members may compete. USA Swimming, Inc. member clubs that either host or participate in a swimming meet that has been issued an approval will be considered an insured provided that all of its athletes or participants and coaches are members of USA Swimming, Inc.
2. Swimming practices, dry land training activities, camps and learn to swim programs where all swimmers or participants are members of USA Swimming, Inc. or U.S. Masters Swimming and are conducted under direct and active supervision of a member coach. Dry land training activities means weight training, running calisthenics, exercise machine training, and any other activity for which an insured has received approval from USA Swimming, Inc. or its authorized representative.
3. USA Swimming, Inc., Swim-A-Thons, fundraising activity which clubs can purchase for lap-a-thons.
4. Approved social events and approved fundraising activities that are social events and activities for which an insured has received approval from USA Swimming, Inc. or its authorized representative.
5. Swimming tryouts. Swimming tryouts means swimming practices where a swimmer(s) who is not and how has never been a member of USA Swimming, Inc. participates with a USA Swimming, Inc. club for a period not to exceed thirty consecutive days in a twelve-month period to determine the swimmer's interest in becoming a member of USA Swimming, Inc.
6. Office premises liability for member clubs and LSCs.
7. STSC, CPR and Lifeguard Certifications of USA Swimming member coaches done by USA Swimming member coaches that are member representatives of one of the approved agencies listed on the USA Swimming STSC In-Water Skills Checklist.
8. "Organized practices" that have been reported and a premium has been paid for. Organized practices are defined as recreation league meets hosted by USA member clubs with community teams that are not USA Swimming member clubs.

The Certificate Holder is included as an Additional Insured on a Primary and Non-Contributory basis as required by written agreement. A Waiver of Subrogation also applies in favor of the Additional Insured as required by written agreement.

Member Club: Clifton Park Halfmoon Piranhas  
RE: Summer Practice

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – DESIGNATED  
PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

<p><b>Name Of Additional Insured Person(s) Or Organization(s):</b></p> <p>ANY PERSON OR LEGAL ENTITY IN WHICH YOU HAVE A WRITTEN CONTRACT, AGREEMENT OR PERMIT WHICH REQUIRES THAT YOU NAME THE CONTRACTING PARTY AS AN ADDITIONAL INSURED.</p>
---

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
  2. Available under the applicable limits of insurance;
- whichever is less.

This endorsement shall not increase the applicable limits of insurance.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**PRIMARY AND NONCONTRIBUTORY –  
OTHER INSURANCE CONDITION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
LIQUOR LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance Condition** and supersedes any provision to the contrary:

**Primary And Noncontributory Insurance**

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

**RESOLUTION**  
**#8**

Resolution No. \_\_\_\_\_ of 2023, a resolution authorizing the hiring of a lifeguard at Barney Road Pool and correcting the employment step of two lifeguards at the Country Knolls Pool.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_

WHEREAS, an opening exists for a lifeguard at the Barney Road Pool, and

WHEREAS, Mike Woerner, Director of Parks & Recreation, recommends that Alana Connally be hired to fill this position, and

WHEREAS, Mr. Woerner wishes to promote Sara Casale to head guard at the Country Knolls Pool, Step 6, \$16.20 retroactive to 5/7/2023, and

WHEREAS, Mr. Woerner wishes to make a step adjustment for the following lifeguard at the Country Knolls pool, reflecting his correct step, as listed below:

<u>Name</u>		<u>Step</u>	<u>Rate</u>	<u>2023 Original Hire Step</u>
Thomas Rizzo	Country Knolls	4	\$15.70	3

Now, therefore be it

RESOLVED, that Alana Connally be hired as lifeguard for the 2023 season at Barney Road Pool, to be paid at step 1, \$14.50/hour from A-7150-E4690 (General Fund-Barney Road Pool - Lifeguards) and, be it further

RESOLVED, that the Town Board authorizes the promotion to Head Guard for Ms. Casale, and the correction of the employment steps for Thomas Rizzo as they were listed in Resolution No. 92 of 2023, and be it further

RESOLVED, that Ms. Casale and Mr. Rizzo be paid the adjusted rates for the 2023 pool season, authorized as listed, to be paid from line A-7150-E4690 (General Fund-Country Knolls-Lifeguard).

RESOLUTION  
# 9

Resolution No. \_\_\_\_\_ of 2023, a resolution accepting an offer of dedication of the road system, drainage easements, open space parcel and four (4) sidewalk parcels within the Honey Hollow Farm subdivision.

Introduced by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_.

WHEREAS, pursuant to New York State Highway Law 171, and section 179-23 of the Town Code, 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, developer Bordeau Builders, Inc. offered to dedicate Blueberry Lane, Fern Drive, Honey Hollow Way, Sunflower Terrace as well as an open space parcel, stormwater management area and sidewalk parcels A, B, C, & D noted in the attached Schedule A, and the respective descriptive maps, also attached, and

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

RESOLVED that the Town Board accepts the offer of dedication of Blueberry Lane, Fern Drive, Honey Hollow Way, and Sunflower Terrace in the Honey Hollow Farm subdivision, as well as an open space parcel totaling 4.53+/- acres, a stormwater management area and sidewalk parcels A, B, C & D, as depicted on the approved subdivision maps and as more particularly described in the relevant technical descriptions, also attached, which were provided by the engineering firm Ingalls & Associates, LLP, subject to the final approval of the Town Attorney of all real estate transfer documents, review of title and confirmation of the payment of appropriate taxes.

## WARRANTY DEED

THIS INDENTURE, Made this \_\_\_\_ day of June, Two Thousand Twenty-Three

BETWEEN **BORDEAU BUILDERS, INC.**, a New York corporation, with a principal place of business at 2144 Doubleday Avenue, Ballston Spa, NY 12020, party of the first part; and,

**TOWN OF CLIFTON PARK**, a municipal corporation with offices located at One Town Hall Plaza, Clifton Park, NY 12065, party of the second part,

WITNESSETH that the party of the first part, in consideration of -----ONE AND NO/100-----DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever, all that property as described in **Schedule "A"** attached hereto and made a part hereof to be used as roadways, open space, stormwater management, and sidewalks.

Being a portion of the same premises conveyed to Bordeau Builders, Inc., by deed from C. Michele Williams dated December 12, 2014, and duly recorded in the Saratoga County Clerk's Office on December 18, 2014, as Instrument No. #2014037149.

This conveyance is made subject to any and all enforceable covenants, restrictions and easements of record; and any state of facts which an inspection and/or accurate survey may show.

This conveyance is made with unanimous consent of the Grantors' Board of Directors, in its normal course of business and does not constitute all or substantially all of the assets of the corporation.

These premises are not in an agricultural district and the parcel is entirely owned by the transferor(s).

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its heirs, successors and assigns forever.

And the party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, the party of the first part will forever Warrant the title to said premises.

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 party of the first part has hereunto set its hand and seal the day and year first above written.

IN PRESENCE OF

IN WITNESS WHEREOF, the parties of the first part has caused these presents to be signed by their duly authorized officer this \_\_\_\_\_ day of June, 2023.

BORDEAU BUILDERS, INC.

BY: \_\_\_\_\_  
GARY J. BORDEAU, President

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

On the \_\_\_\_ day of June, 2023, before me, the undersigned, a notary public in and for said state, personally appeared **GARY J. BORDEAU**, 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 by 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 of Clifton Park  
One Town Hall Plaza  
Clifton Park, NY 12065

## **SCHEDULE "A"**

### **BLUEBERRY LANE**

**1 PAGE DESCRIPTION – 1 PAGE MAP**

### **FERN DRIVE**

**1 PAGE DESCRIPTION – 1 PAGE MAP**

### **HONEY HOLLOW WAY**

**2 PAGE DESCRIPTION – 1 PAGE MAP**

### **SUNFLOWER TERRACE**

**1 PAGE DESCRIPTION – 1 PAGE MAP**

**OPEN SPACE PARCEL – 4.53± ACRES**

**1 PAGE DESCRIPTION – 1 PAGE MAP**

**STORMWATER MANAGEMENT AREA – 0.95± ACRES**

**1 PAGE DESCRIPTION – 1 PAGE MAP**

**SIDEWALK PARCEL A – 0.20± ACRES**

**1 PAGE DESCRIPTION – 1 PAGE MAP**

**SIDEWALK PARCEL B – 0.11± ACRES**

**1 PAGE DESCRIPTION – 1 PAGE MAP**

**SIDEWALK PARCEL C – 0.07± ACRES**

**1 PAGE DESCRIPTION – 1 PAGE MAP**

## WARRANTY DEED

THIS INDENTURE, Made this \_\_\_\_ day of June, Two Thousand Twenty-Three

BETWEEN C. MICHELE WILLIAMS, residing at 1234 Route 146, Clifton Park, NY 12065, party of the first part; and,

TOWN OF CLIFTON PARK, a municipal corporation with offices located at One Town Hall Plaza, Clifton Park, NY 12065, party of the second part,

WITNESSETH that the party of the first part, in consideration of -----ONE AND NO/100-----DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever, all that property as described in **Schedule "A"** attached hereto and made a part hereof to be used as a public sidewalk.

Being a portion of the same premises conveyed to C. Michele Williams (Heir of Catherine Frank) by deed from County of Saratoga dated February 14, 2012, and duly recorded in the Saratoga County Clerk's Office on February 24, 2012, as Instrument No. #2012006810.

This conveyance is made subject to any and all enforceable covenants, restrictions and easements of record; and any state of facts which an inspection and/or accurate survey may show.

These premises are not in an agricultural district and the parcel is entirely owned by the transferor(s).

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its heirs, successors and assigns forever.

And the party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, the party of the first part will forever Warrant the title to said premises.

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 party of the first part has hereunto set her hand and seal the day and year first above written.

IN PRESENCE OF

\_\_\_\_\_  
C. MICHELE WILLIAMS

STATE OF NEW YORK }  
COUNTY OF } ss.:

On the \_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned, a notary public in and for said state, personally appeared C. MICHELE WILLIAMS, 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 she executed the same in her capacity and that by her signature on the instrument, the individual or the person(s) upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
NOTARY PUBLIC

RECORD AND RETURN TO

=====  
Town of Clifton Park  
One Town Hall Plaza  
Clifton Park, NY 12065

**SCHEDULE "A"**

SIDEWALK PARCEL D – 0.09± ACRES  
1 PAGE DESCRIPTION – 1 PAGE MAP

## EASEMENTS

**THIS INDENTURE**, Made this \_\_\_\_ day of June, Two Thousand Twenty-Three.

**BETWEEN BORDEAU BUILDERS, INC.**, a New York corporation organized under the laws of the State of New York, with its principal place of business at 2144 Doubleday Avenue, Ballston Spa, NY 12020, party of the first part, and

**TOWN OF CLIFTON PARK**, a Municipal Corporation with offices located at One Town Hall Plaza, Clifton Park, NY 12065, party of the second part,

**WITNESSETH** that the party of the first part, 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 party of the second part, does hereby grant unto the party of the second part, its successors and assigns forever Easements as described in **Schedule "A"** attached hereto and made a part hereof.

It is the purpose of this conveyance to grant to the party of the second part easements in, on, and to the property herein described and to permit the party of the second part to lay and maintain pipeline and to take whatever other steps it deems necessary or advisable to insure proper and adequate surface and sub-surface drainage for existing and future Town Highways and surrounding areas. Together with the right of ingress and egress for said purposes.

