

TOWN OF CLIFTON PARK TOWN BOARD

July 7, 2025

The meeting of the Town Board of the Town of Clifton Park was held in the Town Office Building at 7:00 p.m. Supervisor Barrett presiding.

Pledge of Allegiance

Present: Supervisor Barrett
Councilman Morelli
Councilwoman Reid
Councilwoman Walowit
Councilman Manir
Town Clerk Ranze

Also Present: Town Attorney, Paul Pelagalli
Mark Heggen, Comptroller
Michael Woerner, Director of Parks & Recreation
John Scavo, Director of Planning & Zoning
Daniel Clemens, Director of Buildings, Parks & Recreation

MINUTES

MOTION by Councilman Morelli, seconded by Councilman Manir, to approve the Town Board minutes of June 16, 2025, as presented.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

MOTION CARRIED

COMMUNICATIONS/ANNOUNCEMENTS

Supervisor Barrett – The county celebrated the completion of the new Saratoga County Airport, a major four-year project that boosts the local economy and adds community features like a meeting room, rental cars and a restaurant.

This is the fourth year of free EMT training, and the ongoing lifeguard program continues to strengthen local services and staffing. Summer camps and pools are busy, especially with the heat.

The July 4th celebration was a huge success, thanks to the hard work of multiple departments and perfect weather. Lastly congratulations to Jin Woo Choi and Joseph Duranda on becoming Eagle Scouts this evening.

Councilman Morelli – Construction has started on the Deanna Rivers Memorial Batting Cages at the Common, following successful grant funding and planning. The facility will provide year-round training for Ms. Shen athletes and honor Deanna Rivers' legacy. Completion is expected at the end of July, with a grand opening planned for early September.

Councilwoman Reid – Clifton Park is offering a variety of family-friendly programs this summer, including a photo contest in our Vischer Ferry Nature and Historic Preserve. The submission period is open now through September 1st.

The Big Foot Hunt began Friday July 11th and runs through August 25th. Each weekend, Big Foot will be hidden in a different park or preserve. Residents can follow the Parks and Recreation Facebook page for clues, take a selfie if they find him, and submit it to be entered for prizes.

RESOLUTIONS

Resolution No.143 of 2025, a resolution scheduling a Public Hearing to consider a local law establishing and extending a moratorium on Battery Energy Storage Systems facilities.

Introduced by Councilwoman Reid, who moved its adoption, seconded by Councilman Manir.

WHEREAS, the Town of Clifton Park is committed to ensuring the health, safety, and welfare of its residents and the proper regulation of land uses within its boundaries, and

WHEREAS, the Town Board deems it prudent to temporarily pause the approval or establishment of any new battery energy storage systems facilities to provide sufficient time to study and address any concerns, including but not limited to zoning, environmental impacts, public safety, and economic implications, and

WHEREAS, the Town Board seeks public input and discussion regarding the establishment and extension of a moratorium on such operations within the Town of Clifton Park, and

WHEREAS, the Town Board previously established a moratorium, which has to be extended for 180 days; now, therefore, be it

RESOLVED that the Town Board of the Town of Clifton Park hereby sets a public hearing to consider the establishment of a 180-day moratorium extension on any new battery energy storage systems facilities within the Town of Clifton Park; and be it further

RESOLVED that the public hearing shall be held on July 21, 2025, at 7:02pm, at the Clifton Park Town Hall, located at 1 Town Hall Plaza, Clifton Park, New York, to hear all interested persons on this matter; and be it further

RESOLVED, that the attached proposal be referred to the Saratoga County Planning Board for its review pursuant to Section 239-m of the New York State General Municipal Law; and be it further

RESOLVED that the Town Clerk is hereby directed to publish notice of said public hearing in the official newspaper of the Town and to take any other actions necessary to provide proper notice to the public pursuant to applicable laws and regulations.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett – The town will extend the moratorium on battery energy storage systems to wait for new state regulations expected this fall. The will give time to review the rules and ensure better-informed decisions. A required public hearing will be scheduled.

Resolution No. 144 of 2025, a resolution scheduling a public hearing on a proposal to amend Chapters 152-2 (D) of the Town Code relating to the duck hunting dates schedule for the Vischer Ferry Nature and Historic Preserve.

