

J.Scavo Presentation for Public Hearing Overview – Draft Agriculture and Farmland Protection Plan

Good evening, and thank you for being here tonight.

This presentation provides a brief overview of the Town of Clifton Park’s Draft Agriculture and Farmland Protection Plan.

The purpose of this overview is to explain the intent of the plan, share the long-term vision for agriculture in our community, and describe how public input guided the development of the draft before we open the public hearing for comments.

Tonight is not intended to be a discussion or debate on the plan. Rather, it is meant to provide context for the document and outline the process that led us here before we formally receive public comments.

The Agriculture and Farmland Protection Plan was developed to better understand the current state of farming in Clifton Park and the role it plays in our local economy, landscape, and community identity.

The plan documents existing agricultural conditions, evaluates the economic value of farming, and identifies challenges and opportunities facing farms today.

It also establishes shared goals for the future of agriculture in the Town and outlines strategies to support farm viability, protect working farmland, and ensure agriculture remains an important part of Clifton Park as the community continues to grow.

Having a plan allows the Town to take a proactive and coordinated approach to farmland protection rather than responding to issues on a case-by-case basis.

It provides a framework to counteract farmland loss, promote economic viability for farmers, strengthen local food systems, protect environmental resources, and better position the Town to pursue grants and partnerships.

This plan was developed over several months, beginning in the fall of 2025 and continuing through the spring of 2026.

Throughout that time, the Town engaged farmers, landowners, advisory committee members, partner organizations, and residents through interviews, meetings, workshops, research, and public outreach.

The draft plan available for public review over the past month, reflects the themes, priorities, and concerns that were consistently raised through that public input.

At the core of the plan is a shared community vision for agriculture in Clifton Park.

That vision is one where agriculture remains rooted in the Town's identity and continues to provide local food, working landscapes, scenic views, and meaningful connections between farmers and the broader community.

Public input emphasized strong support for traditional, specialty, and small-scale farms, as well as the need for policies that allow farming, development, and environmental protection to coexist.

Another recurring theme was the importance of helping farms adapt, innovate, and remain economically viable in a changing economic and regulatory environment.

The draft goals of the plan translate that vision into clear priorities.

Those goals focus on strengthening agricultural economic viability, preserving productive farmland, expanding and diversifying agricultural opportunities, increasing community awareness and engagement, improving infrastructure and support services, and promoting environmentally responsible and compatible development.

The recommendations in the draft plan are intended to be practical and implementation-focused.

They address funding and advocacy, farmland protection tools, zoning and regulatory improvements, agricultural education and outreach, infrastructure investments, and coordination among local, county, and state partners.

A consistent message heard during public outreach was the need for long-term commitment and follow-through.

As a result, one of the key implementation strategies in the plan is the establishment of a permanent Agriculture and Farmland Protection Advisory Committee to help guide implementation, monitor progress, and keep agriculture visible in local decision-making.

Tonight's public hearing represents an important step in the overall process.

Public comments received this evening will help ensure the final plan accurately reflects community values, priorities, and concerns.

Following the close of the public comment period, written responses to substantive comments will be prepared, and the Town Board will consider next steps, including coordination with Saratoga County and New York State.

Before opening the public hearing, I would like to briefly review the public hearing etiquette to ensure everyone has an opportunity to be heard respectfully. Specifically, I am requesting speaker direct comments to the Town Board, we are here to listen but not have a dialogue, please listen to speakers respectfully, please no clapping or booing which often intimates people from participating in providing open and honest feedback and thoughts regarding a plan, especially when their comments may be in a minority opinion from the group, and finally Town Staff plans to make a written response to all substantive comments offered and received this evening in the near future.

On behalf of the Town, thank you for your time, your interest, and your continued participation in this process.

Public input has guided this plan from the beginning, and tonight's comments are an essential part of that effort.

Town of Clifton Park Farmland Preservation Plan Public Hearing

David Miller Statement: April 21, 2026

- Chair, Open Space Committee -

The Clifton Park Farmland Preservation Plan has been the most comprehensive roadmap to preserve our agricultural heritage and sustain our farms for future generations in the history of the Town. With funding from NYS and the Town along with countless hours of dedicated service from town staff and community volunteers, a full engagement and review was held with extensive public input. As a blueprint for the future, I, as Chair of the Open Space Trails and Riverfront Committee and member of the Farmland Plan's Advisory Committee, stand in strong support of this historic document.