Being a portion of the same premises conveyed to Bordeau Builders, Inc., by deed from C. Michele Williams dated December 12, 2014, and duly recorded in the Saratoga County Clerk's Office on December 18, 2014, as Instrument No. #2014037149.

Subject to any and all enforceable covenants, restrictions and easements of record; and any state of facts which an inspection and/or accurate survey may show.

This conveyance is made with unanimous consent of the Grantor's Board of Directors, in its normal course of business and does not constitute all or substantially all of the assets of the corporation.

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, its successors and assigns forever.

**RECORD AND RETURN**  
=====

And the party of the first part covenants as follows:

**First,** That the party of the second part shall quietly enjoy the same premises;

**Second,** That the party of the first part will forever Warrant the title to said premises.

**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 PRESENCE OF

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its duly authorized officer this \_\_\_\_ day of \_\_\_\_\_, 2023.

BORDEAU BUILDERS, INC.

BY: \_\_\_\_\_  
GARY J. BORDEAU, President

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

On the \_\_\_\_ day of \_\_\_\_\_ in the year 2023, before me, the undersigned, personally appeared **GARY J. BORDEAU**, 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 by his signature on the instrument, the individual, or the person(s) upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
NOTARY PUBLIC

## **SCHEDULE "A"**

20' WIDE DRAINAGE EASEMENT – 0.08± ACRES  
LOTS 19 & 20 SUNFLOWER TERRACE  
1 PAGE DESCRIPTION – 1 PAGE MAP

DRAINAGE EASEMENT – 0.03± ACRES  
LOT 34 FERN DRIVE  
1 PAGE DESCRIPTION – 1 PAGE MAP



September 23, 2022

Technical Description  
Blueberry Lane  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Oakhurst Court, easterly of Honey Hollow Way, southerly of NYS Route 146, westerly of Vischer Ferry Road and being more particularly bounded and described as follows;

Beginning at a point on the easterly line of Blueberry Lane at its intersection with the southerly line of NYS Route 146, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence along the easterly line of Blueberry Lane the following three (3) courses and distances:

- 1.) Thence South  $07^{\circ} 55' 02''$  East for a distance of 404.75 feet to a point of curvature;
- 2.) Thence southeasterly along a curve to the left having a radius of 16.00 feet, a central angle of  $57^{\circ} 40'$  and an arc length of 16.10 feet to a point of reverse curvature; and
- 3.) Thence southerly, westerly and northerly along a curve to the right having a radius of 70.00 feet, a central angle of  $295^{\circ} 21'$  and an arc length of 360.81 feet to a point of reverse curvature, said point also being on the westerly line of Blueberry Lane; thence along the westerly line of Blueberry Lane the following six (6) courses and distances:

- 1.) Thence northeasterly along a curve to the left having a radius of 16.00 feet, a central angle of  $57^{\circ} 40'$  and an arc length of 16.10 feet to a point of tangency;
- 2.) Thence North  $07^{\circ} 55' 02''$  West for a distance of 99.77 feet to a point of curvature;
- 3.) Thence northwesterly along a curve to the left having a radius of 16.00 feet, a central angle of  $90^{\circ} 55'$  and an arc length of 25.39 feet to a point, said point also being the intersection of the westerly line of Blueberry Lane and the southerly line of Sunflower Terrace;
- 4.) Thence North  $07^{\circ} 29' 26''$  West along the westerly line of Blueberry Lane and crossing Sunflower Terrace for a distance of 60.01 feet to a point of curvature, said point also being the intersection of the westerly line of Blueberry Lane and the northerly line of Sunflower Terrace;
- 5.) Thence northeasterly along a curve to the left having a radius of 16.00 feet, a central angle of  $89^{\circ} 19'$  and an arc length of 24.94 feet to a point of tangency; and
- 6.) Thence North  $07^{\circ} 55' 02''$  West for a distance of 212.77 feet to a point on the aforementioned southerly line of NYS Route 146; thence North  $81^{\circ} 53' 04''$  East along the southerly line of NYS Route 146 for a distance of 60.00 feet to the point and place of beginning, containing 0.94 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.

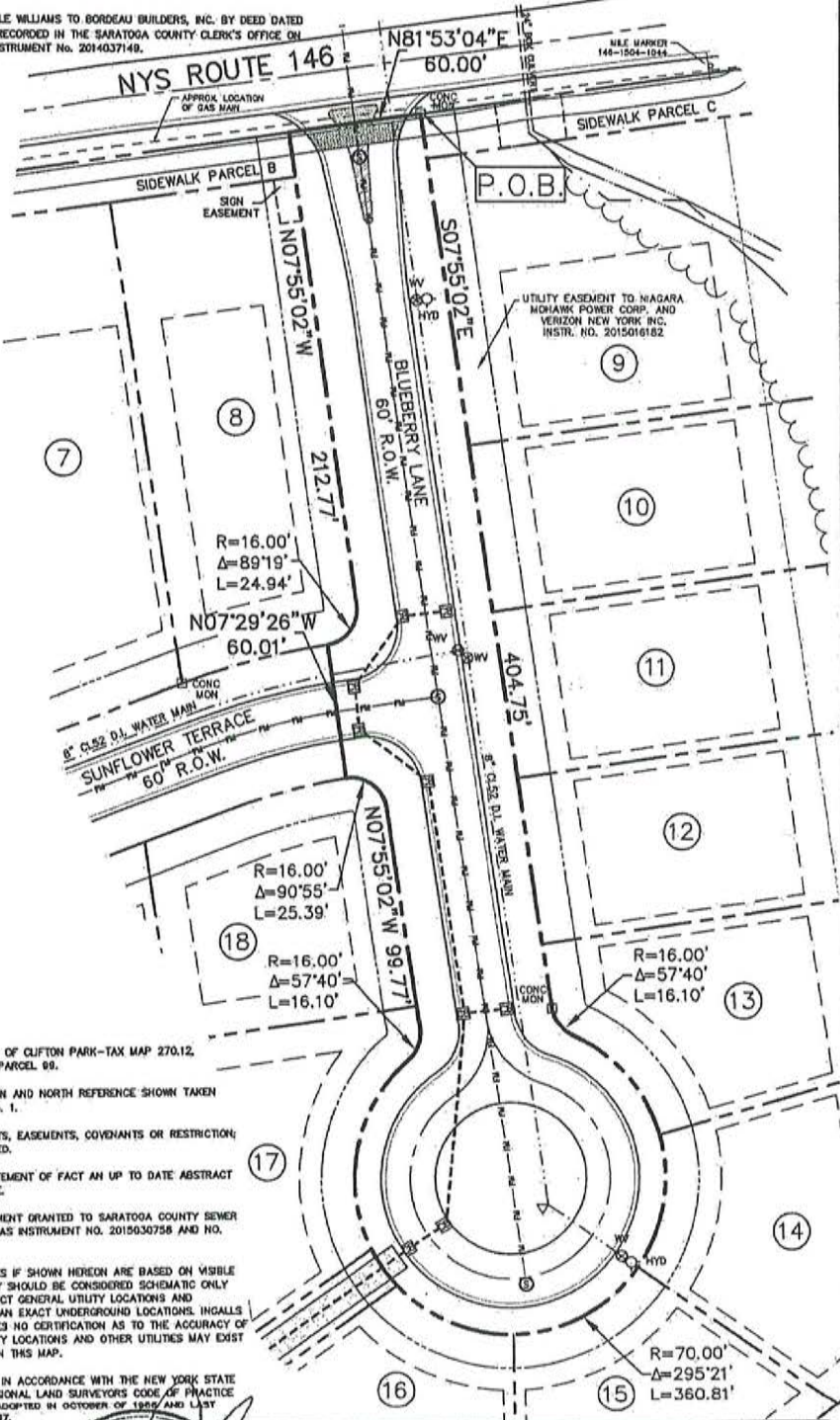
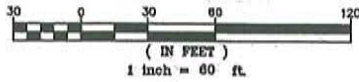
**MAP REFERENCE:**

1) MAP ENTITLED "SUBDIVISION PLAT, HONEY HOLLOW FARM, 1234 ROUTE 146, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP NO. M2014248.

**DEED REFERENCE:**

1) CONVEYED BY C. MICHELE WILLIAMS TO BORDEAU BUILDERS, INC. BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 16, 2014 AS INSTRUMENT NO. 2014037148.

**GRAPHIC SCALE**



**NOTES:**

- 1) SUBJECT PARCEL TOWN OF CLIFTON PARK-TAX MAP 270.12, BLOCK 4, A PORTION OF PARCEL 89.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE NO. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2015030758 AND NO. 2015030759.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1989 AND LAST REVISED ON JULY 18, 1997.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL, OF THIS DRAWING BEARING AN ORIGINAL, INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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<b>MAP OF BLUEBERRY LANE</b>		
TO BE CONVEYED TO THE TOWN OF CLIFTON PARK HONEY HOLLOW SUBDIVISION		
TOWN OF CLIFTON PARK COUNTY OF SARATOGA STATE OF NEW YORK		
DATE: SEPTEMBER 23, 2022	CHECKED BY: J.P. JOB NO. 11-069	SCALE: 1"=60'
DRAWN BY: CADD FILE: 11-069		SHEET 1 OF 1



September 23, 2022

Technical Description  
Fern Drive  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Oakhurst Court, easterly of Tisdale Lane, southerly of NYS Route 146, westerly of Honey Hollow Way and being more particularly bounded and described as follows;

Beginning at a point on the northerly line of Fern Drive at its intersection with the division line between lands now or formerly of Brookhaven Homeowners Association (Inst. # 2009037993) on the west and Sidewalk Parcel A to be conveyed to the Town of Clifton Park on the east, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence along the northerly line of Fern Drive the following two (2) courses and distances:

1.) Thence easterly along a curve to the right having a radius of 330.00 feet, a central angle of  $23^{\circ} 54'$  and an arc length of 137.65 feet to a point of tangency; and

2.) Thence South  $76^{\circ} 00' 06''$  East for a distance of 133.81 feet to a point, said point also being the intersection of the northerly line of Fern Drive and the westerly line of Honey Hollow Way; thence South  $07^{\circ} 26' 06''$  West along the westerly line of Honey Hollow Way and crossing Fern Drive for a distance of 60.39 feet to a point, said point also being the intersection of the southerly line of Fern Drive and the westerly line of Honey Hollow Way; thence along the southerly line of Fern Drive the following two (2) courses and distances:

1.) Thence North  $76^{\circ} 00' 06''$  West for a distance of 140.71 feet to a point of curvature; and

