TOWN OF CLIFTON PARK TOWN BOARD
September 1, 2026

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
Councilwoman Bellamy
Councilman Fantini
Councilman Manir
Councilwoman Reid
Town Clerk Fantini

Also Present: Town Attorney Dailey
Mark Heggen, Comptroller
Daniel Clemens, Director of Parks, Buildings & Recreation
Norah Hoefer, Communications and Technology Coordinator
John Scavo, Planning & Zoning Director
Walter Smead Town Assessor

MINUTES

MOTION by Councilman Fantini seconded by Councilman Manir to approve the Town Board minutes of the August 18, 2026, as presented.

ROLL CALL VOTE

Ayes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Councilwoman Reid, Supervisor Barrett

Abstain: None

Noes: None

MOTION CARRIED

ANNOUNCEMENTS & COMMUNICATIONS

Councilwoman Reid reported that the Town has nearly completed another successful summer of performing arts shows at Clifton Common, with the exception of the Skeeter Creek performance, which was postponed due to rain and rescheduled for Thursday, September 17 at 6:00 p.m. at the Common stage, serving as a kickoff to Farm Fest weekend. She thanked the sponsors, including NextGen Roofing, MJ Engineering, Prestige Services, and Doug Neil Insurance, as well as the Buildings & Grounds and Parks & Recreation departments for their efforts in making the summer programs possible. She also announced that the annual Vischer Ferry Historic Nature Preserve Photo Contest is now open for submissions through December 28, with this year's theme being "Winter." Residents may submit new or previously taken photos through the Town's Facebook page or website. The contest will include prizes and multiple rounds of voting, including voting on Facebook and in person at Winterfest. Councilwoman Reid noted that this is the third year of the contest and that it has been a great way to highlight the Vischer Ferry Historic Nature Preserve.

Supervisor Barrett thanked the Parks and Recreation and Buildings and Grounds departments for another successful summer season, noting that the Town's pools, full-day and half-day camps, specialty camps, programs, family shows, and concerts all went smoothly. He recognized the teams working at the pools and camps, as well as the many seasonal employees hired to support the increased summer programming and thanked everyone for working together to provide another successful season for the community.

PUBLIC PRIVILEGE 7:04 p.m.

Michael Lotito of Birch Hill Court, a retired professional engineer and certified energy manager spoke in support of solar energy, emphasizing its benefits to the community, including the environment, local economy, electrical grid, and future energy needs. He noted that solar panels can generate electricity for 25 to 30 years with minimal ongoing emissions and contrast Solar's environmental impact with fossil-fuel power generation. Mr. Lotito also discussed land use, noting that solar development occupies a relatively small portion of U.S. farmland and that solar leases are temporary and reversible compared with permanent development such as housing subdivisions, commercial centers, and strip malls. He highlighted agrivoltaics, where solar generation is combined with active farming, including sheep grazing, crop production beneath elevated panels, and the planting of native grass and wildflowers to support pollinators and beekeeping. He stated that solar leases can provide farmers with a reliable additional source of income and cited research indicating that farmers receiving solar-lease income are more likely to invest in or expand their farming operations. Mr. Lotito also referenced recent concerns regarding solar development and farmland in New York, stating that solar projects permitted across the state occupy only a small fraction of New York's prime farmland and that the affected acreage was voluntarily leased by the property owners.

Ann Connolly of Valdepenas Lane raised concerns regarding Resolution 8, which authorizes the hiring of two part-time security officers. She stated that Deputy Supervisor Reid's name was omitted from the resolution despite her involvement in the matter and work alongside Councilwoman Bellamy and said she believed Deputy Supervisor Reid should be recognized for her contributions. Ms. Connolly also expressed concerns about what she described as instances in which Town Attorney Dailey addressed Deputy Supervisor Reid in a belittling or disrespectful manner during Town Board meetings. She further questioned the removal of the Deputy Supervisor's stipend, stating that, to her understanding, no other Clifton Park Deputy Supervisor in the past 30 years had served without a stipend. Ms. Connolly questioned whether the decision was related to changes in the Deputy Supervisor's responsibilities, political considerations, or other factors, including age or gender. She emphasized that, despite the loss of the stipend, Deputy Supervisor Reid has continued to perform her duties and serve the Town and its residents. Ms. Connolly asked the Town Board to recognize Deputy Supervisor Reid's contributions, treat her fairly, and ensure that all public officials are treated with dignity and respect. She concluded by stating that the issue extends beyond one individual and concerns fairness, accountability, and ethical and professional government in Clifton Park.