With the plan itself including its appendixes approaching 200 pages of detailed analysis and actions, I will now share the Plan's seven major strategies & goals highlighting its most critical recommendations.

The plan's strategies are actionable, measurable, and aligned with state and federal funding programs. Here are additional details about each key strategy recommended in this Plan:

1. Protect Farmland in Clifton Park

§ Form a Town Agricultural Advisory Committee to help implement this plan's priority actions, initiatives, and other proactive actions.

§ Clifton Park aims to preserve at least half of its remaining farmland (approximately 550 acres) within 5-10 years. The town will use the priority parcel scoring to determine the highest-value land for conservation and focus efforts on the top two parcel tiers, as they contain 75% of the town's active farmland, but will also consider lower-tier parcels to help reach its goal.

§ Encourage farmland owner enrollment in the Saratoga County Agricultural District § Examine expanding the Town's term easement (tax relief) program to help more farmers and farmland owners continue to farm and produce agricultural products. These farmers enrolled in the term easement program may be candidates for permanent conservation easements.

§ Utilize the plan's comprehensive farmland prioritization analysis that identified the lands most critical to long-term agricultural success to guide conservation

investments, update zoning to reduce conflicts and fragmentation, pursue conservation easements, enhance farm-friendly land use regulations, and ensure development patterns respect agricultural operations.

2. Update Zoning and Town Code to Better Reflect the Priorities for Agriculture: Support Diversified Agricultural Crops, Products, Markets

§ Using the plan’s included farmer-friendly zoning audit recommendations as a guide, update zoning and town code to reduce conflicts and fragmentation; support the ability of farmers to produce a wider range of crops, products, and expanded markets; and support expanded opportunities for direct-to-consumer sales. This includes agritourism, value added production, small-scale specialty farming, and regenerative practices that build soil health and ecological resilience.

§ With farmer-friendly improvements to zoning and the town code, the Town should also improve and streamline the town hall’s business development assistance and responsiveness to farmers as contributors to the local economy.

§ Nurture farmer networks and partnerships that help farmers access local, regional, and institutional markets. 4 Town of Clifton Park Agricultural Protection Plan

3. Facilitate Agricultural Education and Technical Assistance

§ Expand agricultural education, mentorship programs, youth engagement, and farmer support services by working with Cornell Cooperative Extension, Saratoga County agencies, nonprofit organizations, and local schools.

§ Improve access to technical assistance, financing, and business planning resources to ensure farmers have the tools needed to succeed.

4. Enhance Marketing and Public Awareness of Agriculture

§ Implement robust, improved public communications and public outreach to amplify residents’ consistently expressed strong support for Clifton Park’s farms.

§ Develop an “Eat Local” campaign and Identify additional farmers’ market sites in Clifton Park to support local farmers.

§ Create a renewed Agricultural Resource Center, reflecting the historic agricultural roots in Clifton Park and Enhanced outreach reinforces agriculture’s value, reduces farm-neighbor conflicts, and strengthens community relationships.

5. Build Partnerships

§ Foster farmer-to-farmer networking opportunities in Clifton Park and the region.

§ Support collaborations among farmers, landowners, non-farm landowners, the Town, Saratoga County, state agencies, federal agencies, conservation organizations, and educational institutions.

§ Create and grow various types of partnerships to expand farm viability programs, coordinate conservation efforts, and leverage shared expertise.

6. Improve Agricultural Infrastructure

§ Work with partners to promote investments in infrastructure that supports farming—such as access to processing facilities, small-scale cold storage, shared equipment, farm-to market distribution systems, and improved access to large-animal veterinary services. These improvements help reduce operational costs and increase competitiveness.

7. Increase Funding Opportunities

§ Continue to Seek Outside Funding Sources: Utilize this publicly-created plan and future advisory committee to assist Clifton Park and Clifton Park farmers in leveraging state grants such as the NYS Department of Agriculture and Markets' Farmland Protection Implementation Grant Program, federal grants such as through USDA, and any philanthropic funding opportunities. The Plan itself strengthens the Town's competitiveness by providing clear priorities, data, mapping, stakeholder support.