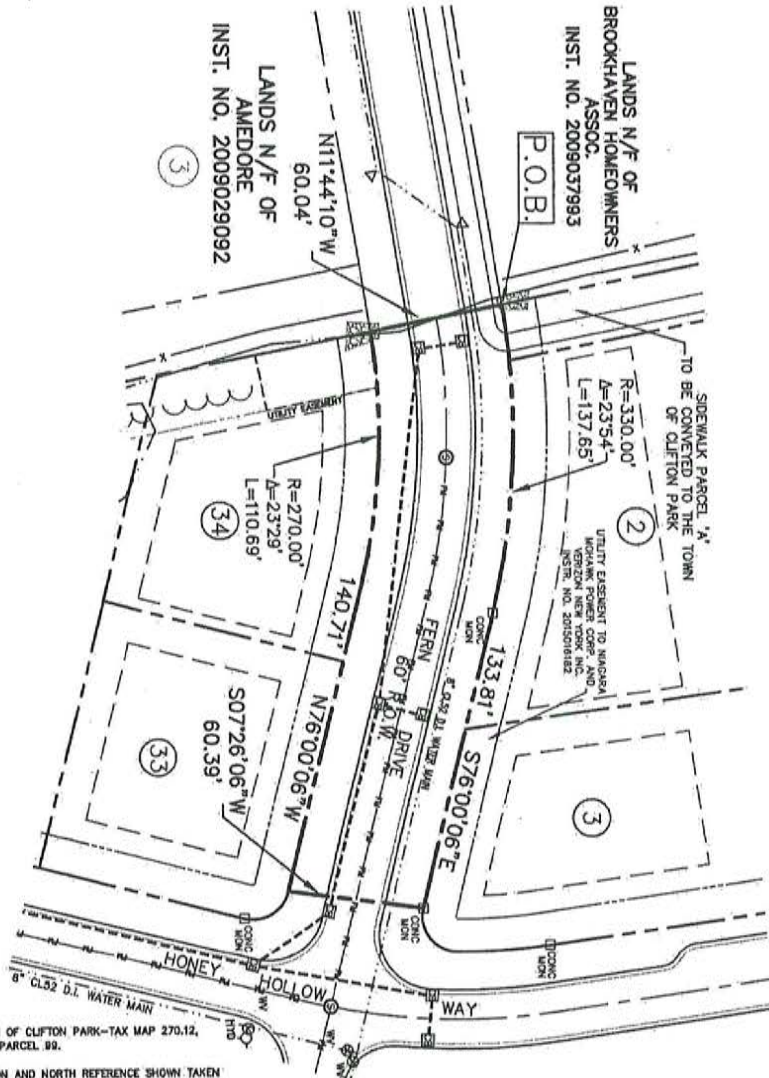
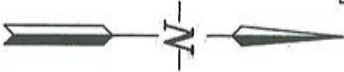
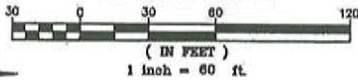
2.) Thence westerly along a curve to the left having a radius of 270.00 feet, a central angle of  $23^{\circ} 29'$  and an arc length of 110.69 feet to a point, said point also being on the division line between lands now or formerly of Amedore Group, Inc. (Inst. # 2009029092) on the west and Lot 34 Fern Drive on the east; thence North  $11^{\circ} 44' 10''$  West and crossing Fern Drive for a distance of 60.04 feet to the point and place of beginning, containing 0.36 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.

11-069 Fern Drive desc.doc

GRAPHIC SCALE



NOTES:

- 1) SUBJECT PARCEL: TOWN OF CLIFTON PARK-TAX MAP 270.12, BLOCK 4, A PORTION OF PARCEL 89.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE No. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS; RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2015030758 AND NO. 2015030759.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 16, 1997.

DEED REFERENCE:

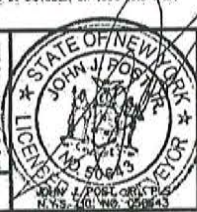
- 1) CONVEYED BY C. MICHELE WILLIAMS TO BORDEAU BUILDERS, INC. BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 16, 2014 AS INSTRUMENT No. 2014037140.

MAP REFERENCE:

- 1) MAP ENTITLED "SUBDIVISION PLAT, HONEY HOLLOW FARM, 1234 ROUTE 146, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP No. M2014249.

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MAP OF FERN DRIVE  
TO BE CONVEYED TO THE TOWN OF CLIFTON PARK  
HONEY HOLLOW SUBDIVISION

TOWN OF CLIFTON PARK  
COUNTY OF SARATOGA STATE OF NEW YORK

DATE: SEPTEMBER 23, 2022	CHECKED BY: LP JOB NO. 11-069	SCALE: 1"=60'
DRAWN BY:		SHEET 1 OF 1
CADD FILE: 11-069		



rev May 24, 2023

Technical Description  
Honey Hollow Way  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Oakhurst Court, easterly of Tisdale Lane, southerly of NYS Route 146, westerly of Blueberry Lane and being more particularly bounded and described as follows;

Beginning at a point on the easterly line of Honey Hollow Way at its intersection with the southerly line of NYS Route 146, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence along the easterly line of Honey Hollow Way the following nine (9) courses and distances:

- 1.) Thence South  $08^{\circ} 06' 56''$  East for a distance of 150.00 feet to a point of curvature;
- 2.) Thence southerly along a curve to the right having a radius of 330.00 feet, a central angle of  $12^{\circ} 20'$  and an arc length of 71.00 feet (chord South  $01^{\circ} 57' 07''$  East, 70.86 feet) to a point of reverse curvature;
- 3.) Thence southeasterly along a curve to the left having a radius of 16.00 feet, a central angle of  $80^{\circ} 13'$  and an arc length of 22.40 feet (chord South  $35^{\circ} 53' 43''$  East, 20.61 feet) to a point, said point also being the intersection of the easterly line of Honey Hollow Way and the northerly line of Sunflower Terrace;
- 4.) Thence South  $09^{\circ} 12' 03''$  West along the easterly line of Honey Hollow Way and crossing Sunflower Terrace for a distance of 60.21 feet to a point of curvature, said point also being the intersection of the easterly line of Honey Hollow Way and the southerly line of Sunflower Terrace;
- 5.) Thence southwesterly along a curve to the left having a radius of 16.00 feet, a central angle of  $90^{\circ} 00'$  and an arc length of 25.13 feet (chord South  $58^{\circ} 59' 53''$  West, 22.62 feet) to a point of tangency;
- 6.) Thence South  $13^{\circ} 59' 54''$  West for a distance of 120.02 feet to a point of curvature;
- 7.) Thence southerly along a curve to the left having a radius of 270.00 feet, a central angle of  $25^{\circ} 30'$  and an arc length of 120.22 feet (chord South  $01^{\circ} 14' 32''$  West, 119.23 feet) to a point of compound curvature;
- 8.) Thence southeasterly along a curve to the left having a radius of 16.00 feet, a central angle of  $65^{\circ} 33'$  and an arc length of 18.30 feet (chord South  $44^{\circ} 17' 04''$  East, 17.32 feet) to a point of reverse curvature; and
- 9.) Thence southerly, westerly and northerly along a curve to the right having a radius of 70.00 feet, a central angle of  $294^{\circ} 47'$  and an arc length of 360.16 feet (chord South  $70^{\circ} 20' 15''$  West, 75.44 feet) to a point of reverse curvature, said point also being on the westerly line of Honey Hollow Way; thence along the westerly line of Honey Hollow Way the following eight (8) courses and distances:
  - 1.) Thence northwesterly along a curve to the left having a radius of 16.00 feet, a central angle of  $51^{\circ} 25'$  and an arc length of 14.36 feet (chord North  $12^{\circ} 01' 14''$  East, 13.88' feet) to a point of reverse curvature;
  - 2.) Thence northerly along a curve to the right having a radius of 330.00 feet, a central angle of  $27^{\circ} 41'$  and an arc length of 159.47 feet (chord North  $00^{\circ} 09' 15''$  East, 157.92 feet) to a point of tangency;
  - 3.) Thence North  $13^{\circ} 59' 54''$  East for a distance of 120.02 feet to a point of curvature;
  - 4.) Thence northwesterly along a curve to the left having a radius of 16.00 feet, a central angle of  $90^{\circ} 00'$  and an arc length of 25.13 feet (chord North  $31^{\circ} 00' 06''$  West, 22.63 feet) to a point, said point also being the intersection of the westerly line of Honey Hollow Way and the southerly line of Fern Drive;
  - 5.) Thence North  $07^{\circ} 26' 06''$  East along the westerly line of Honey Hollow Way and crossing Fern Drive for a distance of 60.39 feet to a point of curvature, said point also being the intersection of the westerly line of Honey Hollow Way and the northerly line of Fern Drive;

6.) Thence northeasterly along a curve to the left having a radius of 16.00 feet, a central angle of  $103^{\circ} 23'$  and an arc length of 28.87 feet (chord North  $52^{\circ} 18' 14''$  East, 25.11 feet) to a point of compound curvature;

7.) Thence northerly along a curve to the left having a radius of 270.00 feet a central angle of  $08^{\circ} 44'$  and an arc length of 41.12 feet (chord North  $03^{\circ} 45' 10''$  West, 41.08 feet) to a point of tangency; and

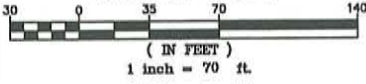
8.) Thence North  $08^{\circ} 06' 56''$  West for a distance of 150.00 feet to a point on the aforementioned southerly line of NYS Route 146; thence North  $81^{\circ} 53' 04''$  East along the southerly line of NYS Route 146 for a distance of 60.00 feet to the point and place of beginning, containing 1.18 acres of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.

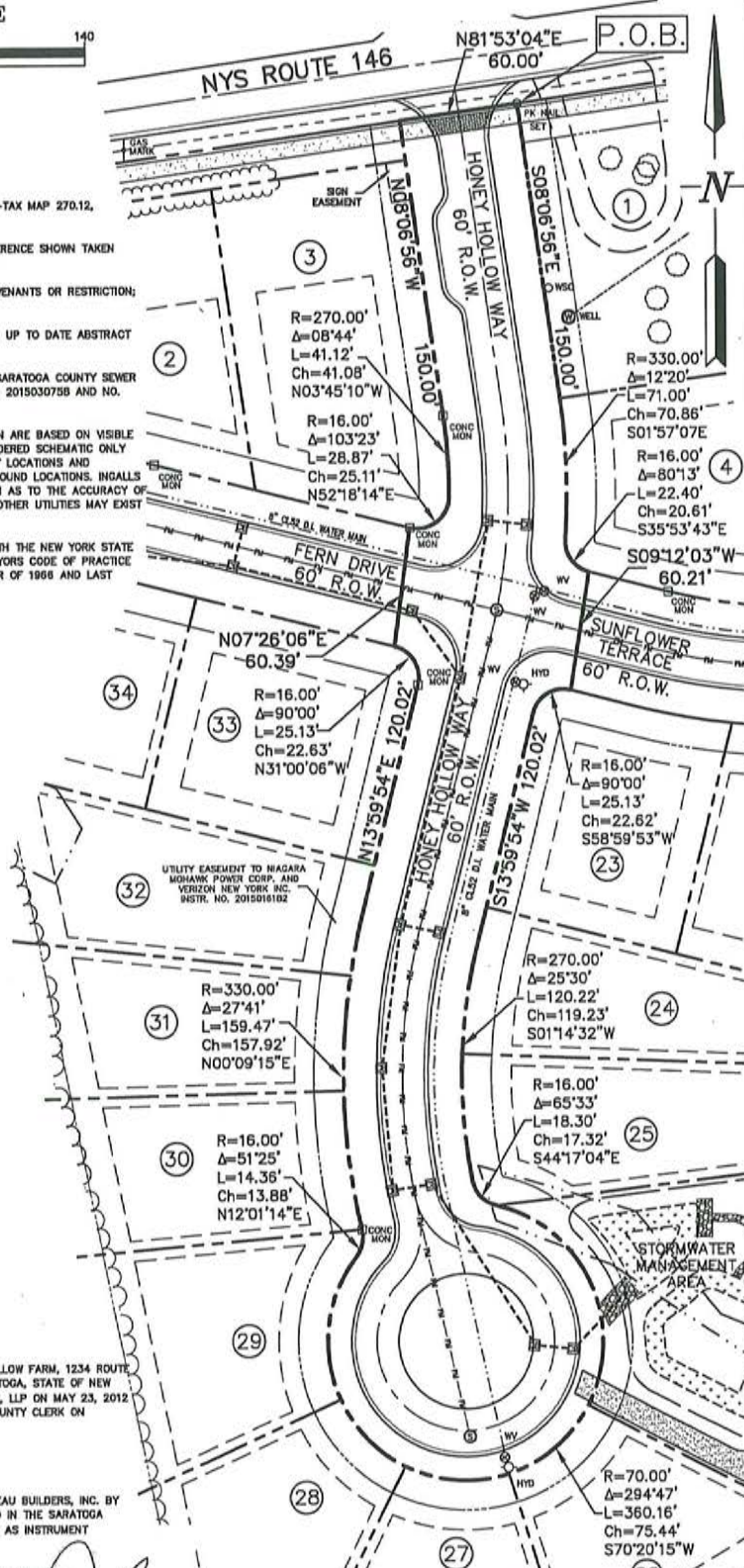
11-069 Honey Hollow Way desc.doc

GRAPHIC SCALE



NOTES:

- 1) SUBJECT PARCEL: TOWN OF CLIFTON PARK—TAX MAP 270.12, BLOCK 4, A PORTION OF PARCEL 99.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE No. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2015030758 AND NO. 2015030759.
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- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1986 AND LAST REVISED ON JULY 18, 1997.