Supervisor Barrett stated that he believed the removal of the Deputy Supervisor's stipend was done out of spite, characterizing it as part of what he described as a broader pattern of similar actions at the Town Board level during the year.

Caryl Hugg of Jonathan Drive echoed the concerns of the previous speaker regarding the treatment of Deputy Supervisor Reid. She referenced comments made during the year concerning women and alleged that Town Attorney Dailey had demonstrated sexism toward Deputy Supervisor Reid. She also questioned recent salary increases and hiring decisions, noting that some employees were hired at salaries higher than advertised. Ms. Hugg emphasized that Deputy Supervisor Reid attends numerous Town functions and represents the Town with dignity and grace, and she urged the Town Board to reinstate the Deputy Supervisor's stipend. Ms. Hugg also raised concerns regarding Resolution 4 and the proposed engagement of another outside law firm. She questioned why outside counsel was necessary when the Town has experienced attorneys on staff and noted that the Town has spent significant taxpayer funds on outside legal counsel. She asked whether the contract would have a spending cap and suggested establishing a limit, such as $10,000 or $20,000, beyond which additional funds would require Town Board review and justification. She concluded by urging the Board to closely examine how taxpayer funds are being spent.

Supervisor Barrett stated that the outside law firm referenced by Ms. Hugg is the firm of one of the Town's assistant Town attorneys. He characterized this as another consideration in the matter.

Priscilla Kelly of Vischer Ferry Road spoke for the third time regarding the Town's proposed regulations for short-term rentals. She stated that the proposed requirements would eliminate her Airbnb and said she believes there are benefits to having short-term rentals in the Town. She asked the Town Board to consider grandfathering existing short-term rentals or revising the proposed regulations to make it easier for residents to operate them.

Manny Santos of Tamian Pass, who owns mixed-use properties in Albany, Rensselaer, and Saratoga Counties, spoke about the proposed short-term rental regulations and encouraged the Town Board to consider the different ways these properties are used. Mr. Santos stated that three units currently operated as short-term rentals are, in practice, often used for stays of 90 days or longer, including tenants staying for one year, 107 days, and 97 days. Mr. Santos expressed particular concern about the proposed primary-residence requirement, explaining that because they no longer live at the property, the requirement could effectively eliminate their rental operation. They noted that the units provide temporary housing for families and individuals who need accommodations due to employment or unexpected circumstances, such as a school district employee temporarily relocating with their family or a local resident whose home was damaged by flooding. The speaker said the rentals have primarily served families visiting relatives rather than tourists and that guests also patronize local businesses. They questioned the need for primary residence requirements and suggested that, if the concern is absentee ownership, the Town could consider requiring the property owner to reside within the county instead. The speaker again suggested grandfathering existing short-term rentals and asked the Town to consider the financial impact of additional fees, noting that Saratoga County already charges a $200 fee for short-term rentals and that additional Town fees could significantly affect the relatively modest profit margins of these properties. The speaker stated that they were generally supportive of the other proposed regulations but encouraged the Board to reconsider the primary-residence requirement, grandfather existing rentals, and avoid excessive additional fees.

No one else wished to heard.

Public Privilege closed at 7:18 p.m.

PUBLIC HEARING(S)

Reconvening of 7/21/2026 adjourned Public Hearing related to the proposal to extend the moratorium on cannabis cultivation.

Start 7:19 p.m.

A question was raised regarding the distinction between cannabis retail stores and other cannabis-related uses, and what the original rationale or premise was for the Town's decision not to allow cannabis retail establishments.

Supervisor Barrett explained that when New York State legalized recreational marijuana, municipalities were given the option to either opt in or opt out of allowing cannabis retail dispensaries and/or on-site consumption establishments. He noted that some municipalities, including Halfmoon, have permitted these types of businesses.