§ Increase local investment in the town's permanent agricultural conservation easement program (PACE), which is also known as purchase of development rights (PDR) locally. 5 Town of Clifton Park Agricultural Protection Plan

§ Explore other funding stream mechanisms that may require regional and state-wide support, or even state authorization, to implement, as outlined in the plan's recommendations.

In the end, the future of our community lies in implementation of plans to set a path for the future. I call upon the Town Board to adopt this plan, establish a Farmland Agricultural Advisory Committee as it called for and enact short-term implementation steps recommended to get us off to a great start.

No plan this comprehensive should ever sit on a shelf and let's make sure Clifton Park remains a true farming community for generations to come.

Comments in Support of the Town of Clifton Park Agricultural & Farmland Protection Plan (AFPP)

Daniel J. Mathias, Co-Chair, AFPP Steering Committee

April 21, 2026

I would like to say a few words in support of the proposed Agricultural and Farmland Protection Plan (AFPP).

In 2022, Isabel Prescott, Frank Berlin, Jen Viggiani, and I met to discuss how we could help preserve farmland in Clifton Park. These meetings led to a presentation to the Town Board on July 5th in 2022 on the benefits of a Farmland Preservation Plan. Thanks to the support of groups like the Town's Open Space Committee, the Town approved funding for a Farmland Protection Plan grant application in 2024.

Our farmland protection plan can benefit farmers by securing their land for agricultural use, leading to increased financial stability, stronger local economies, and a more sustainable future for farming. A plan can also benefit the community by helping to maintain viable agricultural economies, ensure food security, and preserve rural amenities.

Here's a quick summary of the plan benefits:

1. Economic Stability:

Land Value Security: Farmland protection plans ensure that land remains available for agriculture, preventing conversion to other uses that might devalue the land for farming.

Financial Security: By securing land for farming, a plan will help farmers maintain a stable asset and income source, (which can be crucial for securing loans and investments in their operations.)

2. Environmental and Community Benefits:

Food Security: Protecting farmland ensures a continuous supply of fresh, locally grown food

Ecosystem Services: Farmland preservation supports vital ecosystem services like pollination, pest control, and climate regulation,.

Rural Amenities: Preserving farmland maintains the aesthetic and recreational value of open space areas, supporting agro-tourism and quality of life for residents. These are key priorities of our Conservation Residential zoning

3. Sustainable Practices:

Long-term Viability: Farmland protection encourages farmers to adopt sustainable practices,

Reduced Development Pressure: By protecting farmland, a plan can help minimize conflicts between farming and other land uses, allowing farmers to focus on their operations.

4. Supporting Local Economies:

Job Creation: Preserving farmland supports farm-related businesses and jobs, contributing to the overall economic health of rural communities.

These benefits won't be realized until our plan is adopted by the Town Board and then the hard work of implementation begins. I look forward to the Town Board taking positive action to adopt the plan.

In closing, I again want to thank this board and prior Town boards for their vision to fund this effort. Likewise, many thanks to our dedicated Town Planning staff including John Scavo and Jennifer Viggiani; Town Board Member Agatha Reid; our consultant Nan Stolzenburg (Community Planning and Environmental Associates) and her team; my co-chair Isabel Prescott; and the members of our steering committee; and lastly, all the members of the agricultural community and residents who participated in this effort. My hope is that some day in the future we will look back and see that this plan was an important turning point in the history of Clifton Park.

Thank you all.

Bill Connor

17 Vista Court, Clifton Park

Member of the Open Space, Trails, and Riverfront Committee

Tonight is an opportunity to support some of **our most hard-working residents, whose occupation is an integral part of our Town.**

Their necessary investments in land, equipment, livestock, and buildings make them our most permanent and committed residents, many for generations.

They work in our region's oldest industry, one that is much older than Clifton Park itself. An industry that is vital to our economy and meets our basic human needs. And it does this by:

Capturing Carbon Dioxide to make Food

Managing Stormwater

Recycling Waste

Building Soil Health and Ecological Resilience

And Preserving Open Space.

The Agricultural and Farm industry has been doing this long before we came to realize that doing these things are **essential to our basic survival.**

What Town, that is so fortunate to have such an industry, would not act to preserve and strengthen it?