MAP REFERENCE:

- 1) MAP ENTITLED "SUBDIVISION PLAT, HONEY HOLLOW FARM, 1234 ROUTE 146, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP No. M2014249.

DEED REFERENCE:

- 1) CONVEYED BY C. MICHELE WILLIAMS TO BORDEAU BUILDERS, INC. BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 16, 2014 AS INSTRUMENT No. 2014037149.

REVISED 05/24/23 ADDITIONAL CURVE DATA ADDED

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MAP OF HONEY HOLLOW WAY  
 TO BE CONVEYED TO THE TOWN OF CLIFTON PARK  
 HONEY HOLLOW SUBDIVISION

TOWN OF CLIFTON PARK  
 COUNTY OF SARATOGA  
 STATE OF NEW YORK

DATE: SEPTEMBER 23, 2022	CHECKED BY: JJP JOB NO. 11-069	SCALE: 1"=70'
DRAWN BY: CADD FILE: 11-069		SHEET 1 OF 1

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September 23, 2022

Technical Description  
Sunflower Terrace  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Oakhurst Court, easterly of Honey Hollow Way, southerly of NYS Route 146, westerly of Blueberry Lane and being more particularly bounded and described as follows;

Beginning at a point on the northerly line of Sunflower Terrace at its intersection with the easterly line of Honey Hollow Way, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence along the northerly line of Sunflower Terrace the following four (4) courses and distances:

- 1.) Thence South  $76^{\circ} 00' 06''$  East for a distance of 41.99 feet to a point of curvature;
- 2.) Thence easterly along a curve to the left having a radius of 270.00 feet, a central angle of  $34^{\circ} 24'$  and an arc length of 162.10 feet to a point of tangency;
- 3.) Thence North  $69^{\circ} 35' 53''$  East for a distance of 150.00 feet to a point of curvature; and
- 4.) Thence easterly along a curve to the right having a radius of 330.00 feet, a central angle of  $11^{\circ} 48'$  and an arc length of 68.00 feet to a point, said point also being the intersection of the northerly line of Sunflower Terrace and the westerly line of Blueberry Lane; thence South  $07^{\circ} 29' 26''$  East along the westerly line of Blueberry Lane and crossing Sunflower Terrace for a distance of 60.01 feet to a point, said point also being the intersection of the southerly line of Sunflower Terrace and the westerly line of Blueberry Lane; thence along the southerly line of Sunflower Terrace the following four (4) courses and distances:
  - 1.) Thence westerly along a curve to the left having a radius of 270.00 feet, a central angle of  $11^{\circ} 34'$  and an arc length of 54.48 feet to a point of tangency;
  - 2.) Thence South  $69^{\circ} 35' 53''$  West for a distance of 150.01 feet to a point of curvature;
  - 3.) Thence westerly along a curve to the right having a radius of 330.00 feet, a central angle of  $34^{\circ} 24'$  and an arc length of 198.13 feet to a point of tangency;
  - 4.) Thence North  $76^{\circ} 00' 06''$  West for a distance of 36.96 feet to a point, said point also being the intersection of the southerly line of Sunflower Terrace and the easterly line of Honey Hollow Way; thence North  $09^{\circ} 12' 03''$  East along the easterly line of Honey Hollow Way and crossing Sunflower Terrace for a distance of 60.21 feet to the point and place of beginning, containing 0.59 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.





September 23, 2022

Technical Description  
'Open Space' Parcel  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Oakhurst Court, easterly of Tisdale Lane, southerly of NYS Route 146, westerly of Vischer Ferry Road and being more particularly bounded and described as follows;

Commencing at a point on the easterly line of Honey Hollow Way at its intersection with the division line between Lot 26 on the south and Stormwater Management Area on the north, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence South  $62^{\circ} 34' 39''$  East along said division line for a distance of 133.36 feet to the point and **place of beginning**, running thence from said **point of beginning** and along the division line between Stormwater Management Area on the north and west and 'Open Space' parcel the herein described on the south and east the following six (6) courses and distances:

- 1.) Thence North  $58^{\circ} 40' 13''$  East for a distance of 23.00 feet to a point;
- 2.) Thence North  $09^{\circ} 24' 02''$  West for a distance of 90.75 feet to a point;
- 3.) Thence North  $45^{\circ} 11' 09''$  East for a distance of 138.09 feet to a point;
- 4.) Thence North  $89^{\circ} 04' 18''$  East for a distance of 86.12 feet to a point;
- 5.) Thence South  $81^{\circ} 50' 46''$  East for a distance of 49.32 feet to a point; and
- 6.) Thence South  $65^{\circ} 07' 24''$  East for a distance of 8.50 feet to a point, said point also being on the division

line between Lot 16 on the north and 'Open Space' parcel the herein described on the south; thence along said division line and also along the division line between Lots 15 and 16 on the north and the herein described on the south the following three (3) courses and distances:

- 1.) Thence South  $65^{\circ} 07' 24''$  East for a distance of 138.44 feet to a point;
- 2.) Thence North  $70^{\circ} 37' 07''$  East for a distance of 98.96 feet to a point; and
- 3.) Thence North  $50^{\circ} 34' 17''$  East for a distance of 136.42 feet to a point, said point also being on the

division line between lands now or formerly of Whitney Lane Holdings, LLC (L. 1706 P. 191) on the east and 'Open Space' parcel the herein described on the west; thence South  $07^{\circ} 55' 02''$  East along said division line for a distance of 311.62 feet to a point, said point also being on the division line between lands now or formerly of the Town of Clifton Park (L. 1600 P. 443) on the south and 'Open Space' parcel the herein described on the north; thence along said division line and also along the lands now or formerly of Clifford (Inst. #2007048016), Hudes and Hewitt (L. 1610 P. 180), Zeghal (L. 1722 P. 666), Burke (Inst. #20080232965) and Amedore Group, Inc. (Inst. #2009029092) on the south and west and 'Open Space' parcel the herein described on the north and east the following two (2) courses and distances:

- 1.) Thence South  $82^{\circ} 02' 50''$  West for a distance of 944.00 feet to a point; and
- 2.) Thence North  $11^{\circ} 44' 10''$  West for a distance of 122.15 feet to a point, said point also being on the

division line between Lot 28 on the north and 'Open Space' parcel the herein described on the south; thence along said division line and also along the division line between Lots 27 and 26 on the north and the herein described on the south the following four (4) courses and distances:

- 1.) Thence South  $73^{\circ} 03' 00''$  East for a distance of 78.50 feet to a point;
- 2.) Thence North  $87^{\circ} 09' 49''$  East for a distance of 103.75 feet to a point;
- 3.) Thence North  $67^{\circ} 42' 49''$  East for a distance of 86.78 feet to a point; and
- 4.) Thence North  $58^{\circ} 40' 13''$  East for a distance of 103.12 feet to the point and place of beginning,

containing 4.53 acres of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.





rev May 24, 2023

Technical Description  
Stormwater Management Area  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Oakhurst Court, easterly of Honey Hollow Way, southerly of Sunflower Terrace, westerly of Blueberry Lane and being more particularly bounded and described as follows;

Beginning at a point on the easterly line of Honey Hollow Way at its intersection with the division line between Lot 25 on the north and Stormwater Management Area the herein described on the south, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence North  $83^{\circ} 06' 54''$  East along said division line for a distance of 182.89 feet to a point; thence North  $06^{\circ} 54' 19''$  East along the division line between Lots 25 and 24 on the west and Stormwater Management Area the herein described on the east for a distance of 80.44 feet to a point, said point also being on the division line between Lot 21 on the north and Stormwater Management Area the herein described on the south; thence North  $84^{\circ} 45' 03''$  East along said division line and also along Lots 20 and 19 being on the on the north and the herein described on the south for a distance of 206.80 feet to a point, said point also being on the division line between Lot 17 on the east and Stormwater Management Area the herein described on the west; thence along said division line between Lot 17 on the east and north and Stormwater Management Area the herein described on the west and south the following two (2) courses and distances:

1.) Thence South  $08^{\circ} 01' 15''$  East for a distance of 51.50 feet to a point; and

2.) Thence North  $55^{\circ} 23' 49''$  East for a distance of 82.10 feet to a point of curvature on the westerly line of Blueberry Lane; thence southeasterly along the westerly line of Blueberry Lane and also along a curve to the left having a radius of 70.00 feet, a central angle of  $16^{\circ} 26'$  and an arc length of 20.07 feet (chord South  $34^{\circ} 36' 10''$  East, 20.01 feet) to a point, said point also being on the division line between Lot 16 on the south and Stormwater Management Area the herein described on the north; thence along said division line with Lot 16 on the south and east and Stormwater Management Area the herein described on the north and west the following two (2) courses and distances:

1.) Thence South  $55^{\circ} 23' 49''$  West for a distance of 92.10 feet to a point; and

2.) Thence South  $08^{\circ} 01' 15''$  East for a distance of 19.99 feet to a point, said point also being on the division line between 'Open Space' parcel on the south and Stormwater Management Area the herein described on the north; thence along said division line with 'Open Space' parcel on the south and east and Stormwater Management Area the herein described on the north and west the following six (6) courses and distances:

1.) Thence North  $65^{\circ} 07' 24''$  West for a distance of 8.50 feet to a point;

2.) Thence North  $81^{\circ} 50' 46''$  West for a distance of 49.32 feet to a point;

3.) Thence South  $89^{\circ} 04' 18''$  West for a distance of 86.12 feet to a point;

4.) Thence South  $45^{\circ} 11' 09''$  West for a distance of 138.09 feet to a point;

