

TOWN OF CLIFTON PARK TOWN BOARD

November 3, 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
Councilman Manir
Town Clerk Ranze

Absent: Councilwoman Walowit

Also Present: Paul Pelagalli, Town Attorney
Mark Heggen, Comptroller
Michael Woerner, Director of Building Parks & Recreation
John Scavo, Director of Planning & Zoning
Wade Schoenborn, Director of Building & Development

MINUTES

MOTION by Councilman Morelli, seconded by Councilman Manir, to approve the Town Board minutes of October 20, 2025, as presented.

ROLL CALL VOTE

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

Absent: Councilwoman Walowit

Noes: None

MOTION CARRIED

COMMUNICATIONS/ANNOUNCEMENTS

Councilwoman Reid – The Agricultural and Farmland Protection Plan open house at the Senior Center was well attended, generating positive feedback and valuable ideas from local farmers and landowners to help shape the final plan.

Supervisor Barrett – The agricultural stakeholder meeting was highly engaging, with rotating table discussions that generated valuable ideas and input. It was praised as one of the most productive and informative planning sessions, highlighting the strength of Clifton Park's agricultural community and providing key guidance for the final Farmland Protection Plan.

Councilman Morelli – Upcoming events include the Bigfoot presentation at Grooms Tavern on November 7th, the Veterans Day Dash 5K on November 11th, and a stewardship hike at Vischer Ferry Preserve on Wednesday. The recent community food drive was highly successful, collecting several truckloads of donations for local pantries.

Supervisor Barrett – Clifton Park's food and donation drive saw an outpouring of generosity, collecting three truckloads of goods and about \$2,000 in gift cards for local pantries at Helping Hands, Captain, Faith Church, and St. Edward's. The effort responded to concerns over potential social service disruptions and helped replenish supplies ahead of the holidays.

RESOLUTIONS

Resolution No. 237 of 2025, a resolution authorizing the Assessor to re-levy the expense of repairs or maintenance against the land on which such building is located, as provided for in Section 77-12 of the Town Code.

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

WHEREAS, in February of 2012, the Town Board adopted Resolution No. 40 of 2012 to respond to isolated incidents where the abandonment of properties or extended foreclosure process results in neglect to real property; and

WHEREAS, Section 77-12, of the Town Code as amended requires that records of costs and expenses incurred in providing such maintenance be reported to the Town Board no later than November 1st of each year, and

WHEREAS, the Code Enforcement Officer has reported the identification of five (5) vacant, abandoned, or foreclosure properties meeting criteria outlined in Section 77-10, and

WHEREAS, maintenance performed and contracted by the Buildings and Grounds Department pursuant to Section 77 of the Town Code has been completed by the Department of Buildings and Grounds and the Department of Building and Zoning Code Enforcement on all five (5) properties at a cost of \$820, per the attached exhibit; and

WHEREAS, the Code requires that the Town Board authorize the assessor to re-levy the unpaid bills on affected properties for the next tax roll to ensure re-payment to the Town consistent with Resolution No. 40 of 2012, now, therefore, be it

RESOLVED, that the Town Board authorizes the Assessor to re-levy the unpaid bills on the respective properties as delineated on Schedule A to this resolution for the 2026 Town and County Tax bills; and be it further

RESOLVED, that all proceeds be returned in February to the Town of Clifton Park.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Supervisor Barrett – This and the next four resolutions – The board approved annual tax re-levy resolutions, including one for recovering costs tied to the town’s abandoned property maintenance program. Established after the housing crisis, the program ensures neglected homes are secured and maintained, with expenses reimbursed upon transfer of ownership. The number of such properties has since declined, but the program continues as needed.

Resolution No. 238 of 2025, a resolution authorizing the Assessor to re-levy delinquent sewer charges on the 2026 property tax bills.

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

WHEREAS, the Saratoga County Sewer District No. 1 has reported unpaid sewer bills, per the attached schedule, for the Saratoga County Sewer District No. 1; and

WHEREAS, the Sewer District requests that the Assessor re-levy the unpaid Saratoga County Sewer District No. 1 charges to ensure payment of the same; now, therefore, be it

RESOLVED, that the Town Board accepts the reported delinquent sewer charges for the Saratoga County Sewer District No. 1, per the attached schedule, and authorizes the Assessor to re-levy that amount on the property owners' 2026 Town and County Tax bills; and be it further

RESOLVED, that all proceeds be returned in February 2026, to the Saratoga County Sewer District No. 1.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Walter Smead – The remaining four resolutions address routine annual re-levies for unpaid bills within the county sewer district. Each year, a few unpaid accounts are added to the county tax bill for collection in January.

