

TOWN OF CLIFTON PARK  
COUNTY OF SARATOGA  
STATE OF NEW YORK

NOTICE OF PUBLIC HEARING REGARDING PROPOSAL TO AMEND ALLOWED  
USES WITHIN THE PLANNED DEVELOPMENT DISTRICT FOR EAGLE CREST  
PLANTATION

Please take notice that the Town Board of the Town of Clifton Park will conduct a public hearing on February 14 at 7:05 p.m. in the Clifton Park Senior Community Center, located at 6 Clifton Common Ct., Town of Clifton Park, County of Saratoga, State of New York, to consider an application submitted by Sportsplex of Halfmoon, Inc. zoning change and Planned Development District (PDD) amendments at the Players Park property located at 1012 Ballston Lake Road, Tax Map Parcel IDs 264.-2-6.111 and 264.-2-6.123, adjacent to the Eagle Crest Golf Course.

The proposed legislation would authorize the aforementioned parcels within the existing PDD to consist of a year-round indoor/outdoor sports facility with a synthetic turf indoor field within a tension fabric structure, an outdoor illuminated synthetic turf field, and a turf practice field.

Copies of the proposed local law, map and sketch drawings depicting the project, will be available on the Town's website at <https://cliftonpark.org/government/legal-notice.html> and are available for review in the Town Clerk's office during normal business hours. Comments regarding this public hearing can be directed to Town Clerk Teresa Brobston at [tbrobston@cliftonpark.org](mailto:tbrobston@cliftonpark.org) who will read them at the meeting.

Teresa Brobston, Clifton Park Town Clerk

**TOWN OF CLIFTON PARK TOWN BOARD**  
**APPLICATION FOR PLANNED DEVELOPMENT DISTRICT**

NAME OF SITE PLAN: Players Park  
ADDRESS: 1012 NY-146A, Clifton Park, NY 12065 TAX MAP (SBL) #: 264.-2-6.111 & 264.-2-6.123  
DESCRIPTION: Total Acreage: 8.02 acres Current Zoning: Planned Development District (PDD)  
Building Area: 6.8 acres Total # Parking Spaces: 184  
WATER PROVISIONS: Well (  ) Existing Water Hookup (  ) New Water Hookup (  )  
Service Area: Clifton Park Water Dist. #1 (  ) Rivercrest Water Dist. (  )

SANITARY PROVISIONS: The project will be using private well and private septic on-site  
(Note: NYS Uniform Code requires connection to water or sanitary supply if available within 100' in a residential zone and 500' in a commercial zone.)