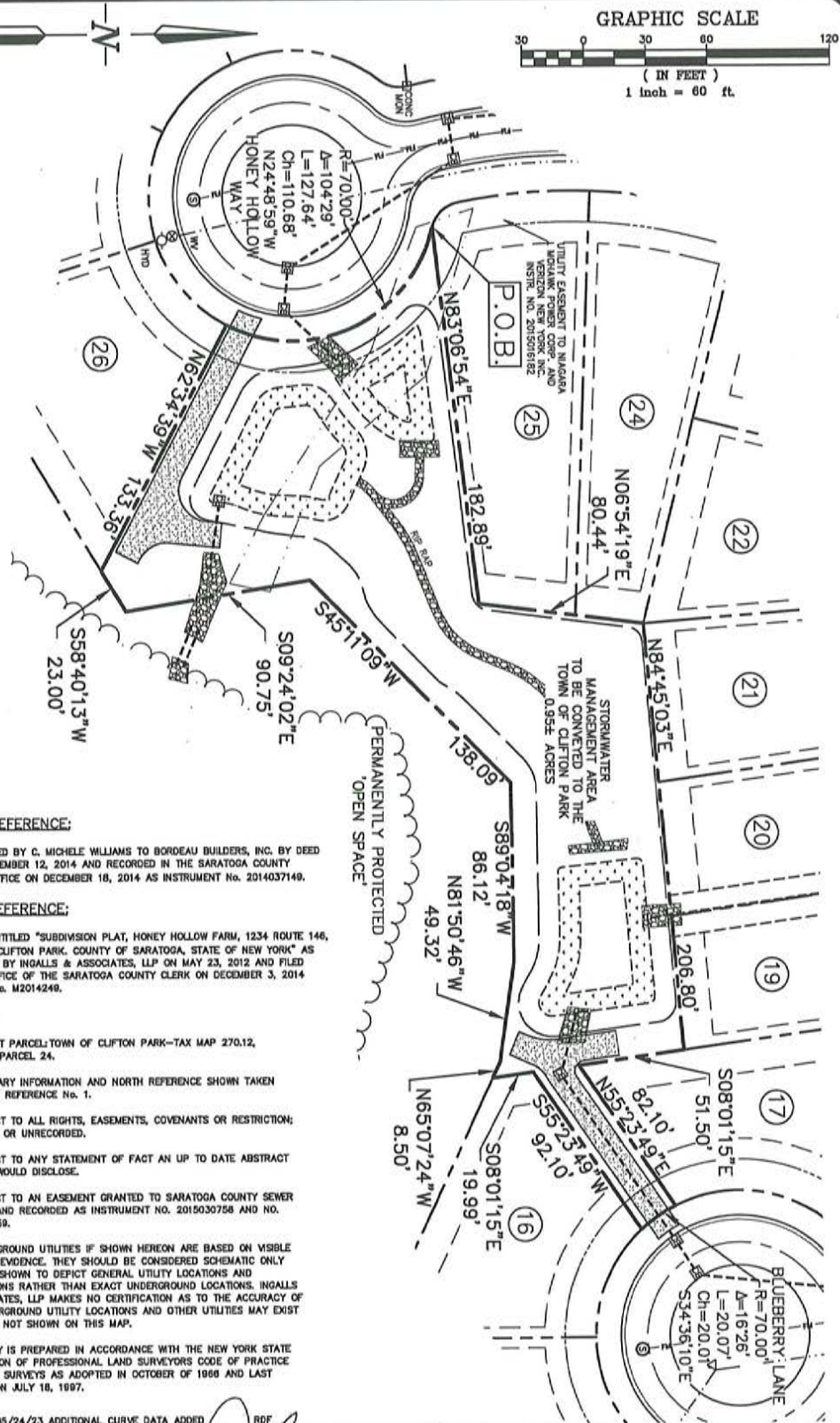
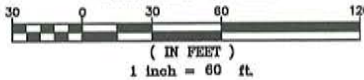
5.) Thence South  $09^{\circ} 24' 02''$  East for a distance of 90.75 feet to a point; and

6.) Thence South  $58^{\circ} 40' 13''$  West for a distance of 23.00 feet to a point, said point also being on the division line between Lot 26 on the south and Stormwater Management Area the herein described on the north; thence North  $62^{\circ} 34' 39''$  West along said division line for a distance of 133.36 feet to a point of curvature on the aforementioned easterly line Honey Hollow Way; thence northerly and westerly along a curve to the left having a radius of 70.00 feet, a central angle of  $104^{\circ} 29'$  and an arc length of 127.64 feet (chord North  $24^{\circ} 48' 59''$  West, 110.68 feet) to the point and place of beginning, containing 0.95 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.

GRAPHIC SCALE



**DEED REFERENCE:**

1) CONVEYED BY C. MICHELE WILLIAMS TO BORDEAU BUILDERS, INC. BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 18, 2014 AS INSTRUMENT No. 2014037149.

**MAP REFERENCE:**

1) MAP ENTITLED "SUBDIVISION PLAT, HONEY HOLLOW FARM, 1234 ROUTE 146, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP No. M2014249.

**NOTES:**

- 1) SUBJECT PARCEL: TOWN OF CLIFTON PARK--TAX MAP 270.12, BLOCK 4, PARCEL 24.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE No. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2015030758 AND NO. 2015030759.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1988 AND LAST REVISED ON JULY 18, 1997.

REVISED 05/24/23 ADDITIONAL CURVE DATA ADDED RDF

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKLET OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



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MAP OF STORMWATER MANAGEMENT AREA  
TO BE CONVEYED TO THE TOWN OF CLIFTON PARK  
HONEY HOLLOW SUBDIVISION

TOWN OF CLIFTON PARK  
COUNTY OF SARATOGA STATE OF NEW YORK

DATE: SEPTEMBER 23, 2022	CHECKED BY: J.P. JOB NO. 11-069	SCALE: 1"=60'
DRAWN BY:		SHEET 1 OF 1
CADD FILE: 11-069		

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September 23, 2022

Technical Description  
Sidewalk Parcel A  
To Be Conveyed To The Town Of Clifton Park  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Fern Drive, easterly of Tisdale Lane, southerly of NYS Route 146, westerly of Honey Hollow Way and being more particularly bounded and described as follows;

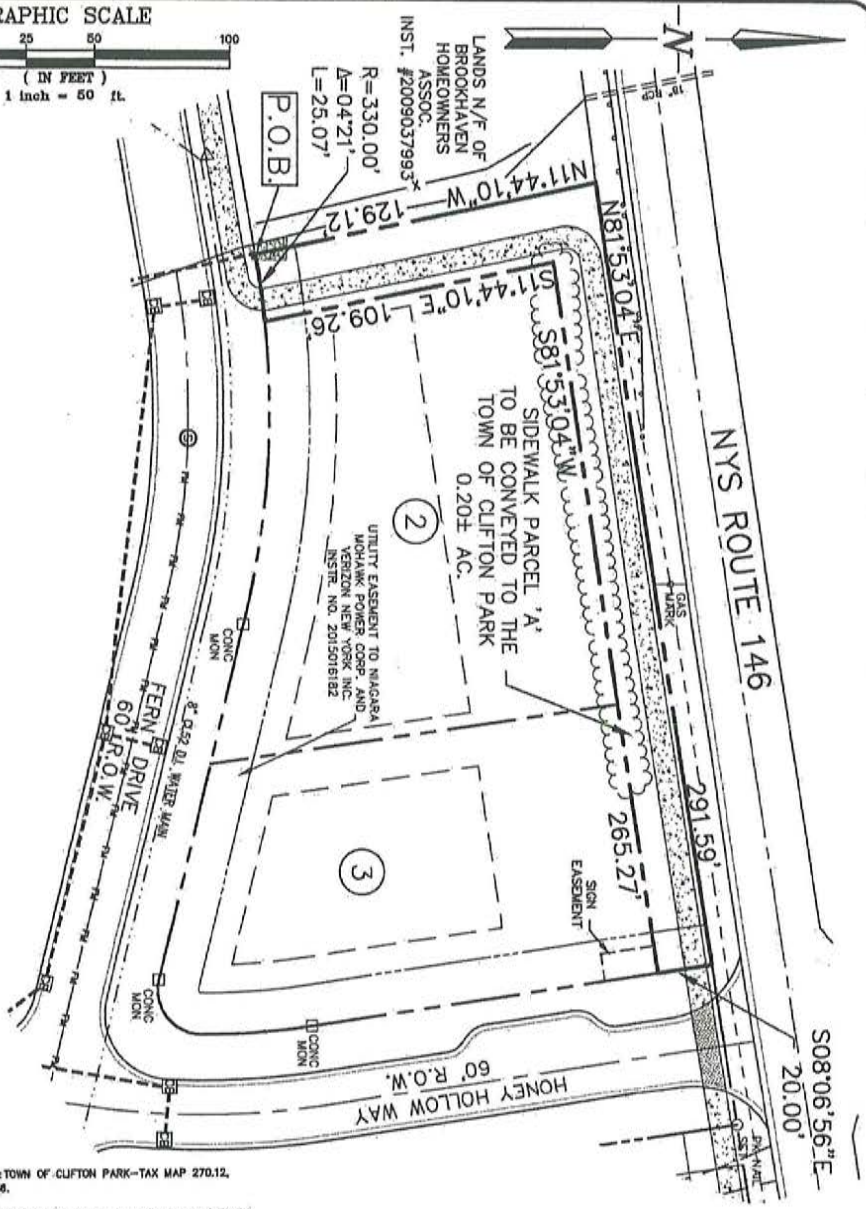
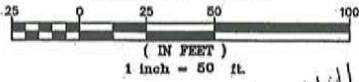
Beginning at a point on the northerly line of Fern Drive at its intersection with the division line between lands now or formerly of Brookhaven Homeowners Association (Inst. # 2009037993) on the west and Sidewalk Parcel A the herein described on the east, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence North  $11^{\circ} 44' 10''$  West along said division line for a distance of 129.12 feet to a point, said point also being on the southerly line of NYS Route 146; thence North  $81^{\circ} 53' 04''$  East along the southerly line of NYS Route 146 for a distance of 291.59 feet to a point, said point also being the intersection of the southerly line of NYS Route 146 and the westerly line of Honey Hollow Way; thence South  $08^{\circ} 06' 56''$  East along the westerly line of Honey Hollow Way for a distance of 20.00 feet to a point, said point also being on the division line between Lot 3 on the south and Sidewalk Parcel A the herein described on the north; thence along said division line with Lot 3 and Lot 2 on the south and east and Sidewalk Parcel A, the herein described on the north and west the following two (2) courses and distances:

- 1.) Thence South  $81^{\circ} 53' 04''$  West for a distance of 265.27 feet to a point; and
- 2.) Thence South  $11^{\circ} 44' 10''$  East for a distance of 109.26 feet to a point, said point also being on the aforementioned northerly line of Fern Drive; thence westerly along the northerly line of Fern Drive and also along a curve to the left having a radius of 330.00 feet, a central angle of  $04^{\circ} 21'$  and an arc length of 25.07 feet to the point and place of beginning, containing 0.20 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 20140371149.

GRAPHIC SCALE



NOTES:

- 1) SUBJECT PARCEL: TOWN OF CLIFTON PARK--TAX MAP 270.12, BLOCK 4, PARCEL 36.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE No. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2019030759 AND NO. 2015030759.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 16, 1997.

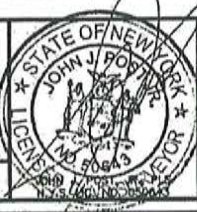
DEED REFERENCE:

1) CONVEYED BY C. MICHELE WILLIAMS TO BORDEAU BUILDERS, INC. BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 16, 2014 AS INSTRUMENT No. 2014037140.