Introduced by Councilwoman Reid, who moved its adoption, seconded by Councilman Manir.

WHEREAS, Municipal Home Rule Section 10 (12) authorizes local governments within New York to protect the health, safety, and well-being of persons and property within its jurisdiction, and

WHEREAS, Town Code §152-2(D) currently limits duck hunting in the Vischer Ferry Nature Preserve to the first seven (7) calendar days of duck hunting season as established by the State of New York, and

WHEREAS, the Town Board wishes to solicit public comments on a proposal to amend the Town Code to permit the Town Board to alter the days for duck hunting in the Vischer Ferry Nature Preserve, subject to the limits set by the State of New York; now, therefore, be it

RESOLVED, that a public hearing will be held on July 21, 2025, at 7:05 pm in the Wood Memorial room, One Town Hall Plaza, Clifton Park, N.Y. on a proposal to amend Chapters 152-2 (D) of the Town Code relating to the duck hunting dates schedule for the Vischer Ferry Nature and Historic Preserve; and be it further

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

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett – The Town is proposing a code change to allow more flexibility in scheduling duck hunting at the Vischer Ferry Nature Preserve due to recent conflicts with events like dredging and Canal Days. The change would not extend the hunting period but would let the Town adjust the permitted week as needed. A required public hearing will be scheduled.

Councilwoman Reid – Canal Fest will be October 11-12. It will be a great event and looking forward to having more Canal Days in the future.

Supervisor Barrett – We will have more details coming out on Canal Fest. We are working with a number of people in our community, and they are helping us plan a series of events. It should be a good time.

Resolution No.145 of 2025, a resolution appointing a new member to the Emergency Services Advisory Board.

Introduced by Councilman Morelli, who moved its adoption, seconded by Councilman Manir.

WHEREAS, an opening exists for a Member to the Emergency Services Advisory Board (ESAB), and

WHEREAS, the Chief, Bureau of Fire Prevention, John DeSimone, recommends Michael Siiss, Ballston Lake, NY to fill the vacancy resulting from the resignation of Douglas Bower, and to serve the remainder of Mr. Bower's term; now, therefore, be it

RESOLVED, that Michael Siiss is hereby appointed to the Emergency Services Advisory Board, with term to expire December 31, 2027.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett – Michael has many years of experience in EMS and currently serves in a management role with Ballston Lake EMS, is being considered to fill a vacancy on the Emergency Services Advisory Board.

Councilman Morelli – Praised Michael for his leadership in improving Ballston Lake EMS and is seen as a strong, professional candidate who will be a valuable addition to the Emergency Services Advisory Board.

Resolution No. 146 of 2025, a resolution authorizing the transfer of funds to address stormwater system repairs.

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

WHEREAS, the Town Board has concerns that needed repairs and improvements to stormwater systems throughout the Town of Clifton Park are not being addressed, and

WHEREAS, funds appropriated to the Highway Department for addressing repair and improvement of stormwater systems cannot be transferred from Highway Department funds, and

WHEREAS, appropriation of funds outside of Highway Department funds is necessary in order to address these required repairs and improvements; now, therefore, be it

RESOLVED, that the Comptroller is hereby authorized to transfer \$800,000 from DA-5110-37 (Highway-Stormwater-Slip lining) to DA-5110-30 (Highway- Paving); and be it further

RESOLVED, that the Comptroller is hereby authorized to transfer \$500,000 from the A-914 (Undesignated Fund Balance) to A-8540-200 (General Fund- Drainage- Capital Improvements).

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett – The resolution reallocates \$800,000 from stormwater to paving in the highway department and creates a stormwater repair fund within the general fund.

Resolution No. 147 of 2025, a resolution declaring a public emergency pursuant to General Municipal Law Section 103(4) for a repair to the wellhouse at Clifton Common, and to authorize a transfer from contingency.