But doing this requires a Plan. A Plan that provides support to a diverse range of practitioners with a wide variety of holdings, that face multiple external pressures.

Complex! As someone who makes their living by solving complex problems, I know that developing such a Plan requires the following steps:

1. Assembling a Team of skilled, experienced consultants practiced in this work. The Town committed to this and did it. The Consulting Team consisted of:
 - Community Planning & Environmental Associates
 - Upstate GIS
 - E.M. Pemrick & Co.
 - MJ Engineering

The Consultant Team was guided by a dedicated Advisory Committee of residents who invested countless hours.

2. These consultants must then lead an inclusive process of discovery to truly understand all the aspects of the situation – and do so without assuming they already know anything about the particular situation. The more input they can receive, and the deeper the engagement with the community, the stronger the eventual Plan will be – we call this being in sponge mode. During this multi-year process the team determined that since 1950, Clifton Park has permanently lost to residential and commercial development about 80% of the farms and about 85% of the farmland acreage, however the team did identify and map 129 current active farm parcels totaling 4,052 acres!
3. With a thorough understanding of all of the complexities of the situation, then and only then, can the team think creatively to develop solutions that address the problem.

Abraham Lincoln, who lived on three farms growing up and certainly dealt with tremendous complexities as President, once said:

“The dogmas of the quiet past are inadequate to the stormy present.
The occasion is piled high with difficulty, and we must rise to the occasion.
As our case is new, so we must think anew and act anew.”

4. Share the solutions with the community who requested the work and adjust per their input.
5. Then Document the solution, provide actionable strategies that the community can implement to achieve the stated goals.

This Agricultural and Farmland Protection Plan has been developed through just such a process. All the right steps have been taken. Based on our particular situations here in Southern Saratoga County, it is **tailored to our unique needs**, and **informed by the best practices in the industry**. The Plan “is a comprehensive, forward-looking, roadmap to sustain and strengthen agriculture as a vital component of the Town’s economy, landscape, heritage, and quality of life.”

- So, we have an **important need** to Support our Agricultural Community.
- **We have a wise and thorough Plan** with clearly defined paths of action.
- **Now we need the resolve** to honor the contributions made by our agricultural community, **by Adopting this Agricultural and Farmland Protection Plan and implementing it’s 7 Key Strategies.**

This is a Historic moment as it will become a benchmark in time: before there was an Agricultural and Farmland Protection Plan, and after.

Our Town is nearing 200 years old. (Our current Town seal, adopted in 1981, is framed by a garland of corn sheaves and a garland of grain).

Our Country, and its amber waves of grain, will be 250 years old in July.

This is an appropriate season to commit to adopting the Agricultural and Farmland Protection Plan to protect our local way of life that is centuries old.

Thank you.



Comment on Draft Farm Plan from Town of Clifton Park Open Space-Trails-Riverfront Committee from 4-8-26 regular committee meeting

From Jennifer Viggiani <JViggiani@cliftonpark.org>

Date Tue 4/21/2026 12:26 PM

To Phil Barrett <PBarrett@cliftonpark.org>; Agatha Reid <areid@cliftonpark.org>; Zabed Manir <zmanir@cliftonpark.org>; Nancy Bellamy <nBellamy@cliftonpark.org>; Mario Fantini <mFantini@cliftonpark.org>

Cc Caitlin Fantini <CFantini@cliftonpark.org>; David J. MILLER [REDACTED] Ray Seymour [REDACTED] John Scavo <jscavo@cliftonpark.org>; Nan Stolzenburg [REDACTED]

1 attachment (14 KB)

OSC Resolution Support TB Adoption of Ag and Farmland Protection Plan 4-8-26.docx;

Good afternoon, Supervisor Barrett and Town Board, and Town Clerk Fantini,

Attached please find the public comment on the Draft Agriculture and Farmland Protection Plan from the Town's Open Space, Trails, and Riverfront Committee, an Open Space Committee resolution of support of the Town Board's adopting the farm plan, as approved on April 8, 2026.

Thank you for adding this document of support into the public record on the draft farm plan.