Resolution No. 239 of 2025, a resolution authorizing the Assessor to re-levy delinquent water charges on the 2026 property tax bills.

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

WHEREAS, the Town of Ballston Water Department has reported unpaid Town of Ballston water bills for Town of Clifton Park users, per the attached; and

WHEREAS, the Town of Ballston Water Department asks that the Assessor re-levy the unpaid Town of Ballston water bills to ensure payment of the same; now, therefore, be it

RESOLVED, that the Town Board accepts the reported delinquent water charges for the Town of Ballston. Water Department, per the attached, and authorizes the Assessor to re-levy that amount on the property owners' 2026 Town and County Tax bills; and be it further

RESOLVED, that all proceeds be returned in February 2026, to the Town of Ballston.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Resolution No. 240 of 2025, a resolution authorizing the Assessor to re-levy delinquent sewer charges on the 2026 property tax bills.

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

WHEREAS, Michael O'Brien, Collection System Manager, has reported unpaid sewer bills, per the attached schedule, for users of the Rivercrest Sewer District Extension No. 1, and

WHEREAS, the Sewer District requests that the Assessor re-levy the unpaid 2024 Rivercrest Sewer District Extension No. 1 user charges to ensure payment of the same; now, therefore, be it

RESOLVED, that the Town Board accepts the reported delinquent sewer charges for the Rivercrest Sewer District Extension No. 1, per the attached schedule, and authorizes the Assessor to re-levy that amount on the property owners' 2026 Town and County Tax bills; and be it further

RESOLVED, that all proceeds be returned in February 2026, to the Rivercrest Sewer District Extension No. 1.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Resolution No. 241 of 2025, a resolution authorizing the Assessor to re-levy delinquent sewer charges on the 2026 property tax bills.

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

WHEREAS, Michael O'Brien, Collection System Manager, has reported unpaid sewer bills, per the attached schedule, for users of the Olde Nott Farm Sewer District, and

WHEREAS, the Sewer District requests that the Assessor re-levy the 2024 unpaid Olde Nott Farm Sewer user charges to ensure payment of the same; now, therefore, be it

RESOLVED, that the Town Board accepts the reported delinquent sewer charges for the Olde Nott Farm Sewer District, per the attached schedule, and authorizes the Assessor to re-levy that amount on the property owners' 2026 Town and County Tax: bills; and be it further

RESOLVED, that all proceeds be returned in February 2026, to the Olde Nott Farm Sewer District.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Resolution No. 242 of 2025, a resolution supporting the abandonment and discontinuance of a portion of Sunset Street, Town of Clifton Park, County of Saratoga, New York.

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

WHEREAS, Dahn Bull, Superintendent of Highways for the Town of Clifton Park has recommended that a portion of Sunset Street in the Town of Clifton Park be abandoned and eliminated as a public thoroughfare as it is no longer necessary or useful for public purposes, and

WHEREAS, the owners of all of the abutting land thereto have consented to an abandonment thereof, and

WHEREAS, an abandonment is proper and will not cause injustice or hardship to the owners or occupants of any lands adjoining said roadway or the public or residents of the Town of Clifton Park; now, therefore, be it

RESOLVED, that a portion of Sunset Street described in the annexed Schedule A which is adjacent to lands of Brendan and Annie Nally, and the same is hereby abandoned at the request of Brendan and Annie Nally, as consented and certified to by Dahn Bull, Superintendent of Highways, Town of Clifton Park, County of Saratoga, and Dahn Bull is to proceed in accordance with and to make on the official highway map of the Town of Clifton Park the abandonment of said roadway which is hereby consented to; and be it further

RESOLVED, that the property abutting said roadway be conveyed to the abutting owners, Brendan and Annie Nally, of the aforesaid property by quit claim deed, and have it be annexed to their parcels that lie adjacent to the existing portion of the roadway known as Sunset Street; and be it further