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

WHEREAS, the irrigation system for the Clifton Common lost power on June 3, 2025, and the Building and Grounds Department found the main pump system was not functioning, and

WHEREAS, the primary pump motor and casings are underground, requiring specialized equipment for excavating and accessing the pump systems, and

WHEREAS, the pump system operates all irrigation and sprinkler systems for the baseball, softball and soccer complexes at the Clifton Common, and repair work was required on an emergency basis to ensure all recreational activity at the ballfields could carry on as scheduled, and

WHEREAS, Section 103(4) of the NYS General Municipal Law provides that in cases of an emergency situation arising from unforeseen circumstances affecting public property or the health or safety of the public, the Town Board may authorize the purchase of service, material and equipment without competitive bids, and

WHEREAS, Daniel Clemens, Director of Buildings, Parks and Recreation engaged Hanson Well Drilling and Pump Co., Inc. for the repair work at the Clifton Common wellhouse on an emergency basis, pursuant to correspondence dated June 5, 2025, attached; now, therefore, be it

RESOLVED, that the Town Board determines the resulting damage to the wellhouse and pump system at the Clifton Common that occurred on June 3, 2025, constitutes an emergency for procurement purposes under Section 103(4) of General Municipal Law, and be it further

RESOLVED, that the Comptroller is authorized to pay to Hanson Well Drilling and Pump Co., Inc. an amount not to exceed \$17,000 from contingency, with a transfer to A-7112-200 (General Fund – Clifton Common - Equipment).

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett – The irrigation pump and motor at the Common, which services the ball fields, failed during a wet period minimizing disruption, and has since been fully replaced and repaired. The irrigation is not connected to public water; it is well water.

Daniel Clemens – The Common irrigation system has been fully upgraded with a new stainless-steel pump and replacement piping due to rust damage. The previous system lasted several years, and the new components are expected to ensure long-term durability.

Resolution No. 148 of 2025, a resolution authorizing the purchase and installation of lighting mounts on the stage at Clifton Common with the Not So Common Players agreeing to pay half of the total costs upon project completion.

Introduced by Councilwoman Reid, who moved its adoption, seconded by Councilman Manir.

WHEREAS, the Town Board wishes to purchase new lighting mounts for the stage at the Clifton Common, and

WHEREAS, BMI Supply has submitted a quote to supply and install the lighting mounts on the stage at a cost not to exceed \$9,700,

WHEREAS, Daniel Clemens, Director of Buildings, Parks and Recreation, recommends that BMI Supply be retained, per the submitted quote, as a sole source for professional and related services, and

WHEREAS, the Town Board wishes to purchase the lighting mounts for the stage at the Clifton Common from BMI Supply, at a total project cost not to exceed \$9,700, which will be split between the Town and the Not So Common Players, paying \$4,700 and \$5,000, respectively; now, therefore, be it

RESOLVED, that the Town Board hereby awards the quote to BMI Supply, for the supply and installation of lighting mounts for the stage at the Clifton Common at a cost not to exceed \$9,700 and be it, further

RESOLVED that the Comptroller is authorized to pay in the first instance, pending reimbursement of approximately 50% of the total cost of the project from the Not So Common

Players, for the purchase and installation of stage lighting mounts at the Clifton Common to be paid from A-07112-00200 (General Fund- Clifton Common- Equipment).

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett – The outdoor stage is being upgraded to support its frequent use, including performances by the Not So Common Players.

Daniel Clemens – The outdoor stage was upgraded with a permanent steel truss system, replacing old wooden mounts. The new setup is safer, supports mor weight, and allows lighting to remain in place year-round.

Councilman Morelli – Praised the stage upgrade and highlighted funding support from the Not So Common Players, the Founders and a personal donor, calling it a meaningful investment that benefits the entire community.

Resolution No. 149 of 2025, a resolution correcting the hiring of Anthony Gotti as a Part-time Armed Court Officer/Part-time Security Officer in the Safety and Security Department.