A question was raised regarding the distinction between cannabis retail operations and cannabis cultivation, specifically asking how the Town's regulations or policies differ between businesses that sell cannabis and those that grow or cultivate it.

Supervisor Barrett explained that cannabis cultivation is more of a commercial-scale operation than a typical retail dispensary. He noted that cultivation involves larger facilities for growing and processing cannabis before it is sold wholesale through the distribution network. He stated that the operations under discussion are not small dispensaries but potentially much larger commercial growing and cultivation businesses, depending on the size and structure of the operation. Supervisor Barrett added that no one has currently submitted an application to establish a cannabis cultivation or related business in the Town. He stated that this is an appropriate time to consider a moratorium on such businesses before any applications are submitted. Supervisor Barrett stated his personal opposition to the expansion of what he described as the drug culture in society, expressing concern about the potential negative effects of recreational marijuana and other drugs, including prescription medications. He said he did not

support the legalization and widespread use of recreational marijuana and believes that further expansion of drug use is harmful to society. He also expressed concern that today's marijuana is different from marijuana used in the past and referenced what he described as increasing health problems and related conditions being treated within the healthcare system.

Attorney Dailey explained that extending the cannabis cultivation moratorium requires a referral to the Saratoga County Planning Board. The proposed extension was referred to the County Planning Board on July 10 and reviewed on August 20, at which time the County Planning Board approved the extension. Attorney Dailey stated that the Town Board is required to enter the County Planning Board's correspondence and notification into the public hearing minutes. Once that is completed, the public hearing may be closed, and the Town Board may then vote on whether to extend the cannabis cultivation moratorium.

No one else wished to be heard.

End 7:25 p.m.

Consider proposed Real Property Tax exemptions for seriously disabled veterans residing in the Town of Clifton Park.

Start 7:25 p.m.

Supervisor Barrett announced a public hearing regarding proposed Real Property Tax Exemptions for seriously disabled veterans residing in the Town of Clifton Park. He explained that New York State has made the exemption available to local taxing jurisdictions, subject to state-established guidelines and limitations, and that each taxing entity must separately opt in for the exemption to apply. Supervisor Barrett expressed strong support for the Town opting into the program and noted that Saratoga County has already begun its approval process, which he expects to receive broad support. He emphasized that opting in at both the county and Town levels would allow qualifying veterans in Clifton Park and throughout the county to receive the available tax benefit.

Town Clerk Caitlin Fantini read the Public Hearing Notice advertised in the Times Union on August 26, 2026.

Melissa McNair of Hemlock Drive spoke in support of a full property tax exemption for veterans who have been awarded a 100% permanent and total disability rating by the Department of Veterans Affairs. She stated that these veterans have sustained serious service-connected injuries and illnesses that can result in lifelong health challenges, reduced ability to work, caregiving needs, and necessary home modifications. Ms. McNair said that providing a full property tax exemption would recognize their sacrifices and help ease the financial burden associated with living on a fixed income. Speaking from personal experience, she described her husband's service in the Marine Corps, his service-connected injuries, and his eventual 100% permanent and total disability rating. She explained that he has experienced significant mobility issues, complications from service-connected injuries, multiple surgeries, loss of some use of his left foot, and ongoing medical care related to a traumatic brain injury. She noted that the VA has provided a stair lift and motorized scooter to assist with his mobility. Ms. McNair said that a full property tax exemption would provide substantial financial relief for her family and other similarly situated veterans in Clifton Park, and would help them remain in their homes, which can provide a safe and familiar environment for veterans with significant disabilities. She urged the Town Board to support the exemption as a meaningful way to recognize the sacrifices of 100% permanently and totally disabled veterans.

Supervisor Barrett expressed his support for the proposed property tax exemption for disabled veterans. He recognized veterans who served overseas and returned with permanent physical and mental injuries, while also noting that many veterans who did not serve in combat can experience significant disabilities from years of military training, repetitive physical demands, and service-related activities. He stated that these veterans may live with the effects of their service for the rest of their lives. Supervisor Barrett said that, although his own military service did not involve overseas combat and was not long enough to result in similar injuries, he has known veterans who have experienced lasting physical and mental effects from their service. He characterized

the proposed exemption as a small but meaningful token of appreciation that the County and Town can provide to qualifying veterans.