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

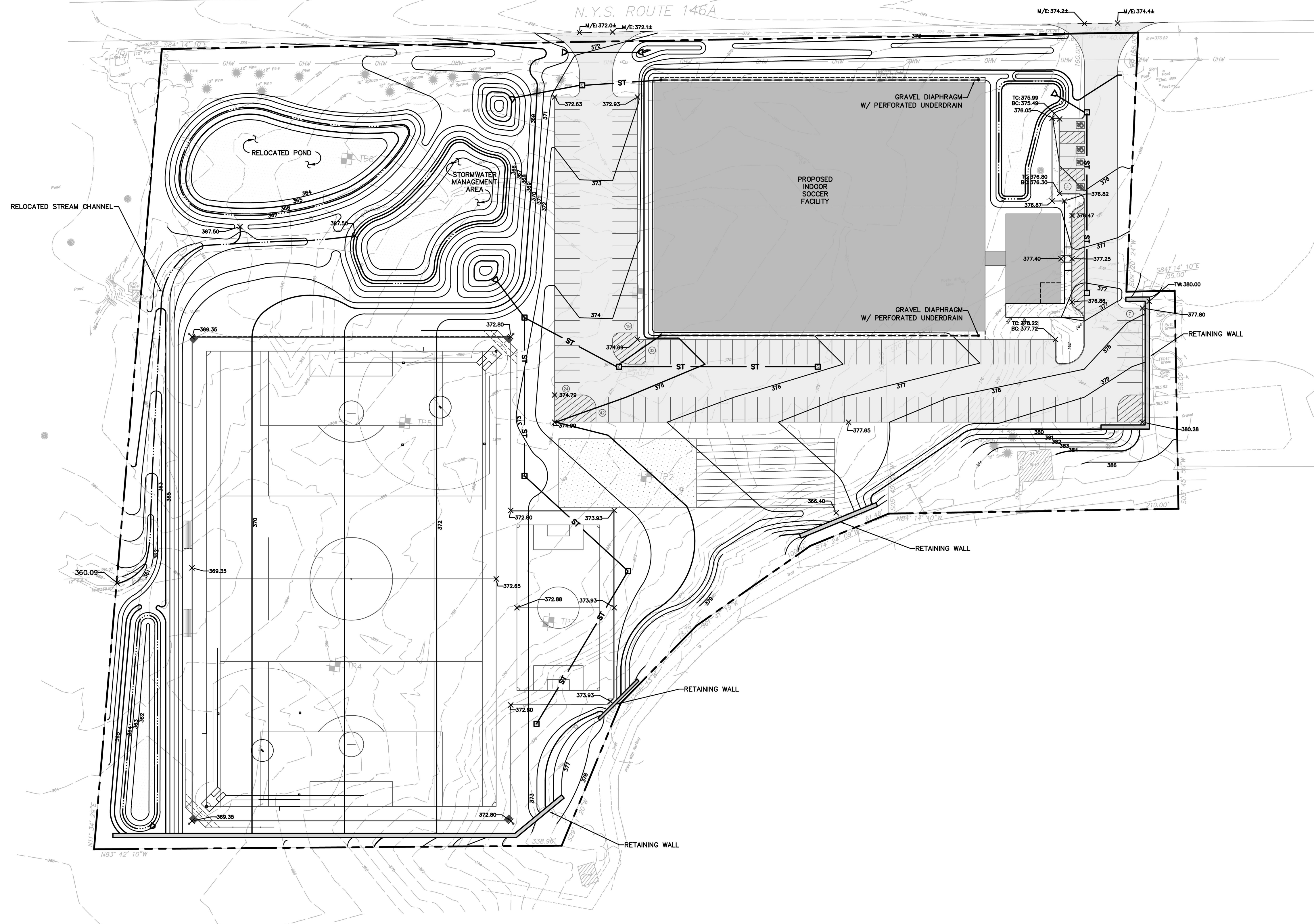
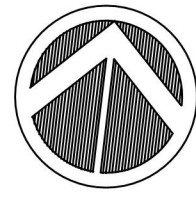
NARRATIVE DESCRIPTION:  
Sportsplex of Halfmoon Inc (the "Applicant") is proposing to construct an indoor/outdoor sports field facility (the "Proposed Project") on an approximately 8.02-acre site, comprised of two tax parcels (tax map ID 264.-2-6.111 and tax map ID 264.-2-6.123), located off of NYS Route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

APPLICANT: Name: Sportsplex of Halfmoon Inc. Tax Id./SS #: 30-0255759  
Address: 13 Azalea Drive, Saratoga Springs, NY 12866  
Phone: 518-466-0396 Fax: \_\_\_\_\_ Signature/Date: [Signature]  
sportsplexofhalfmoon@outlook.com  
Email: pdrfox@aol.com 9/30/21

OWNER: Name: Krueger Development LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_

ENGINEER/L.A. ARCH: Name: Andy Rymph, RLA Lic. #: \_\_\_\_\_  
Address: 4 British American Blvd, Latham, NY 12110 Phone: 518-266-7323 Fax: \_\_\_\_\_  
Email: arymph@chazencompanies.com