RESOLVED, that the Town Supervisor, Phil Barrett, be authorized to execute a quit claim deed of all of the Town's right, title and interest to the property abandoned to the contiguous owners; and be it further

RESOLVED, a copy of this resolution be sent to the Saratoga County Commissioner of Public Works for his approval and consent; and be it further

RESOLVED, that delivery of the appropriate quit claim deed shall be subject to obtaining a release from the property owners of any claim for damages by reason of the abandonment of the roadway.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Supervisor Barrett – A request from property owners in the southern end of town was reviewed and approved by the highway superintendent. The area involved is a small section where the town does not provide maintenance or snow plowing. The request has followed the proper process and is considered reasonable.

Resolution No. 243 of 2025, a resolution adopting a local law to amend Town Code Chapters 73 and 208 regarding short-term rentals.

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

WHEREAS, the Town Board is aware that short-term rentals have become prevalent in Clifton Park and other communities, and

WHEREAS, short-term rentals are not currently regulated by the Town of Clifton Park, and

WHEREAS, on October 06, 2025, the Town Board conducted a public hearing on the proposed regulation of short-term rentals, and members of the public were provided an opportunity to speak in favor or against the proposal; now; therefore, be it

RESOLVED, that Local Law No. ____ of 2025, a local law to amend Town Code Chapters 73 and 208; and be it further

RESOLVED, that this local law shall take effect immediately upon its adoption.

MOTION to table the resolution by Councilman Morelli, seconded by Councilwoman Reid.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

MOTION CARRIED

RESOLUTION TABLED

Councilman Morelli – Made a motion to table the resolution due to outstanding legislative items and an upcoming county-level registry. The board agreed it would be prudent to delay action until those matters are resolved.

Supervisor Barrett – The board decided to table the resolution pending the rollout of Saratoga County’s new occupancy tax registry, which will take time to establish. Recent legislation signed by Governor Hochul amends the county’s occupancy tax law, and the town will wait to move forward until those updates and related processes are implemented.

Resolution No. 244 of 2025, a resolution approving an agreement for payment in lieu of taxes with DG Cooley, LLC.

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

WHEREAS, § 487(9) of the New York State Real Property Tax Law (RPTL) authorizes municipalities to enter into Payment in Lieu of Tax Agreements (PILOTS) with solar energy developers within each taxing jurisdiction, under certain circumstances, and

WHEREAS, on April 30, 2025, DG Cooley, LLC applied for Site Plan and Special Use approval for construction of a solar energy project at MacElroy Road, totaling 5.0 MW capacity (AC), and

WHEREAS, the Planning Board is considering the Site Plan and Special Use Permit application for the project, and

WHEREAS, the Town Board wishes to enter into a PILOT Agreement with DG Cooley, LLC pursuant to RPTL § 487(9) for the lease area designated for the project, as described in Exhibit A of the agreement; now, therefore, be it

RESOLVED, that the Supervisor is authorized to execute the attached PILOT Agreement with DG Cooley, LLC, in the amount of \$2,500 per megawatt AC of capacity, annually, with 2% annual increases, for a 15-year term conditioned on DG Cooley, LLC receiving Site Plan approval and obtaining a Special Use Permit.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Supervisor Barrett – The Town currently has several solar projects, and the Planning Board continues to focus on proper screening to reduce visual impacts. A recent Court of Appeals decision has limited local authority over solar approvals, effectively shifting control to the state. Each project includes a PILOT agreement, with NYSERDA providing value benchmarks that are expected to decrease. The Supervisor expressed concern that solar PILOTs count against the Town’s state-imposed 2% tax cap, reducing allowable levy growth despite high inflation. He continues to advocate for legislation to remove solar PILOTs from the tax cap calculation. All solar projects also require building permits in addition to the PILOT agreements.

Councilman Morelli – Making sure it is clear while local oversight has been reduced by a recent Court of Appeals decision, the Planning Board continues to focus on proper screening and review. Each solar project includes a PILOT agreement, with values based on NYSERDA benchmarks expected to decrease over time. Emphasizing concerns that these PILOTs count toward the Town’s 2% tax cap and continue to advocate for their removal from that calculation. Clarifying that the current PILOT resolution is conditional upon Planning Board approval of the site plan and special use permit; if not approved, the resolution becomes void. If approved, the PILOT provides a financial benefit to the Town.