Sincerely,

Jennifer Viggiani
Open Space Coordinator
Town of Clifton Park – Planning Department
One Town Hall Plaza
Clifton Park, NY 12065
www.cliftonparkny.gov
www.cliftonparkopenspaces.org
www.cliftonparkfarms.com
518-371-6054
Access [Clifton Park Connect](#) – the Town’s Community Engagement Hub!

[REDACTED]

[REDACTED]

Town of Clifton Park Open Space, Trails, and Riverfront Committee

**OSC Resolution: Support the Town Board's adoption of the Town of Clifton Park
Agriculture and Farmland Protection Plan 4-8-2026**

The Clifton Park Open Space, Trails and Riverfront Committee strongly supports the adoption and implementation of the 2026 Clifton Park Agriculture and Farmland Protection Plan. The Plan, which the Open Space, Trails & Riverfront Committee advocated for and has been an adviser to, is a comprehensive roadmap not only to protect and sustain our farms in town today but also for future generations.

This resolution was approved for submission to the Town of Clifton Park Town Board by the Open Space, Trails, and Riverfront Committee at their regular meeting held on April 8, 2026, at Clifton Park Town Hall – Meeting Room C.

Public Comments: Draft Agriculture and Farmland Plan from Keith Martin

From Jennifer Viggiani <JViggiani@cliftonpark.org>

Date Tue 4/21/2026 10:13 AM

To Caitlin Fantini <CFantini@cliftonpark.org>

Cc Phil Barrett <PBarrett@cliftonpark.org>; Agatha Reid <areid@cliftonpark.org>; Zabed Manir <zmanir@cliftonpark.org>; Nancy Bellamy <nBellamy@cliftonpark.org>; Mario Fantini <mFantini@cliftonpark.org>; John Scavo <jscavo@cliftonpark.org>; Nan Stolzenburg
[REDACTED]

Good morning, Town Clerk Fantini,

Attached please find written **Public Comments from Keith Martin** on the Draft Town of Clifton Park Agriculture and Farmland Protection Plan for tonight's Public Hearing on the draft plan for the town board's consideration. Please kindly include this communication in the public record.

Thank you, and have a great day,

Jennifer Viggiani
Open Space Coordinator
Town of Clifton Park – Planning Department
One Town Hall Plaza
Clifton Park, NY 12065
www.cliftonparkny.gov
www.cliftonparkopenspaces.org
www.cliftonparkfarms.com
518-371-6054
Access [Clifton Park Connect](#) – the Town's Community Engagement Hub!

From: planning@cliftonpark.org <planning@cliftonpark.org>

Sent: Tuesday, April 21, 2026 10:04 AM

To: Jennifer Viggiani <JViggiani@cliftonpark.org>; John Scavo <jscavo@cliftonpark.org>

Subject: FW: Public Review and Comments: Agriculture and Farmland Plan ("the Draft Plan")

This came into the Planning Box.

From: [REDACTED]

Sent: Monday, April 20, 2026 9:19 PM

To: planning@cliftonpark.org

Cc: [REDACTED]

Subject: Public Review and Comments: Agriculture and Farmland Plan ("the Draft Plan")

Submitted by:

Keith D. Martin, Attorney-at-Law/AICP
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Clifton Park, NY 12065

Gentlemen and Ladies:

Viewsheds and Aesthetics.

The town in general, *and the CR Zone in particular*, would greatly benefit from the development of a set of measurable, objective standard specifications intended to provide planning guidance and minimally acceptable requirements for berms, buffers and landscaped screening for mitigating the impacts of developments upon viewsheds and aesthetics. Preserving viewsheds and enhancing aesthetics are seminal to good placemaking, and are equally applicable to developments throughout our town, but *perhaps most importantly in the CR and Town Center Zones*. This comment assumes project review will take all reasonable and practical steps to preserve existing, healthy, mature trees; however, this outcome is not always accomplished and as a consequence I submit that the Town Code could also beef-up its tool box in that regard as well.

Insofar as berms, buffers and landscaped screening is concerned, measurable, objective standard specifications can and should be developed taking into consideration, among other things, the zoning classification involved, viewsheds, environmental resources and neighboring uses and landowners. Other towns in NYS have such specifications and I urge the town to examine them, learn from them and implement its own specifications (Mr. Daniel Mathias who assisted in developing the Draft Plan is familiar with what some towns have done).