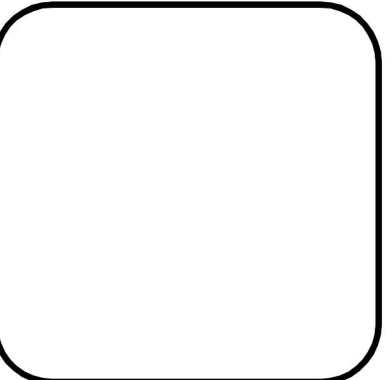
SURVEYOR: Name: Toss Weterveld / Gilbert VanGuilder, Land Surveyor, PLLC Lic #: 50,319  
Address: 988 Route 146, Clifton Park, NY 12065 Phone: 518-383-0634 Fax: \_\_\_\_\_  
Email: gvglandsurveyors.com



CONCEPT PLAN - NOT FOR CONSTRUCTION

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT OR GEOLOGIST). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



CHAZEN ENGINEERING, LAND SURVEYING,  
LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.

**THE Chazen COMPANIES**  
*Proud to be Employee Owned*

www.chazencompanies.com  
(888) 539-9073

Office Locations

- Glens Falls, NY
- Latham, NY
- Poughkeepsie, NY
- White Plains, NY
- New York City, NY

Capital District Office  
4 British American Boulevard  
Latham, New York 12110

rev.	date	description

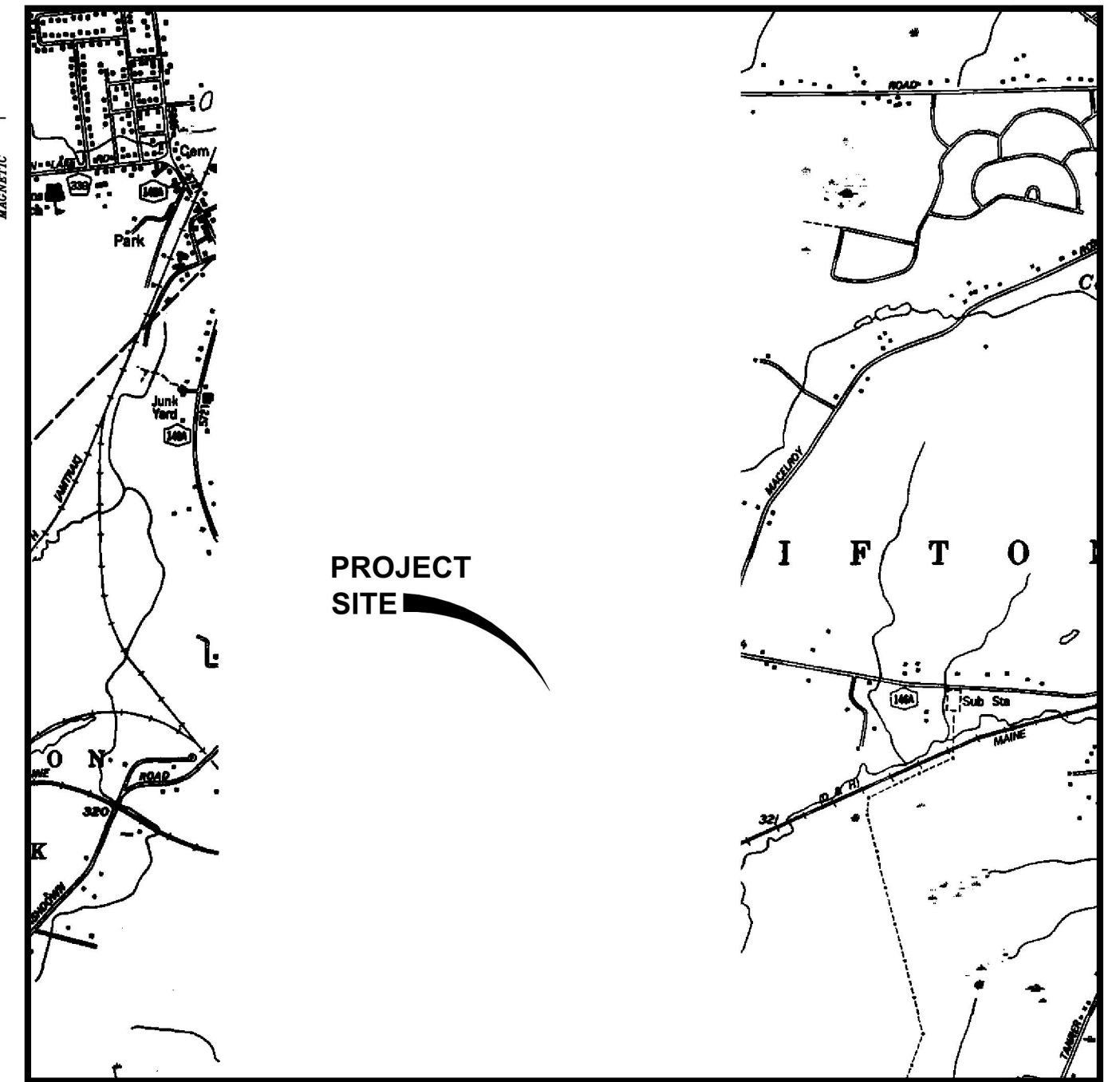
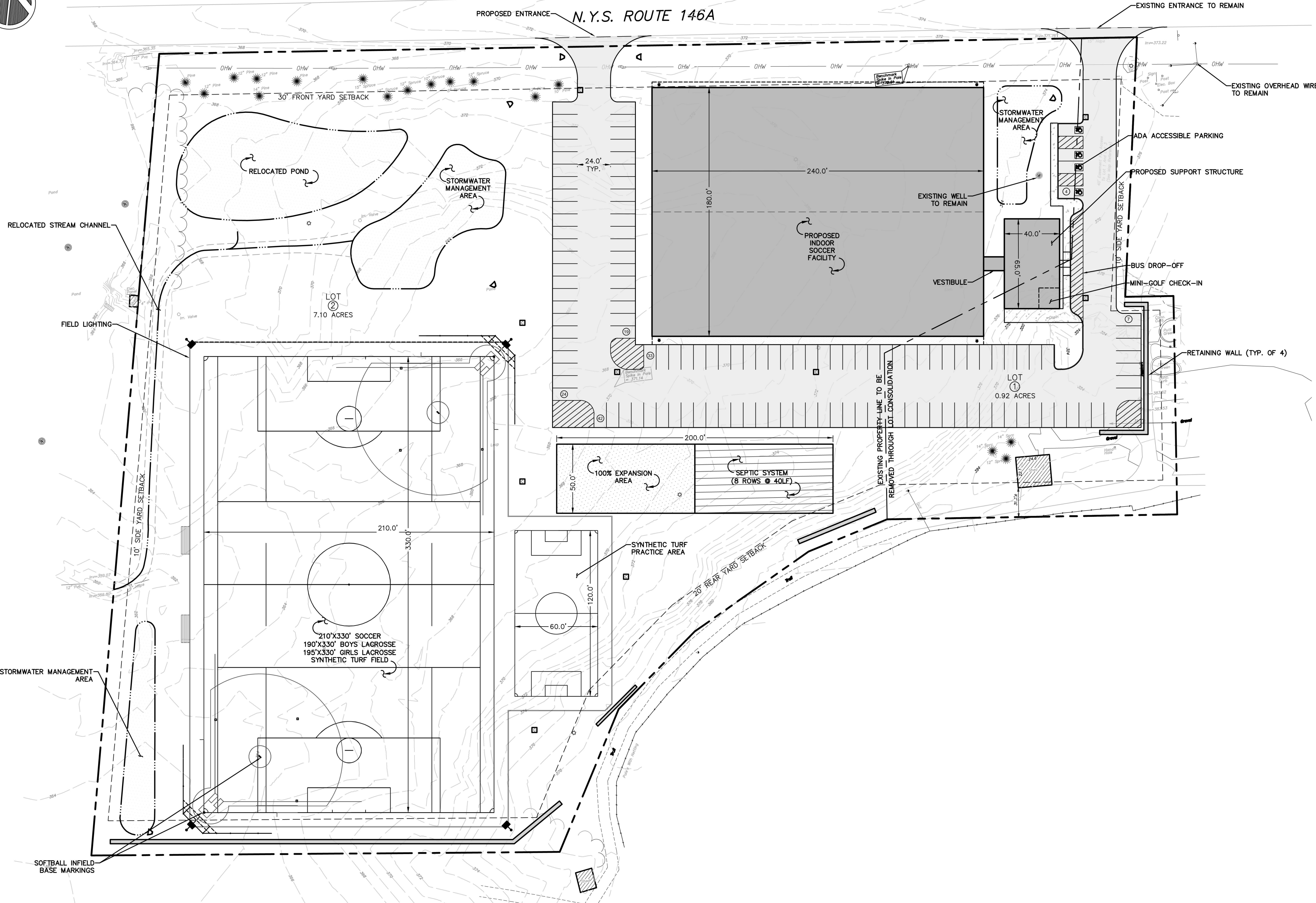
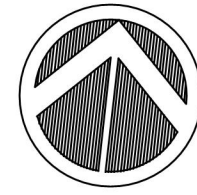
PLAYERS PARK