Paul Wigger of Route 146A a disabled veteran, spoke in support of the proposed property tax exemption for veterans with a 100% disability rating. He emphasized that receiving a 100% disability rating is a difficult and lengthy process and that veterans with this rating may have disabilities that are not immediately visible. He referenced health conditions associated with military service, including illnesses related to Agent Orange exposure, and described his own experience of being wounded by a hand grenade during his service in Vietnam, noting that two of his fellow service members did not survive. Mr. Wigger explained that he spent approximately three and a half years undergoing repeated medical examinations as part of the process of obtaining his 100% disability rating, including evaluations by independent physicians outside the VA system. He stated that he was grateful to have ultimately received the 100% rating and suggested that relatively few Clifton Park veterans may qualify for the exemption. He expressed support for the Town providing the benefit to this group of veterans.

Councilwoman Reid asked the Town Tax Assessor whether they could provide the number of veterans currently residing in the Town who have a 100% disability rating and may qualify for the proposed property tax exemption.

Town Assessor Walter Smead reported that the Town currently has approximately 92 veterans with a 100% disability rating. He noted that since the new law was enacted, his office has already received approximately 30 new veteran exemption applications for the upcoming tax year, with a majority indicating a 100% disability rating. However, Mr. Smead explained that it is not yet clear how many applicants will qualify under the new exemption because New York State has not issued sufficient guidance regarding the eligibility requirements, application process, or documentation that must be submitted by veterans. He stated that the Office of Real Property Tax Services has not yet provided guidance on whether additional documentation from the VA will be required. Mr. Smead emphasized that the issue is complex because assessors must interpret veterans' medical and military documentation without specialized military expertise. He said assessors across the state are awaiting further guidance from New York State Tax and Finance, including clarification regarding a new application and any required VA documentation.

Mr. Wigger stated that the VA maintains documentation of veterans' disability ratings and that veterans can provide records showing their disability history and rating changes. He explained that his own rating was initially 100% when he left the military but was subsequently reduced over the years before his health issues worsened again with age. He emphasized that a veteran's disability may not be outwardly visible and offered to provide his VA documentation to demonstrate his disability history and the ratings he has received over time. He noted that the VA maintains documentation of these determinations and that there is specific documentation verifying a veteran's disability rating.

Jeff Lewia of Tracey Court recently elected Commander of VFW Post 1498 in Clifton Park and Halfmoon, spoke in support of the proposed property tax exemption for 100% permanently and totally disabled veterans. He explained that veterans receive documentation from the VA identifying their disability ratings and emphasized that disabilities are not always physical or visible. Mr. Lewia, who served two deployments in Afghanistan, including service in Paktika Province near the Pakistan border and in Kabul, noted that veterans from Afghanistan and previous conflicts may carry significant physical and psychological injuries that are not apparent to others. He suggested that the Town, County, and State use the VA's official 100% permanent and total disability documentation as the primary guideline for determining eligibility. He also noted that existing federal regulations establish how these disability ratings are determined and suggested that those standards provide an appropriate basis for administering the tax exemption.

Supervisor Barrett reiterated that New York State will establish the guidelines and requirements for the disabled veteran property tax exemption. He explained that the Town and County are currently considering whether to opt into the program and expressed his strong support for doing so at both levels. He noted that the Town will await the guidance and requirements issued by the State.

Mr. Wigger encouraged the Town Board to provide the strongest possible property tax benefit to veterans with qualifying disability ratings. He noted that some other states, including Texas, provide full property tax exemptions to certain disabled veterans and said that, despite having a larger veteran population, those exemptions do not appear to have a significant impact on the tax base. He urged the Town to provide meaningful relief to the relatively small number of veterans who would qualify for the exemption.

Christine Jimenez of Patroon Place asked whether the proposed exemption would apply to Town property taxes but not school taxes, noting that this would result in a substantially smaller dollar amount of tax relief.