This comment comes in re: the captioned Draft Plan because past, current and potential future developments have impacted and may negatively impact important viewsheds which residents of our town value. By way of example, the Light Industrial development(s) in the vicinity of Miller Rd./Rte 146 fall short of preserving the expansive and widely valued viewshed in that area. Likewise, the pending application for a solar farm on MacElroy Rd., as currently proposed with minimal screening, will most certainly negatively impact the rural aesthetic and character of that primarily rural corner of our town. In addition, I submit that any reasonable person visiting approved and built solar farms in our town (or on Middle Line Road in neighboring towns like Glenville and Charlton) would likely find the screening and buffering of those project sites, with few if any exceptions, to be woefully inadequate.

In summary, the town needs to beef-up its planning tool box to address these observations, particularly as these observations apply to zones for Agricultural and Farmland uses.

Respectfully submitted,
Keith D. Martin

[REDACTED]

[REDACTED]

Draft Farm Plan - Comments from John Stevens, owner of 80 acres of farmland in Clifton Park

From Jennifer Viggiani <JViggiani@cliftonpark.org>

Date Tue 4/21/2026 10:09 AM

To Caitlin Fantini <CFantini@cliftonpark.org>

Cc Phil Barrett <PBarrett@cliftonpark.org>; Agatha Reid <areid@cliftonpark.org>; Zabed Manir <zmanir@cliftonpark.org>; Nancy Bellamy <nBellamy@cliftonpark.org>; Mario Fantini <mFantini@cliftonpark.org>; John Scavo <jscavo@cliftonpark.org>; Nan Stolzenburg
[REDACTED]

Good morning Town Clerk Fantini,

Below please find **public comments from John Stevens** submitted through a submission form on the Town of Clifton Park Agriculture and Farmland Protection Plan website <https://www.cliftonparkfarms.com/>

Please kindly include these comments in the public record for tonight's Public Hearing on the Town's Draft Farm Plan.

Thank you for your time and attention to this matter.

Sincerely,

Jennifer Viggiani
Open Space Coordinator
Town of Clifton Park – Planning Department
One Town Hall Plaza
Clifton Park, NY 12065
www.cliftonparkny.gov
www.cliftonparkopenspaces.org
www.cliftonparkfarms.com
518-371-6054
Access [Clifton Park Connect](#) – the Town's Community Engagement Hub!

From: Jennifer Ceponis [REDACTED]
Sent: Monday, April 13, 2026 10:27 AM
To: Jennifer Viggiani <JViggiani@cliftonpark.org>; John Scavo <jscavo@cliftonpark.org>
Cc: Nan Stolzenburg [REDACTED], Melia Hema [REDACTED], Jaclyn Hakes [REDACTED]
Subject: FW: Contact got a new submission

Good morning,

Hope everyone had a great weekend. Passing along this comment received through the project website from John Stevens.

2

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Jen

From [REDACTED]
Sent: Monday, April 13, 2026 10:26 AM
To: Jennifer Ceponis [REDACTED]
Subject: Contact got a new submission

Can't see this message? [View in browser](#)

A site visitor just submitted your form Contact on [Clifton Park Agricul](#)

Submission summary:

First Name:

John

Last Name:

Stevens

Email:

[REDACTED]

Message:

I will be attending the meeting on April 21. I have already donated (93) acres (Windhover Farms) to the Town. In that, I have indicated my belief in protecting open space swaths within our Town. Further, my family owns about 80 acres in southern CP that are currently being farmed. My only concern is prohibitive zoning such that I could not monetize my lands. I'm not saying we are not open to other transactions - but I have paid taxes for a long time on these properties and I want to maintain my family's flexibility for the future.

[View Submissions](#)

If you think this submission is suspicious, report it as spam.

[REDACTED]

[REDACTED]

[REDACTED]

This email was sent as a notification from [this site](#).