**CONCEPTUAL GRADING & DRAINAGE PLAN**

TOWN OF CLIFTON PARK, SARATOGA COUNTY, NEW YORK

designed	checked
TCC	JAR
date	scale
08/13/21	1"=40'
project no.	32134.01
sheet no.	<b>C140</b>





PROJECT SITE

**LOCATION MAP**  
SCALE: 1"=2000'  
SOURCE: USGS

**TAX MAP INFORMATION:**  
TOWN OF CLIFTON PARK  
TAX MAP ID: 264.-2-6.111 (0.92 ACRES)  
TAX MAP ID: 264.-2-6-123 (7.10 ACRES)

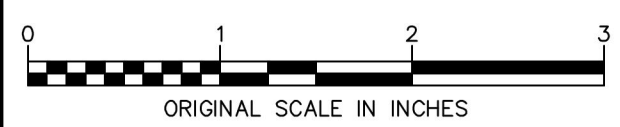
**AREA:**  
TOTAL PROJECT ACREAGE : 8.02 ACRES

**ZONING DISTRICT: CONSERVATION RESIDENTIAL DISTRICT (CRD)**

ZONING REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MINIMUM YARDS			
FRONT	30 FT	179.14 FT	30.5 FT
SIDES	10 FT	24.9 FT/651.9 FT	37 FT/370 FT
REAR	20 FT	*21.2 FT	*21.2 FT
MINIMUM WIDTH OF YARD AT FRONT BUILDING LINE	80 FT	20 FT	20 FT
PERMANENT OPEN SPACE	25%	94%	47%
MAXIMUM BUILDING HEIGHT	35 FT	20 FT	XXXX

**PARKING:** PROPOSED  
OFF-STREET PARKING \*\*184 TOTAL SPACES  
4 ADA SPACES

**NOTE:**  
\* EXISTING NON-CONFORMING  
\*\* 184 SPACES COMPOSED OF 55 EXISTING PARKING SPACES IN THE GRAVEL LOT (TO SERVE/MAINTAIN EXISTING MINI GOLF USE) AS WELL AS 129 SURFACE SPACES AS SHOWN HEREON.



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.  
  
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT OR GEOLOGIST). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.**

**THE Chazen COMPANIES**  
Proud to be Employee Owned

Capital District Office  
4 British American Boulevard  
Latham, New York 12110

Office Locations  

- Glens Falls, NY
- Latham, NY
- Poughkeepsie, NY
- White Plains, NY
- New York City, NY

www.chazencompanies.com  
(888) 539-9073

rev.	date	description

**PLAYERS PARK**

**CONCEPTUAL SITE PLAN**

TOWN OF CLIFTON PARK, SARATOGA COUNTY, NEW YORK

designed TOC	checked JAR
date 08/13/21	scale 1"=40'
project no. 32134.01	sheet no. <b>C130</b>

CONCEPT PLAN - NOT FOR CONSTRUCTION