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

WHEREAS, by Resolution No. 140 of 2025, Mr. Gotti was hired as a Part-time Armed Court Officer/Part-time Security Officer for the Town, and

WHEREAS, this resolution erroneously omitted that a Civil Service exam exists for the Part-time Security Officer position, and

WHEREAS, Saratoga County does not have a current Eligibles List for this position, and

WHEREAS, Mr. Gotti’s hiring is provisional pending the next sitting of the Civil Service exam for this position; now therefore be it

RESOLVED that Anthony Gotti is hereby hired for the position of Part-time Armed Court Officer, at Grade 6, Step 1, \$30.24/hr., and provisionally as a Part-time Security Officer, at Grade 5, Step 1, \$27.62/hr., as needed for the Safety and Security Department, to be paid from A-3120-E4030 (General Fund – Security – Part Time Security Officers), effective immediately.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett – Mr. Gotti was hired as a provisional employee due to the absence of an active civil service list. He will take the exam when it is offered next, and upon passing, his status will be updated. The omission of “provisional” in the original resolution was noted, and officials expressed confidence in his law enforcement experience.

Resolution No. 150 of 2025, a resolution authorizing the hiring of Camp Staff for the 2025 season and corrections to previous 2025 seasonal hires.

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

WHEREAS, openings exist for 2025 seasonal staff at the Town Camps, and

WHEREAS, the Director of Parks and Recreation, Michael Woerner, wishes to hire the three (3) individuals as detailed in the attached Schedule A, and

WHEREAS, Mr. Woerner, also wishes to make pay rate and job location corrections to previous 2025 seasonal hires that were approved in Resolutions No. 80 and No. 131 of 2025, as detailed in the attached Schedule A; now, therefore, be it

RESOLVED, that Town Board authorizes the hirings of Camp Staff and the pay rate and job location corrections to previous 2025 seasonal hires, as outlined in the attached Schedule A, to be paid as indicated on the Schedule A.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett – The Town experienced some last-minute staff losses for summer programs but was able to quickly hire replacements for camps, pools, grounds, and the golf course.

Resolution No. 151 of 2025, a resolution authorizing the Superintendent of Highways to hire Brian Wnuk and Todd Spinner for positions within the Highway Department.

Introduced by Councilman Manir, who moved its adoption, seconded by Councilwoman Reid.

WHEREAS, Andrew Jerome and Patrick Grogan have resigned from the Highway Department, and two vacancies exist within the Department; and,

WHEREAS, Superintendent of Highways, Dahn Bull, has recommended the hiring of the following individuals:

<u>Name</u>	<u>Position of Appointment</u>	<u>Address</u>
Brian Wnuk	Motor Equipment Operator	Galway, NY
Todd Spinner	Laborer	Halfmoon, NY

WHEREAS, Mr. Wnuk will fill the vacancy created by Andrew Jerome bringing with him 13 years of experience in Municipal Highway operations, as well as two years in the private sector working with local tree cutters; and,

WHEREAS, Mr. Spinner will fill the vacancy created by Patrick Grogan, bringing with him 16 years of wingman experience with the Town of Clifton Park, as well as mechanical knowledge from his nearly 25 years of experience in the private sector, and understanding that while being hired as a laborer, he will be working towards his Commercial Driver’s License within one year; now, therefore be it,

RESOLVED, that the Town Board authorizes the hiring of Brian Wnuk and Todd Spinner to the positions stated above, and be it further,

RESOLVED, that Mr. Wnuk will be hired at a Grade 5, Step 1 (\$27.93/hr., Salary \$58,318.00), and Mr. Spinner will be hired at a Grade 4, Step 1 (\$25.23/hr., Salary \$52,680.00) to be paid according to the attached Schedule A and Schedule A-1.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Resolution No. 152 of 2025, a resolution authorizing the hiring of a seasonal laborer for the Highway Department.

Introduced by Councilman Manir, who moved its adoption, seconded by Councilwoman Reid.

WHEREAS, Dahn Bull, Superintendent of Highways, wishes to hire a seasonal laborer for the Highway Department; and

WHEREAS, Mr. Bull has conducted interviews and has recommended the hiring of Alexander LaVigne, Clifton Park, NY; now, therefore, be it

RESOLVED, that the Superintendent of Highways is hereby authorized to hire Alexander LaVigne, Clifton Park, NY, as a seasonal laborer at a pay rate of \$16.50 per hour to be charged to DA-5110-E4000 (Highway- Highway Construction- Part time Laborer).

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman Manir,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

PUBLIC PRIVILEGE

All Public Privilege will be addressing Van Patten Dr. concerns.