Walter Smead explained that, unlike most property tax exemptions, the proposed disabled veteran exemption would provide a 100% exemption from the applicable taxes, including special district charges. He noted that it would also cover water and sewer ad valorem charges, which he described as unusual for a property tax exemption. He stated that these additional charges could represent several thousand dollars when combined with county taxes, making the exemption more comprehensive than many existing exemptions.

Christine Jimenez noted that there are approximately 120 veterans in the Town of Clifton Park who are known to have a 100% disability rating. She said she was considering the broader financial impact of the proposed exemption, including the potential cost to the Town relative to the number of veterans who would benefit, and noted that Clifton Park is one of the more financially prosperous communities in the area.

Jim Baisley of Barkwood Lane a Vietnam veteran who served in Vietnam in 1965, spoke in support of the proposed property tax exemption for disabled veterans. He reflected on returning from Vietnam approximately 60 years ago and receiving little recognition or assistance at that time. Mr. Baisley, who has a 100% disability rating, said the VA process took a long time but that he ultimately received the benefits to which he was entitled. He expressed appreciation that the Town is considering an exemption for disabled veterans and said that bringing attention to the issue helps ensure that Vietnam veterans and their service are remembered and recognized. He thanked the Town Board for addressing the matter.

Damara Fredette of Ushers Road spoke in support of the proposed property tax exemption for disabled veterans. She stated that her husband, a Lieutenant Colonel stationed at the 109th, is a veteran and that their family supports the exemption. Ms. Fredette expressed concern about what she described as reductions in Federal support for veterans, including the closure of the Rotterdam VA outpatient clinic due to a lack of Federal funding. She said the Town has an opportunity to demonstrate its appreciation for veterans through the exemption and noted that the financial impact on the Town's budget would be relatively small. Ms. Fredette encouraged the Town Board to adopt the exemption as a meaningful gesture of support for veterans and their families.

Manny Santos of Tamian Pass a disabled veteran with a 40% disability rating, spoke in support of the proposed property tax exemption for veterans with a 100% disability rating. He explained that his own service-connected disability affected his career and led him to transition from work in broadcasting to real estate. Mr. Santos stated that, while he remains able to work and is comfortable paying his taxes, veterans with 100% disabilities have significantly greater needs and would benefit substantially from tax relief. He expressed his support for the proposed exemption.

Caryl Hugg of Jonathan Drive stated that, although she is not a veteran, she is proud to be an American and expressed her appreciation to those who have served and to their families. She said that, as a Town resident, she would support a modest increase in her own taxes if it would help provide benefits to disabled veterans.

Anthony Morelli of Gloucester Street spoke as a veteran and member of the VFW in support of the proposed property tax exemption for disabled veterans. He said he was proud to see fellow veterans, family members, and supporters attending the hearing. Mr. Morelli described his 21 years of military service and acknowledged the sacrifices involved, while emphasizing that he could not imagine the impact of returning from service without a limb, with a debilitating mental health condition, or with illnesses such as cancer associated with burn-pit exposure. He noted the

potential effects on veterans' families, including spouses and children, as well as the significant medical expenses that veterans may face when VA coverage does not meet their needs. Mr. Morelli said that veterans made these sacrifices to serve their country and protect the freedoms enjoyed by others. He praised the Town's existing efforts to recognize veterans but stated that banners and memorials do not address veterans' financial burdens. He emphasized that New York State has provided the Town with an opportunity to opt into the tax exemption and urged the Town Board to take that opportunity and provide meaningful assistance to the veterans who served when their country needed them.

Supervisor Barrett thanked all of the speakers and their families for attending the public hearing and expressed his appreciation to the veterans for their service to the country. He described the proposed property tax exemption as a small but meaningful token of appreciation for veterans and stated that the Town should take full advantage of the benefit made available by New York State.

Councilwoman Bellamy asked whether there would be a specific application process for veterans seeking the proposed property tax exemption, including whether applications should be submitted through the Town Assessor's Office.

Walter Smead stated that no application process has been established yet because the Town is still awaiting New York State guidelines regarding how and when the new exemption should be implemented. He also clarified that veterans currently receive existing property and school tax exemptions, including disability, combat, and wartime exemptions. He explained that the proposed exemption would be an additional benefit focused primarily on veterans with 100% or serious disabilities and would supplement the exemptions already available to veterans.