Draft Farm Plan - Public Hearing Comments from Capital Region Chamber Thomas O'Connor, Vice President, Government Relations

From Jennifer Viggiani <JViggiani@cliftonpark.org>

Date Tue 4/21/2026 10:03 AM

To Caitlin Fantini <CFantini@cliftonpark.org>

Cc Phil Barrett <PBarrett@cliftonpark.org>; Agatha Reid <areid@cliftonpark.org>; Zabed Manir <zmanir@cliftonpark.org>; Nancy Bellamy <nBellamy@cliftonpark.org>; Mario Fantini <mFantini@cliftonpark.org>; John Scavo <jscavo@cliftonpark.org>; Nan Stolzenburg
[REDACTED]

Good morning, Town Clerk Fantini,

Below is a communication from the **Capital Region Chamber** through their representative, Thomas O'Connor, Vice President, Government Relations offering support for the Draft Town of Clifton Park Agriculture and Farmland Protection Plan for the town board's consideration, and for inclusion in tonight's Public Hearing — and the public record on the draft plan.

Thank you!

Sincerely,

Jennifer Viggiani

Open Space Coordinator

Town of Clifton Park – Planning Department

One Town Hall Plaza

Clifton Park, NY 12065

www.cliftonparkny.gov

www.cliftonparkopenspaces.org

www.cliftonparkfarms.com

518-371-6054

Access [Clifton Park Connect](#) – the Town's Community Engagement Hub!

From: Thomas O'Connor [REDACTED]

Sent: Wednesday, April 8, 2026 2:31 PM

To: Jennifer Viggiani <JViggiani@cliftonpark.org>

Subject: RE: Town of Clifton Park's DRAFT Agriculture & Farmland Protection Plan & Public Hearing on April 21

Jennifer,

I have submitted the following via the website:

Thank you for sharing the Town of Clifton Park's Draft Agriculture & Farmland Protection Plan with the Capital Region Chamber. We appreciate the opportunity to review this important document.

518-371-6054

Access [Clifton Park Connect](#) – the Town's Community Engagement Hub!

From: Thomas O'Connor [REDACTED]
Sent: Thursday, April 2, 2026 4:19 PM
To: Jennifer Viggiani <JViggiani@cliftonpark.org>
Subject: RE: Town of Clifton Park's DRAFT Agriculture & Farmland Protection Plan & Public Hearing on April 21

Jennifer,

Thank you for sharing this with us.

I'll review.

Best,
Tom



THOMAS J. O'CONNOR
Vice President, Government Relations
518.431.1413

capitalregionchamber.com



5 Computer Drive South, Albany, NY 12205
58 Clifton Country Road, Suite 102, Clifton Park, NY 12065
1473 Erie Boulevard, Schenectady, NY 12305

From: Jennifer Viggiani <JViggiani@cliftonpark.org>
Sent: Thursday, April 2, 2026 3:34 PM
To: Mark Eagan [REDACTED]; Thomas O'Connor [REDACTED]
Cc: Isabel Prescott [REDACTED]; Dan Mathias [REDACTED]
Subject: Town of Clifton Park's DRAFT Agriculture & Farmland Protection Plan & Public Hearing on April 21

External Sender

Good afternoon, Mark and Tom:

Happy Spring!

I wanted to give you an update on where the Town of Clifton Park community is with some of its resource conservation planning and local agricultural economic development efforts.

I am with the Town of Clifton Park Planning Department and we kindly offer for the **Capital Region Chamber's (and The Chamber of Southern Saratoga County's)** review and for your information the Town of Clifton Park's DRAFT Agriculture & Farmland Protection Plan that the Town's Ag & Farmland Protection Planning Project Advisory Committee submitted to the Town of Clifton Park Town Board on March 17, 2026 for their review, and for public review. Please see the link below to the project webpage with the project description, history, mapping resources, planning resource, robust public

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

engagement process documentation, public survey, farmer survey, and the culminating, Draft Plan for your review:

<https://www.cliftonparkfarms.com/documents>

For other project information, please see: <https://engage.cliftonparkny.gov/>

The draft plan was created with the advisory committee and with the town's outside professional planning consultant team, led Nan Stolzenburg of Community Planning and Environmental Associates with additional subconsultants, following a more than 18-month public planning process from July 2024 through December 2025, with advisory committee guidance from a diverse committee membership. Saratoga PLAN kindly participated on the advisory committee. Co-Chairs of the town's advisory committee for the planning project have been Isabel Prescott (owner/farmer of Riverview Orchards, and Dan Mathias, Chairman of the Town's Environmental Conservation Commission (ECC)).