MAP REFERENCE:

1) MAP ENTITLED "SUBDIVISION PLAT, HONEY HOLLOW FARM, 1234 ROUTE 148, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP No. M2014249.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



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MAP OF SIDEWALK PARCEL A  
TO BE CONVEYED TO THE TOWN OF CLIFTON PARK  
HONEY HOLLOW SUBDIVISION

TOWN OF CLIFTON PARK  
COUNTY OF SARATOGA STATE OF NEW YORK

DATE: SEPTEMBER 23, 2022	CHECKED BY: J.P. JOB NO. 11-069	SCALE: 1"=50'
DRAWN BY: CADD FILE: 11-069		SHEET 1 OF 1

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September 23, 2022

Technical Description  
Sidewalk Parcel B  
To Be Conveyed To The Town Of Clifton Park  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Sunflower Terrace, easterly of Honey Hollow Way, southerly of NYS Route 146, westerly of Blueberry Lane and being more particularly bounded and described as follows;

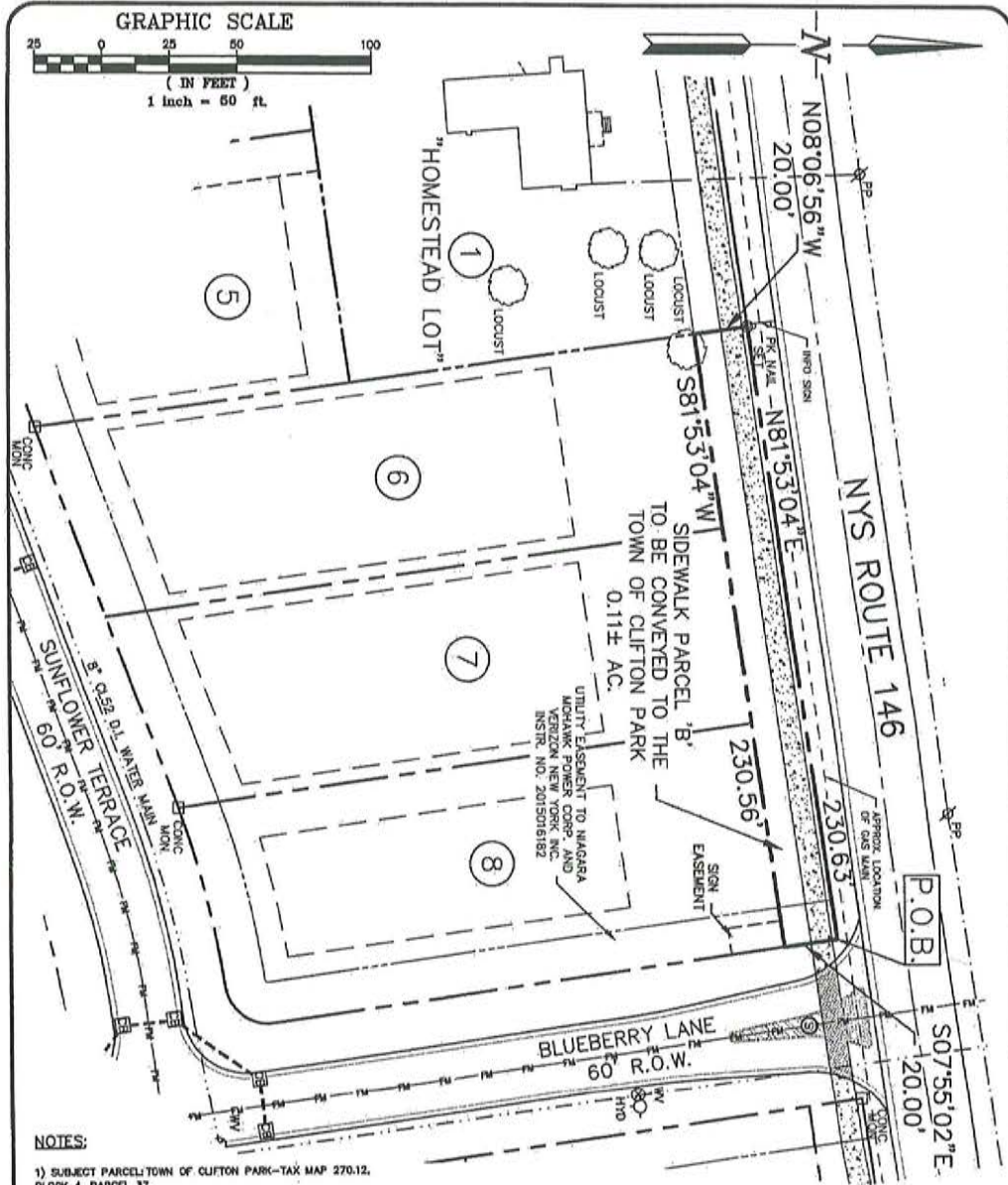
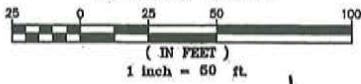
Beginning at a point on the southerly line of NYS Route 146 at its intersection with the westerly line of Blueberry Lane, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence South  $07^{\circ} 55' 02''$  East along the westerly line of Blueberry Lane for a distance of 20.00 feet to a point, said point also being on the division line between Lot 8 on the south and Sidewalk Parcel B the herein described on the north; thence South  $81^{\circ} 53' 04''$  West along said division line between Lots 8, 7 and 6 on the south and Sidewalk Parcel B the herein described on the north for a distance of 230.56 feet to a point, said point also being on the division line between Lot 1 on the west and Sidewalk Parcel B the herein described on the east; thence North  $08^{\circ} 06' 56''$  West along said division line for a distance of 20.00 feet to a point on the aforementioned southerly line of NYS Route 146; thence North  $81^{\circ} 53' 04''$  East along the southerly line of NYS Route 146 for a distance of 230.63 feet to the point and place of beginning, containing 0.11 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.

11-069 Sidewalk Parcel B desc.doc

GRAPHIC SCALE



NOTES:

- 1) SUBJECT PARCEL: TOWN OF CLIFTON PARK-TAX MAP 270.12, BLOCK 4, PARCEL 37.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE No. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS, RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2015030758 AND NO. 2015030759.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.

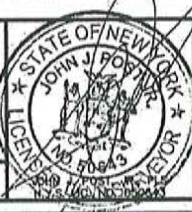
DEED REFERENCE:

1) CONVEYED BY C. MICHELE WILLIAMS TO BORDEAU BUILDERS, INC. BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 16, 2014 AS INSTRUMENT No. 2014037149.

MAP REFERENCE:

1) MAP ENTITLED "SUBDIVISION PLAT, HONEY HOLLOW FARM, 1234 ROUTE 146, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP No. M2014249.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



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MAP OF SIDEWALK PARCEL B  
TO BE CONVEYED TO THE TOWN OF CLIFTON PARK  
HONEY HOLLOW SUBDIVISION

TOWN OF CLIFTON PARK  
COUNTY OF SARATOGA STATE OF NEW YORK

DATE: SEPTEMBER 23, 2022	CHECKED BY: J.P. JOB NO. 11-069	SCALE: 1"=50'
DRAWN BY:	CADD FILE: 11-069	SHEET 1 OF 1

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Rev October 31, 2022

Technical Description  
Sidewalk Parcel C  
To Be Conveyed To The Town Of Clifton Park  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Oakhurst Court, easterly of Honey Hollow Way, southerly of NYS Route 146, westerly of Blueberry Lane and being more particularly bounded and described as follows;

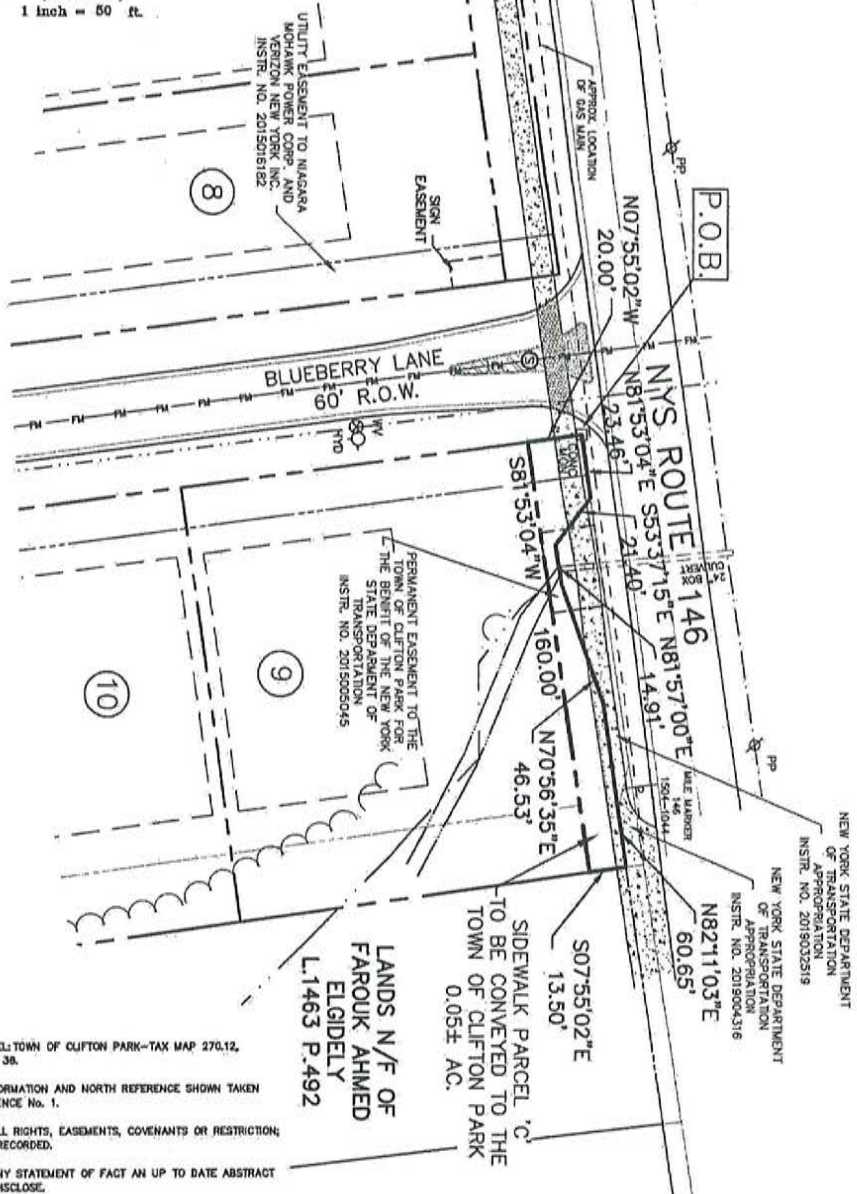
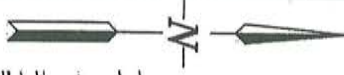
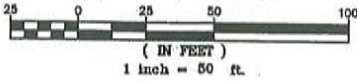
Beginning at a point on the southerly line of NYS Route 146 at its intersection with the easterly line of Blueberry Lane, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence along the southerly line of NYS Route 146 as appropriated in 2019 the following five (5) courses and distances:

- 1) Thence North  $81^{\circ} 53' 04''$  E for a distance of 23.46 feet to a point;
- 2) Thence South  $53^{\circ} 37' 15''$  East for a distance of 21.40 feet to a point;
- 3) Thence North  $81^{\circ} 57' 00''$  East for a distance of 14.91 feet to a point;
- 4) Thence North  $70^{\circ} 56' 35''$  East for a distance of 46.53 feet to a point; and
- 5) Thence North  $82^{\circ} 11' 03''$  East for a distance of 60.65 feet to a point, said point also being on the division line between lands now or formerly of Farouk Ahmed Elgidely (L. 1463 P. 492) on the east and Sidewalk Parcel C the herein described on the west; thence South  $07^{\circ} 55' 02''$  East along said division line for a distance of 13.50 feet to a point, said point also being on the division line between Lot 9 on the south and Sidewalk Parcel C the herein described on the north; thence South  $81^{\circ} 53' 04''$  West along said division line for a distance of 160.00 feet to a point on the aforementioned easterly line of Blueberry Lane; thence North  $07^{\circ} 55' 02''$  West along the easterly line of Blueberry Lane for a distance of 20.00 feet to the point and place of beginning, containing 0.05 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.