Attorney Dailey asked Mr. Smead to provide an update on information being received from New York State regarding the proposed disabled veteran property tax exemption, including when the Town might expect to receive additional guidance and information about implementation.

Walter Smead said he expects to receive additional guidance from New York State by the end of September. He noted that the New York State Assessors Association has a conference scheduled for late September and early October, where the New York State Department of Tax and Finance is expected to provide guidance on the new law, eligibility requirements, required documentation, and implementation procedures. Smead anticipated having clearer information by approximately October 1, which would allow the Town to better assess the potential impact of the exemption. He stated that his office has nearly 500 veterans with existing disability exemptions and that additional guidance will be necessary to determine which veterans would qualify under the new program. Once the requirements are clarified, Smead said his office will be able to conduct a tax impact study and provide the Town Board with more specific information about the financial effects of the exemption.

Attorney Dailey asked what tax-roll year the proposed exemptions would apply to once they become effective and when qualifying veterans would begin seeing the benefit reflected on their property tax bills.

Walter Smead explained that the proposed exemption would apply to the 2027 assessment roll and would first appear on the 2028 Town and County tax bills. He noted that this means the benefit would not take effect for approximately another year. Smead stated that the deadline for filing or making the necessary decisions and adopting the exemption is March 1, 2027, giving the Town sufficient time to receive state guidance, evaluate eligibility requirements, and assess the financial impact of the exemption.

Councilwoman Reid asked for clarification that the Town is still awaiting guidance from New York State regarding which veterans will qualify for the proposed exemption, including how the State will define eligibility for veterans with 100% or other disability ratings. She asked whether the State's forthcoming guidance would determine the parameters of what the Town is permitted to provide under the program.

Supervisor Barrett confirmed that the forthcoming State guidance will determine which veterans are eligible for the proposed property tax exemption.

Councilwoman Reid asked whether New York State had not yet determined the specific disability percentage requirements for eligibility under the proposed property tax exemption.

Walter Smead explained that the proposed exemption is intended for totally or seriously disabled veterans, which he said can generally be assumed to mean veterans with a 100% disability rating. However, he noted that the eligibility requirements have changed repeatedly over the past several years as the New York State Legislature has revised the law. Smead explained that earlier versions of the law were so restrictive that few, if any, veterans would have qualified. He said that the Legislature later revised the requirements and, during the most recent budget process, initially made the exemption mandatory for municipalities for qualifying 100% disabled veterans. The Legislature subsequently changed the law again, giving municipalities the option to opt in or opt out while also modifying the eligibility criteria. Smead emphasized that these repeated changes, combined with the lack of final State guidance, make it difficult for assessors to determine who will qualify. He said the Town is still awaiting official guidance regarding the specific eligibility requirements, application, and documentation that veterans must submit from the Department of Veterans Affairs.

Supervisor Barrett acknowledged that the proposed exemption has been difficult to follow due to the numerous changes made to the State law. He noted that the Town is acting early in the process but emphasized that getting an early start is important to ensure the Town is prepared and proceeds correctly once the final State guidance is available.

Paul Wigger asked for clarification regarding the effective date of the proposed exemption, noting his understanding that October 1 was initially identified as the date the law would take effect. He questioned whether the exemption would instead follow the Town's January-to-January fiscal and assessment cycle.

Supervisor Barrett clarified that the timing of the exemption is based on the applicable tax-year schedule and deferred to Town Assessor Walter Smead for the specific timeline.

Walter Smead clarified that the exemption is based on the assessment calendar, which runs from March 1 to March 1.

Paul Wigger stated that, in his view, the documentation needed to establish a veteran's eligibility for the exemption is clear. Paul Wigger stated that veterans should be able to provide official documentation from the Department of Veterans Affairs establishing their disability rating. He explained that the VA documentation would provide the information needed by the assessor's office to verify the veteran's eligibility and disability percentage. He noted that veterans with disability ratings of 30%, 40%, 50%, or other percentages also must provide documentation verifying their rating.

A member of the audience stated that the eligibility requirements appeared clear based on the available guidance and asked whether the proposed exemption still requires formal approval by the Town Board.