The Town Board accepted the draft plan to commence a public review period and set a **Public Hearing on the draft plan for Tuesday, April 21, 2026, slated for just after 7 pm at Clifton Park Town Hall — Wood Room.**

The Town of Clifton Park conducted this plan with the assistance of a state municipal farmland planning grant of \$25,000 awarded by the New York State Department of Agriculture and Markets. Jeff Kehoe (NYS DAM) is the town's contact for the project. The current planning process builds on previous efforts. In the 1990s the Town's increased its efforts in community planning to create Right-to-Farm laws, establish its Term Conservation Easement Program (Tax Relief) for farmland, open space and historic preservation goals; and the Town of Clifton Park Open Space Plan which included setting goals for conserving farmland in the community among other conservation goals. The Town has permanently protected four (4) farms in Clifton Park through Perpetual Agricultural Conservation Easements: Riverview Orchards, on Riverview Road; Cloverdale Farm (Heckman Farm formerly) on Hubbs Road; King Crest Farm (the Eells' farm on Grooms Road); and Maple Hill Farm of Ashdown Road (Swartz's farm), using Saratoga County grants, Town funds and one state FPIG grant to date.

Kindly at this time,

- **We invite the Capital Region Chamber (and The Chamber of Southern Saratoga County) to consider reviewing the Town's draft plan and offer comments in writing and/or in person during the public hearing at Clifton Park Town Hall on April 21, 2026 at 7 pm.**

We look forward to working with your group in the future and collaborating on implementing ways to support farming and agriculture in the Town of Clifton Park and Saratoga County.

Thank you for your time and enjoy a great spring season!

Sincerely,

Jennifer Viggiani
Open Space Coordinator
Town of Clifton Park – Planning Department
One Town Hall Plaza
Clifton Park, NY 12065
www.cliftonparkny.gov
www.cliftonparkopenspaces.org
www.cliftonparkfarms.com
518-371-6054

Access [Clifton Park Connect](#) – the Town’s Community Engagement Hub!

Draft Farm Plan - Letter of Support from Saratoga PLAN Executive Director Rob Davies

From Jennifer Viggiani <JViggiani@cliftonpark.org>

Date Tue 4/21/2026 9:54 AM

To Caitlin Fantini <CFantini@cliftonpark.org>

Cc Phil Barrett <PBarrett@cliftonpark.org>; Agatha Reid <areid@cliftonpark.org>; Zabed Manir <zmanir@cliftonpark.org>; Nancy Bellamy <nBellamy@cliftonpark.org>; Mario Fantini <mFantini@cliftonpark.org>; John Scavo <jscavo@cliftonpark.org>; Nan Stolzenburg
[REDACTED]

 1 attachment (215 KB)

ag-plan_LOS_saratogaplan.pdf;

Good morning, Town Clerk Fantini,

Attached please find a Letter of Support for the Draft Town of Clifton Park Agriculture and Farmland Protection Plan for tonight's Public Hearing on the draft plan for the town board's consideration. Please kindly include this letter in the public record.

Thank you, and have a great day,

Jennifer Viggiani

Open Space Coordinator

Town of Clifton Park – Planning Department

One Town Hall Plaza

Clifton Park, NY 12065

www.cliftonparkny.gov

www.cliftonparkopenspaces.org

www.cliftonparkfarms.com

518-371-6054

Access [Clifton Park Connect](#) – the Town's Community Engagement Hub!

From: Tori Roberts [REDACTED]

Sent: Tuesday, March 31, 2026 4:12 PM

To: Jennifer Viggiani <JViggiani@cliftonpark.org>

Cc: Rob Davies [REDACTED]; David J. MILLER [REDACTED]

Subject: RE: NEXT STEPS: Public Comment Period - Draft Agriculture & Farmland Protection Plan and PUBLIC HEARING 4-21-26

Good afternoon, Jen!

Please find attached a letter of support. Is this along the lines of what you were looking for?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Unfortunately, we won't be able to attend the meeting but Rob is happy for the letter to be read into the record on his behalf.

Best,

Tori Roberts, MRP (she/her)

Conservation Director

Saratoga PLAN

112 Spring Street, Rm. 202

Saratoga Springs, NY 12866

www.saratogaplan.org

518.587.5554 x 103