Mario Fantini – Expressed concern about the upcoming Saddlebrook Ridge project and urged the town to act before construction begins. Over 200 neighbors in the area of the project signed a petition requesting traffic and safety measures, including stop signs, speed enforcement, and restrictions on cut-through traffic. Emphasizing enforcing zoning rules, especially the Home Office Mandate, and called for accountability through audits and pre-occupancy checks. Also defended the legitimacy of digital petition signatures as valid community input.

Councilman Morelli – So the 18 homes, where would they be cutting through on La Costa or Greensboro to get to? What’s the path you think they’d be using?

Mario Fantini – They could be cutting through to go to County Knolls North or other exits in Country Knolls West, so they end up on Ushers.

Councilman Morelli – I understand, however, doesn’t Van Patten Dr. intersect with Ushers?

Mario Fantini – Yes it does.

Councilman Morelli – Unclear as to why anyone would cut through the neighborhood to get to Ushers Rd. if Van Patten Dr. intersects with Ushers Rd.

Councilman Manir – Asked if Mr. Fantini was part of the Planning Board?

Mario Fantini – Responded yes. Continued to explain, the Planning Board disapproved of the project and the project was sent to an appeal and the Judge overturned the decision.

Councilman Manir – Stated that in that case the Town Board cannot do anything about it, is that correct?

Mario Fantini – Correct. The Town Board can definitely do things about putting traffic lights, enforcing the law, enforcing speed limits, preventing traffic jams from trucks, consecutive cut throughs on the bike path can be potentially dangerous.

Councilman Manir – Right now, there is no data, and this is assumption or is it really the case?

Mario Fantini – Thinks it's obvious that many cut-throughs on a bike path will cause disruptions. Also mentioned that the bike path on Van Patten is a means of connecting to the Zim Smith Trail and it should be protected.

Supervisor Barrett – Very familiar with the Zim Smith Trail as part of the group that started the trail and continued to expand on it. Confused as to how the Van Patten Dr. path connects to the Zim Smith Trail, it's quite a way from there. You would pick it up at The Mill, there's a parking area across from the Mill, that's English Rd. It's quite a way from Van Patten Dr.

Mario Fantini – Well Van Patten Dr. will bring you towards Ushers, cross over past Exit 10 and cross Route 9 to English Rd.

Supervisor Barrett – There was mention of traffic lights?

Mario Fantini – Three-way traffic signs at Greensboro and La Costa

Supervisor Barrett – Touched on curb cuts and stop signs, Real Estate advertising and home offices, driveway design and traffic safety and ongoing oversight with the Highway Safety as follows:

- Saddlebrook Ridge development will intersect with 10 curb cuts spaced about 300 feet apart and compared Morrow Trail where stop signs are placed only at road crossings not individual driveways, even when closer than 300 feet.
- The judge's ruling allowed for professional home offices but explicitly prohibited customer-based businesses, to limit traffic and protect neighborhood character. These restrictions are included in a 38-page declaration of covenants for the Saddlebrook Homeowners Association (HOA) managed by a third party. If misleading advertising or violations are observed, residents are encouraged to file complaints with code enforcement.
- All homes will include T-turnarounds to allow vehicles to exit forward.
- The Town encourages residents to report traffic or safety concerns through John Scavo to the Highway Safety Committee. Reviews happen monthly. Has asked the Highway Safety Committee to review the three-way stop signs in the areas of Greensboro and La Costa.

A large portion of the committee's agenda comes directly from resident concerns, making it a key avenue for community input.

Town Attorney Paul Pelagalli – Although Judge Walsh overturned the Planning Board's initial denial and granted preliminary approval, he sent the matter back for technical review, including HOA documents, which were approved by the Planning Board.

Mario Fantini – Feels real estate advertisement is misleading as they do not clearly state that the home office must be for a New York State-registered business or that the property could become non-compliant if the homeowner passes away as outlined in the Planning Board meeting minutes.

Councilwoman Reid – Had the opportunity to review the Planning Board meeting minutes of March 26, 2024, and found Mr. Fantini voted to approve the Saddlebrook Ridge project and asked if Mr. Fantini was forced to vote yes?

Mario Fantini – Confirmed he voted to approve the Saddlebrook project as there was no option due to the judge’s ruling and was forced to vote yes.

