

August 24, 2021

Jim Viola  
Holbrook Drive  
[REDACTED]

Dear neighbor,

Since moving into our new home in November 2019, many of us have wondered about what is planned for the large parcel of land contiguous to the north property line of Windhover Farms. Some neighbors have heard rumors regarding plans for the use of the land. For this reason, to receive authoritative information, I attended the August 16<sup>th</sup> Clifton Park Town Board Meeting and a subsequent meeting with Supervisor Philip Barrett and Planning Director John Scavo Jr on August 24<sup>th</sup>. As a courtesy, I am sending you this summary.

At the Town Board meeting, Supervisor Barrett and his Board colleagues indicated they knew of no plans for the development and usage of the land. Since I presented my inquiry during the Public Privilege portion of the meeting, the Supervisor volunteered to look into the matter further. The next day I received his e-mail message stating, "The Town does not have any plans for the property you [I] identified last evening." The e-mail message also extended the opportunity for a follow-up meeting -- which I accepted.

At the August 24<sup>th</sup> meeting with the Supervisor and Planning Director, I was informed Windhover Farms (under the aegis of the Beverwyck Corporation), received subdivision approval for 25 homes under the Clifton Park C-R Zoning Ordinance. (The attached map depicts our subdivision in yellow and the larger tract of land donated to the Town in 2020, in red.) In general, the darker shaded portions within the red portion are indicative of wet lands. Under Section 208-16, Conservation Residential Zones have the following permitted uses:

- Open space uses
  - Open space land
  - Conservation easements
- Recreation uses
  - Passive recreation
  - Active recreation (if municipally owned)
  - Off-road pedestrian and bicycle trails and paths

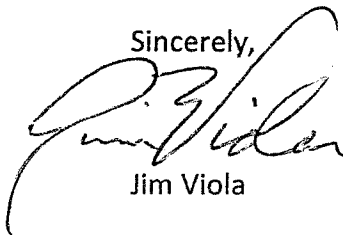
To be clear, there are no plans to re-locate soccer fields from Clifton Common, nor to establish new soccer or baseball fields on the property. It was, however, encouraged that we use the land for play and leisure activities. In fact, the Supervisor seemed pleased to hear that several families regularly use the parcel to play with and exercise their pets.

Some neighbors have asked whether the land will remain undeveloped always and forever. Some of the land will be permanently protected under statutory provisions and/or a deed of permanent conservation easement. However, a portion of the land is not included in a deed of permanent conservation easement. For example, the plot could accommodate up to 75 parking spaces – though the Supervisor indicated there are no plans, nor desire to do so. In fact, any substantial change in the use of this parcel will necessitate the availability of substantial fiscal and personnel resources – requiring approval by the Town Board. It could not be unilaterally decided and implemented by the Supervisor or by a member of the administrative team. Moreover, in planning and large scale projects (e.g., parks) it is the long standing practice of the Town to involve residents and/or consultants – not only for their approval, but for involvement in planning the project as well.

On another matter impacting residents along the north-side of Holbrook Drive, I am informing you that I have submitted an Investigation Request form to Steven Myers, Director of Building and Development. The Request is focused upon, and requests remediation of, the flooding /drainage problem along the culvert that adjoins our yards. Due to clay soil and poor percolation, the drainage system currently in place is insufficient to address the significant water accumulation. On August 24, I met with Scott Reese, who is the Town's specialist in matters related to storm water. To date, Town representatives have completed site visits to verify and document the allegations contained in the request. Engineers have now been contacted to verify that the drainage system contained in the Town-approved plan has been completed with fidelity. I will provide follow-up information to those living along Holbrook, as it becomes available.

Finally, I want to point out that Supervisor Barrett, members of the Town Board, and members of our Town's administrative team have been very receptive and willing to share information. Please let me know if you would like me to arrange an evening meeting with Supervisor Barrett at my home so you can discuss the status of the north tract of land further. I hope that you found this summary helpful.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Viola", written in a cursive style.

Jim Viola

Attachment

cc: Philip Barrett  
John Scavo  
Scott Reese