**GRAPHIC SCALE**



**NOTES:**

- 1) SUBJECT PARCEL: TOWN OF CLIFTON PARK-TAX MAP 270.12, BLOCK 4, PARCEL 3B.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE No. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2015030758 AND NO. 2015030759.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1985 AND LAST REVISED ON JULY 16, 1997.

**DEED REFERENCE:**

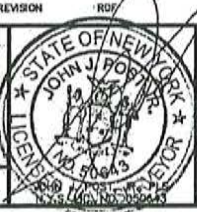
- 1) CONVEYED BY C. MICHELE WILLIAMS TO BORDEAU BUILDERS, INC. BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 16, 2014 AS INSTRUMENT No. 2014037149.

**MAP REFERENCE:**

- 1) MAP ENTITLED "SUBDIVISION PLAT, HONEY HOLLOW FARM, 1234 ROUTE 146, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP No. H2014240.

REVISED 10/31/22 BOUNDARY REVISION

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



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**MAP OF SIDEWALK PARCEL C**  
TO BE CONVEYED TO THE TOWN OF CLIFTON PARK  
HONEY HOLLOW SUBDIVISION

TOWN OF CLIFTON PARK  
COUNTY OF SARATOGA STATE OF NEW YORK

DATE: SEPTEMBER 23, 2022	CHECKED BY: LP JOB NO. 11-069	SCALE: 1"=50'
DRAWN BY: CADD FILE: 11-069		SHEET 1 OF 1

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September 23, 2022

Technical Description  
Sidewalk Parcel D Easement  
To Be Granted To The Town Of Clifton Park  
Lot 1 (Homestead Lot)  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Sunflower Terrace, easterly of Honey Hollow Way, southerly of NYS Route 146, westerly of Blueberry Lane and being more particularly bounded and described as follows;

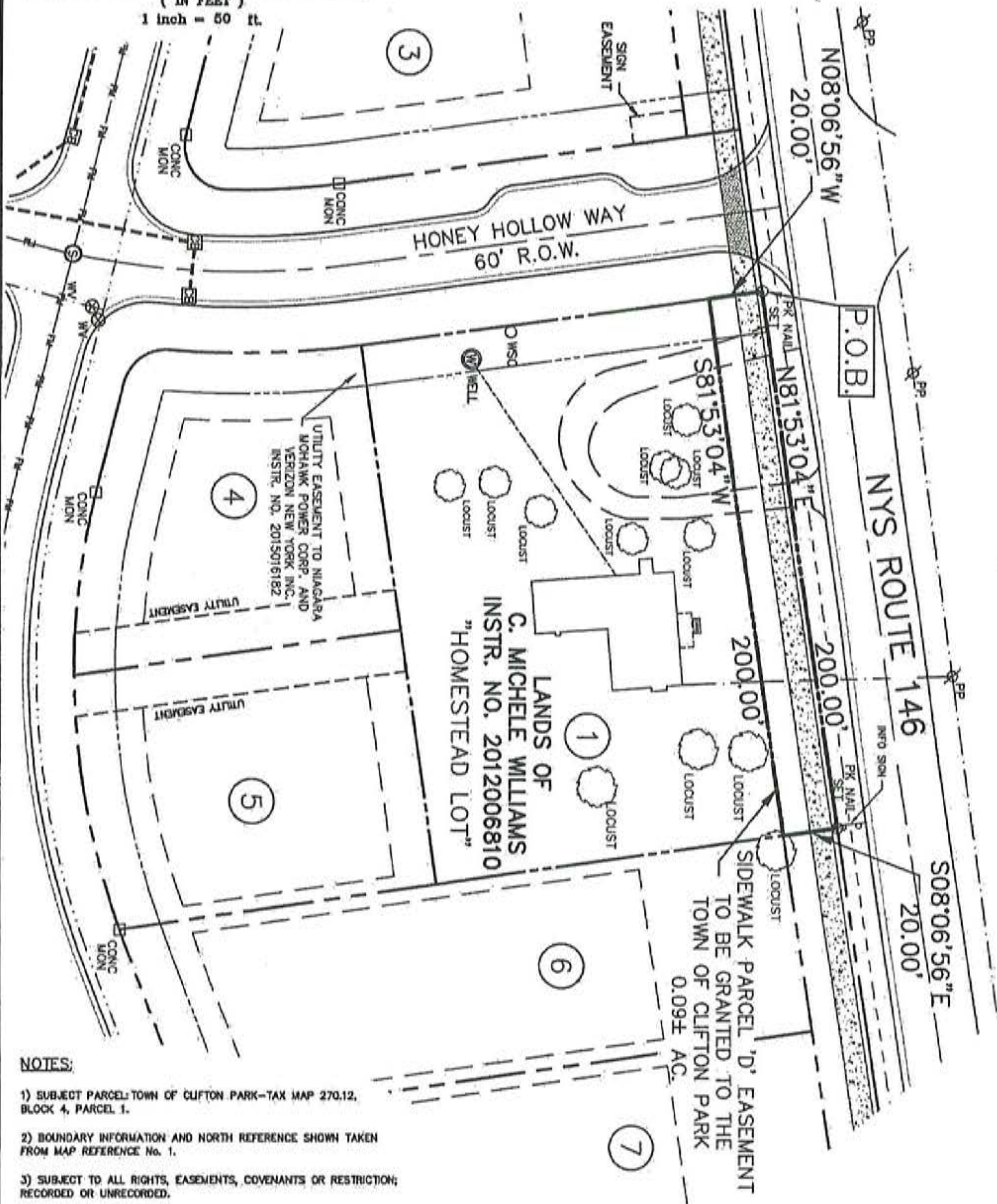
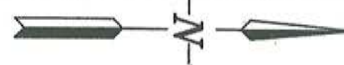
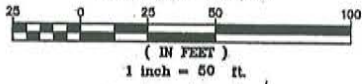
Beginning at a point on the southerly line of NYS Route 146 at its intersection with the easterly line of Honey Hollow Way, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence North  $81^{\circ} 53' 04''$  East along the southerly line of NYS Route 146 for a distance of 200.00 feet to a point, said point also being on the division line between Lot 6 on the east and Sidewalk Parcel D Easement the herein described on the west; thence South  $08^{\circ} 06' 56''$  East along said division line for a distance of 20.00 feet to a point; thence South  $81^{\circ} 53' 04''$  West and through Lot 1 for a distance of 200.00 feet to a point, said point also being on the aforementioned easterly line of Honey Hollow Way; thence North  $08^{\circ} 06' 56''$  West along the easterly line of Honey Hollow Way for a distance of 20.00 feet to the point and place of beginning, containing 0.09 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by the County of Saratoga to C. Michele Williams (Heir of Catherine Frank) by deed dated February 14, 2012 and recorded in the office of the Saratoga County Clerk on February 24, 2012 as Instrument No. 2012006810.

11-069 Sidewalk Parcel D Esmnt desc.doc

GRAPHIC SCALE



NOTES:

- 1) SUBJECT PARCEL TOWN OF CLIFTON PARK-TAX MAP 270.12, BLOCK 4, PARCEL 1.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE No. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2015030758 AND NO. 2015030759.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 16, 1997.

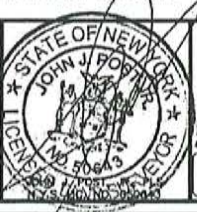
DEED REFERENCE:

- 1) CONVEYED BY THE COUNTY OF SARATOGA TO C. MICHELE WILLIAMS (HDR OF CATHERINE FRANK) BY DEED DATED FEBRUARY 14, 2012 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON FEBRUARY 24, 2012 AS INSTRUMENT NO. 2012006810.

MAP REFERENCE:

- 1) MAP ENTITLED "SUBDIVISION PLAT, HONEY HOLLOW FARM, 1234 ROUTE 146, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP No. M2014249.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INK OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



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MAP OF SIDEWALK PARCEL D EASEMENT  
TO BE GRANTED TO THE TOWN OF CLIFTON PARK  
HONEY HOLLOW SUBDIVISION

TOWN OF CLIFTON PARK  
COUNTY OF SARATOGA STATE OF NEW YORK

DATE: SEPTEMBER 23, 2022	CHECKED BY: J.P. JOB NO. 11-069	SCALE: 1"=50'
DRAWN BY: CADD FILE: 11-069		SHEET 1 OF 1

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September 23, 2022

Technical Description  
20' Wide Drainage Easement  
To Be Granted To The Town Of Clifton Park  
Lot 19 and Lot 20 Sunflower Terrace  
Honey Hollow Farm