Councilwoman Reid – Stated that Mr. Fantini as a Planning Board member had significant opportunity to shape the project early on and prior concerns or request for changes are not reflected in the minutes.

Mario Fantini – States Councilwoman Reid is making personal attacks as he’s not standing at the podium. And states there is some political motivation.

Councilwoman Reid – States she is not running for office and asks if Mr. Fantini is.

Mario Fantini – States he is running for office.

Supervisor Barrett – Reiterated contacting the Highway Safety Committee with concerns for the area of this project.

Rosine Leloir – Urged the Town to halt or closely review residential building near the railroad corridor due to environmental impacts (deforestation, erosion, drainage and rail safety risks such as track fouling and derailment). Asked if the contractor has obtained the required right-of-entry and is complying with Federal Railroad Administration and Canadian Pacific Kansas City (CPKC) contractor safety rules, including the 50-foot no-foul zone from the track centerline. Warning that violations could trigger fines and even project shutdowns.

Brandi Ewing – Has lived at the intersection of Greensboro Blvd. and Van Patten for over 16 years and they have witnessed multiple accidents, speeding and have witnessed close calls while doing yard work which have worsened. Despite safety improvements, their intersection lacks traffic control. Although the town installed flashing crosswalk signs elsewhere, their intersection was excluded. With new homes being built, she is urging the town to install a stop sign to protect pedestrians and children. Also concerned with traffic increasing during construction with construction vehicles. She would prefer the land to remain undeveloped; however, she accepts the construction and seeks improved safety measures.

Supervisor Barrett – Referred the crosswalk safety concern to John Scavo and the Highway Safety Committee for review.

Dominika Szybisty – Expressed concerns about safety and trail damage from ongoing development along Van Patten Dr., reporting debris and trucks obstructing the Trail, forcing pedestrians into the road, and shared photos showing the impact. She urged the Town to involve code enforcement and ensure the trail is maintained. She is in support of reduced speed limits, stop signs, better communication with developers, and holding them accountable with proper insurance and safety measures as construction continues.

Gerald Schuth – Raised concerns about the Van Patten Dr. development, questioning its suitability and the planning process. He felt the land was poorly configured for development and believed better alternatives were dismissed. Expressing disappointment that the town could not appeal the Judges decision, which allowed the project to move forward based on compliance with Town Code. Also questioned the role of variances and whether the Town Board had authority over the Planning Board. Concluded with clarification that the Planning Board members, including Mr. Fantini, only approved technical matters post-judgment, not the original development plan.

Town Attorney Paul Pelagalli – Clarified that the Judge reviewed the full record and found no grounds to deny the project.

Barbara Floser – Raised concerns about increased traffic and safety risks for pedestrians and bicyclists due to the new Van Patten development. She noted current speeding issues on Greensboro and Van Patten and fears they will worsen with added driveways and business traffic. Questioned the appeal of homes so close to train tracks and expressed concern that real estate ads misrepresent the project, omitting key requirements discussed during planning. Also criticizing the lack of community engagement from the current developers and said the project feels inconsistent with what was originally approved.

Councilman Morelli – Suggested that a three-way stop sign at the intersection near the development is worth considering, noting that traffic and safety concerns predate the current project.

John Scavo – Confirmed that the Highway Safety Committee would review the request but explained that the installation of stop signs must meet specific criteria outlined in the Manual on Uniform Traffic Control Devices (MUTCD). These standards guide whether a stop sign is warranted and legally permissible.

Tiffany (Last name inaudible) – Expressed concerns about the Van Patten development, particularly around home-based businesses. She questioned how restrictions will be enforced especially with out-of-state HOAs, and raised issues about ADA and HIPAA compliance, parking and privacy. She also asked what happens if a homeowner retires or dies. She described the situation as confusing and full of loopholes.

Joe Floeser – Asked how HOA rules would be enforced if a buyer rents out their home. And recommended lowering the speed limit to 30 mph, citing frequent dangerous passing on a blind hill.

Attorney Paul Pelagalli – Confirmed both owner and tenant could be held liable for violations.

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

Motion carried at 8:39 PM

Stephanie Ranze
Town Clerk