Resolution No. 245 of 2025, a resolution authorizing the sale of equipment declared surplus by the Town Board and authorizing the Buildings and Grounds Department to sell the surplus equipment at public auction.

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

WHEREAS, Director of Buildings, Parks, and Recreation, Daniel Clemens, has identified items within the Department, noted on the attached Schedule A, as surplus property, and

WHEREAS, based upon the recommendation of Mr. Clemens, the Town Board declares the items on Schedule A as surplus; now, therefore, be it

RESOLVED, that the Town Board authorizes the Buildings and Grounds Department to sell the surplus equipment noted on the attached Schedule A, as is, through an upcoming online public auction.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Supervisor Barrett – Older equipment and vehicles no longer useful to town operations are placed on an auction list and sold to the highest bidder, allowing the town to recoup funds that can be used toward purchasing new equipment.

Resolution No. 246 of 2025, a resolution authorizing the purchase of seven (7) 2026 NYS Building Code books for use by the Building & Development staff.

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

WHEREAS, New York State will be updating its building codes effective January 1, 2026, and

WHEREAS, the Director of Building & Development, Wade Schoenborn, wishes to purchase the updated code books to ensure that the department is adhering to the new regulations and remaining code compliant, and

WHEREAS, Mr. Schoenborn recommends purchasing the seven (7) 2026 NYS Building Code books from the International Code Council (ICC), in an amount not to exceed \$6,447; now, therefore, be it

RESOLVED, that the Buildings & Development department is authorized to purchase seven (7) 2026 NYS Building Code books, in an amount not to exceed \$6,447, per the attached invoice, to be paid from A-3620-200 (General Fund – Building & Development – Building Equipment).

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Supervisor Barrett – The New York State Building Code, which the town is required to enforce, is frequently updated – sometimes with substantial changes from year to year. As a result, the Code Enforcement and Building Department must purchase new code books to ensure compliance with the most current standards. It was noted that these materials are costly.

Wade Schoenborn – Noted that as an ICC member, the Code Enforcement Officer was able to obtain a discount of \$218 per book set, resulting in a total savings of nearly \$1500 for the town.

Supervisor Barrett – Added that each inspector requires their own updated set of code books to ensure they are enforcing the most current regulations. Inspectors also attend annual training sessions that review and explain changes to the New York State Building Code.

Resolution No. 247 of 2025, a resolution authorizing the Superintendent of Highways to hire Josiah Connolly and Lucas Weis as Motor Equipment Operators (MEO’s) in the Highway Department.

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

WHEREAS, after the retirement of Marc Pelc and resignation of Joshua Agans, openings exist in the Highway Department for MEO’s, and

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

<u>Name</u>	<u>License Type</u>	<u>Address</u>
Josiah Connolly	Class A	Ballston Lake, NY
Lucas Weis	Class A	Albany, NY

and,

WHEREAS, Mr. Connolly has experience plowing, maintenance of Town properties and tree services, and has a Class A Driver’s License, and

WHEREAS, Mr. Weis has over five years of experience in a Highway Department, has experience plowing, maintenance of Town properties, street sign placement and has a Class A Driver’s License; now, therefore, be it

RESOLVED, that the Town Board authorizes the hiring of Josiah Connolly and Lucas Weis as Motor Equipment Operators at Grade 5, Step 1, at a yearly salary of \$58,318 at a rate of \$27.93/hr., and effective at a start date no earlier than Wednesday, November 5, 2025; and be it further

RESOLVED, that the Comptroller is authorized to transfer funds as detailed in the attached Schedule A.

ROLL CALL VOTE

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

Noes: None

Absent: Councilwoman Walowit

DECLARED ADOPTED

Supervisor Barrett – Highway Superintendent has recommended the hiring of two Motor Equipment Operators for the Highway Department and requested approval of those hires at this meeting.

PUBLIC PRIVILEGE

Andrew Neil – Mentioned the clarity of the Stewardship photos and would like to forward his photos to Norah.

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

Motion carried at 7:48 PM

Stephanie Ranze
Town Clerk