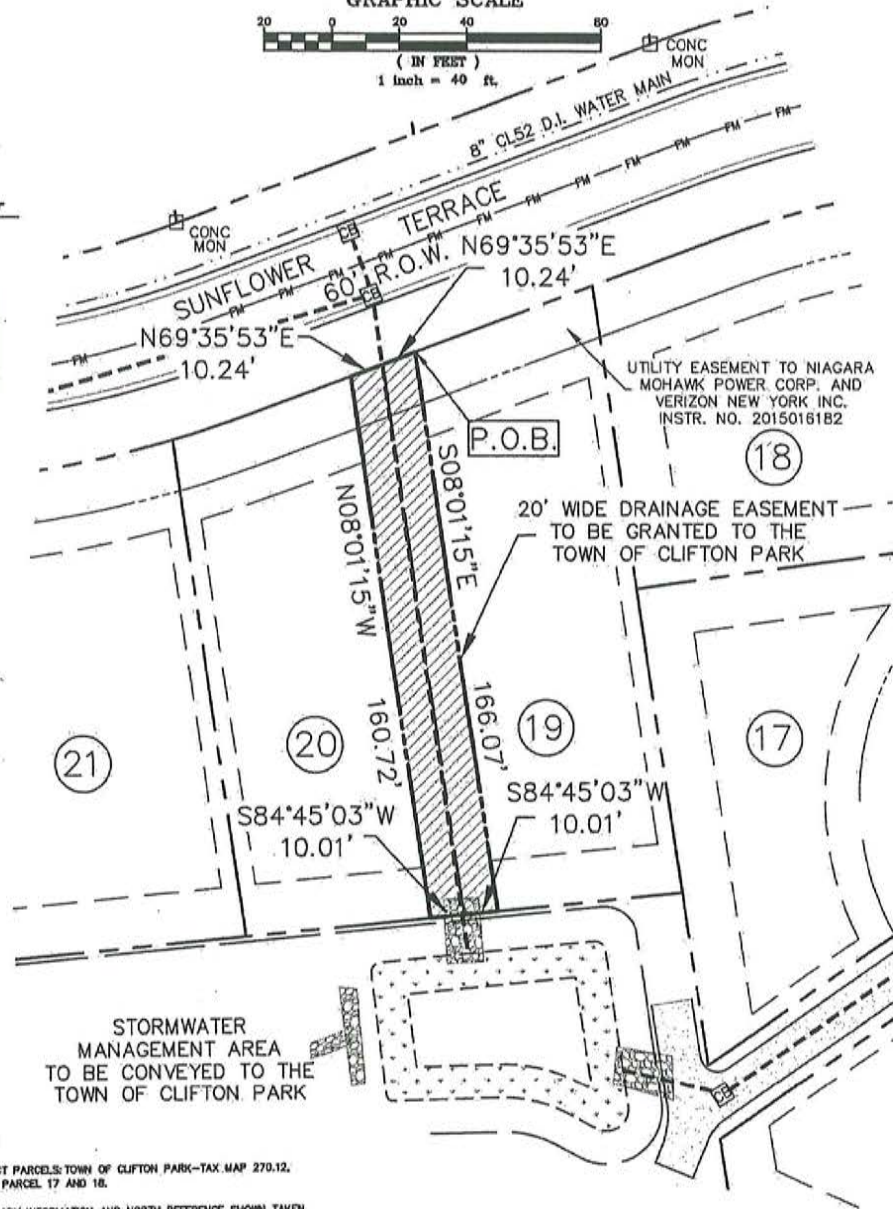
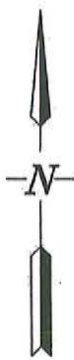
All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Oakhurst Court, easterly of Honey Hollow Way, southerly of Sunflower Terrace, westerly of Blueberry Lane and being more particularly bounded and described as follows;

Beginning at a point on the southerly line of Sunflower Terrace at its intersection with the division line between Lot 19 on the east and Lot 20 on the west, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence North 69° 35' 53" East along the southerly line of Sunflower Terrace for a distance of 10.24 feet to a point; thence South 08° 01' 15" East and through Lot 19 for a distance of 166.07 feet to a point, said point also being on the division line between Lot 19 on the north and Stormwater Management Area on the south; thence South 84° 45' 03" West along said division line for a distance of 10.01 feet to a point, said point also being on the division line between Lot 20 on the north and Stormwater Management Area on the south; thence continuing South 84° 45' 03" West along said division line for a distance of 10.01 feet to a point; thence North 08° 01' 15" West and through Lot 20 for a distance of 160.72 feet to a point on the aforementioned southerly line of Sunflower Terrace; thence North 69° 35' 53" East along the southerly line of Sunflower Terrace for a distance of 10.24 feet to the point and place of beginning, containing 0.08 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.

GRAPHIC SCALE



UTILITY EASEMENT TO NIAGARA MOHAWK POWER CORP. AND VERIZON NEW YORK INC. INSTR. NO. 20150161B2

20' WIDE DRAINAGE EASEMENT TO BE GRANTED TO THE TOWN OF CLIFTON PARK

STORMWATER MANAGEMENT AREA TO BE CONVEYED TO THE TOWN OF CLIFTON PARK

NOTES:

- 1) SUBJECT PARCELS: TOWN OF CLIFTON PARK—TAX MAP 270.12, BLOCK 4, PARCEL 17 AND 18.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE No. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS; RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2015030758 AND NO. 2015030759.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1984 AND LAST REVISED ON JULY 16, 1997.

DEED REFERENCE:

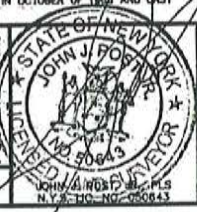
- 1) CONVEYED BY C. MICHELE WILLIAMS TO BORDEAU BUILDERS, INC. BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 16, 2014 AS INSTRUMENT NO. 2014037149.

MAP REFERENCE:

- 1) MAP ENTITLED "SUBDIVISION PLAT, HONEY HOLLOW FARM, 1234 ROUTE 140, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP No. M2014240.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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MAP OF 20' WIDE DRAINAGE EASEMENT TO BE GRANTED TO THE TOWN OF CLIFTON PARK HONEY HOLLOW SUBDIVISION

TOWN OF CLIFTON PARK		STATE OF NEW YORK	
COUNTY OF SARATOGA			
DATE:	CHECKED BY: JJP	SCALE: 1"=40'	
SEPTEMBER 23, 2022	JOB NO. 11-069		
DRAWN BY:	CADD FILE: 11-069	SHEET 1 OF 1	



September 23, 2022

Technical Description  
Drainage Easement – Lot 34 Fern Drive  
Honey Hollow Farm

All that piece or parcel of land, situate in the Town of Clifton Park, County of Saratoga, State of New York, lying northerly of Oakhurst Court, easterly of Tisdale Lane, southerly of Fern Drive, westerly of Honey Hollow Way and being more particularly bounded and described as follows;

Beginning at a point on the southerly line of Fern Drive at its intersection with the division line between lands now or formerly of Amedore Group, Inc. (Inst. # 2009029092) on the west and Lot 34 Fern Drive on the east, as the same is shown on a map entitled "Subdivision Plat, Honey Hollow Farm, 1234 Route 146", Town of Clifton Park, County of Saratoga, State of New York as prepared by Ingalls & Associates, LLP on May 23, 2012 and filed in the office of the Saratoga County Clerk on December 3, 2014 as Map No. M2014249, and running thence easterly along the southerly line of Fern Drive and along a curve to the right having a radius of 270.00 feet, a central angle of  $05^{\circ} 19' 35''$  and an arc length of 25.10 feet to a point; thence through Lot 34 Fern Drive the following two (2) courses and distances:

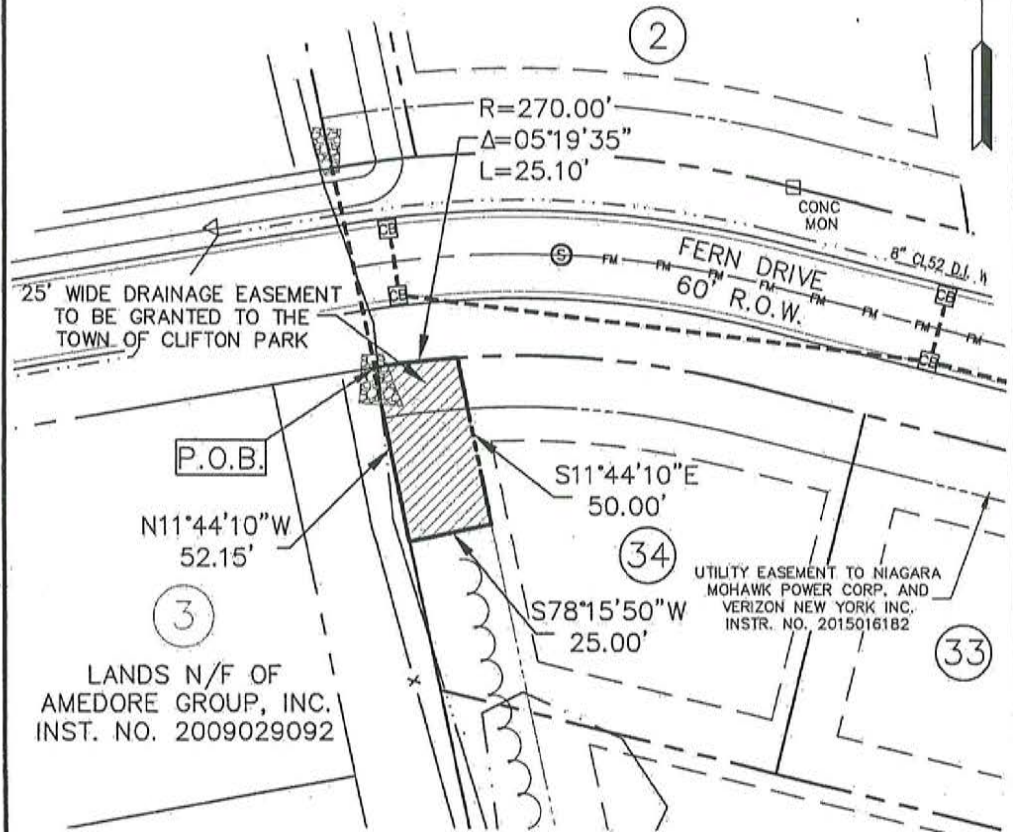
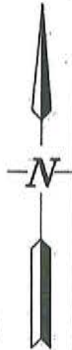
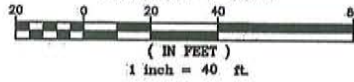
- 1.) Thence South  $11^{\circ} 44' 10''$  East for a distance of 50.00 feet to a point; and
- 2.) Thence South  $78^{\circ} 15' 50''$  West for a distance of 25.00 feet to a point, said point also being on the aforementioned division line between lands now or formerly of Amedore Group, Inc. (Inst. # 2009029092) on the west and Lot 34 Fern Drive on the east; thence North  $11^{\circ} 44' 10''$  West along said division line for a distance of 52.15 feet to the point and place of beginning, containing 0.03 acre of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by C. Michele Williams to Bordeau Builders, Inc. by deed dated December 12, 2014 and recorded in the office of the Saratoga County Clerk on December 18, 2014 as Instrument No. 2014037149.

11-069 Lot 34 Drainage Easement desc.doc

GRAPHIC SCALE



NOTES:

- 1) SUBJECT PARCELS: TOWN OF CLIFTON PARK--TAX MAP 270.12, BLOCK 4, PARCEL 33.
- 2) BOUNDARY INFORMATION AND NORTH REFERENCE SHOWN TAKEN FROM MAP REFERENCE No. 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP TO DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) SUBJECT TO AN EASEMENT GRANTED TO SARATOGA COUNTY SEWER DISTRICT AND RECORDED AS INSTRUMENT NO. 2015030758 AND NO. 2015030759.
- 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1996 AND LAST REVISED ON JULY 16, 1997.

DEED REFERENCE:

- 1) CONVEYED BY C. MICHELE WILLIAMS TO BORDEAU BUILDERS, INC. BY DEED DATED DECEMBER 12, 2014 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 16, 2014 AS INSTRUMENT No. 2014037149.

MAP REFERENCE:

- 1) MAP ENTITLED "SUBDIVISION FLAT, HONEY HOLLOW FARM, 1234 ROUTE 146, TOWN OF CLIFTON PARK, COUNTY OF SARATOGA, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP ON MAY 23, 2012 AND FILED IN THE OFFICE OF THE SARATOGA COUNTY CLERK ON DECEMBER 3, 2014 AS MAP No. M2014249.

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MAP OF 25' WIDE DRAINAGE EASEMENT  
TO BE GRANTED TO THE TOWN OF CLIFTON PARK  
HONEY HOLLOW SUBDIVISION  
TOWN OF CLIFTON PARK  
COUNTY OF SARATOGA STATE OF NEW YORK

DATE: SEPTEMBER 23, 2022	CHECKED BY: JJP JOB NO. 11-069	SCALE: 1"=40'
DRAWN BY: CADD FILE: 11-069	SHEET 1 OF 1	

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