Supervisor Barrett confirmed that the Town must formally opt in to the program in order for the proposed disabled veteran property tax exemption to apply within the Town.

Caryl Hugg asked whether New York State would reimburse the Town for the revenue lost through the proposed exemption. She also asked whether the Town Board could independently decide to grant a 100% property tax exemption to disabled veterans without relying on the State program.

Supervisor Barrett explained that the public hearing is being held to consider whether the Town should participate in the proposed exemption. He noted that the Town must follow the State-established process and requirements, as well as the applicable assessment calendar governing when assessments are set and when Town and County tax bills are issued. He stated that these factors are all part of determining how the exemption would be implemented.

End 8:01 p.m.

RESOLUTIONS

Resolution No. 263 of 2026, a resolution honoring the 25th Anniversary of the September 11, 2001 terrorist attacks, remembering those who lost their lives, and expressing gratitude to the First Responders, Military Members, Volunteers, and all who served in the aftermath.

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

WHEREAS, on September 11, 2001, our nation endured one of the darkest days in its history when coordinated terrorist attacks claimed the lives of nearly 3,000 innocent Americans at the World Trade Center, the Pentagon, and aboard United Airlines Flight 93; and

WHEREAS, the attacks forever changed our nation and left an enduring impact on countless families, communities, and first responders, while demonstrating both the devastating consequences of hatred and the extraordinary resilience of the American people; and

WHEREAS, the year 2026 marks the twenty-fifth anniversary of these tragic events, providing an important opportunity to pause, reflect, and reaffirm our commitment that the sacrifices made and lives lost on September 11, 2001, will never be forgotten; and

WHEREAS, the Clifton Park Town Board remembers with profound respect the innocent victims of the attacks and honors the courage and strength of their families, who continue to carry their loved ones' memories forward; and

WHEREAS, we express our deepest gratitude to the firefighters, law enforcement officers, emergency medical personnel, military members, public employees, construction workers, healthcare professionals, volunteers, and countless others who responded with extraordinary courage and selflessness on September 11 and throughout the days, weeks, and months that followed, often placing themselves in harm's way in service to others; and

WHEREAS, we also recognize those whose lives have been forever changed by illnesses and injuries resulting from their service at the attack sites and recovery efforts, and we remain grateful for their sacrifices and unwavering dedication to our nation; and

WHEREAS, the events of September 11 reminded all Americans of the enduring values of courage, service, compassion, unity, and love of country that define our nation even in its most difficult moments; now, therefore, be it

RESOLVED, that the Clifton Park Town Board hereby commemorates the twenty-fifth anniversary of the September 11, 2001 terrorist attacks by honoring the memory of all who lost their lives, recognizing the courage and sacrifice of all who responded, and expressing its enduring gratitude to every individual who answered the call to serve during one of our nation's greatest times of need; and be it further

RESOLVED, that the Town Board encourages all residents of Clifton Park to observe this solemn anniversary through remembrance, acts of service, community reflection, and renewed appreciation for the first responders, military personnel, and all those whose courage and compassion exemplified the very best of America; and be it further

RESOLVED, that the Clifton Park Town Clerk shall transmit copies of this Resolution to the Saratoga County Sheriff's Office, Saratoga County Emergency Services, Saratoga County Fire Advisory Board, Saratoga County EMS Council, local fire departments, police agencies, emergency medical service providers, veterans organizations, and other appropriate organizations throughout Saratoga County and the Town of Clifton Park as a lasting expression of the Town's gratitude and remembrance.

ROLL CALL VOTE

Ayes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Councilwoman Reid, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett reflected on the upcoming 25th anniversary of September 11, 2001, describing it as a life-changing event that profoundly affected the nation. He remembered the lives lost in New York City, including first responders and civilians, as well as the families and children left behind. He also recognized the first responders who worked at the site and continue to experience physical and emotional effects from their service. Supervisor Barrett acknowledged the many military personnel who subsequently served in the War on Terror, including those who lost their lives or suffered life-altering injuries while serving overseas. He emphasized that September 11 changed the country and society in many ways and said it is important to remember everyone directly and indirectly affected by the attacks and their aftermath. On behalf of the Town of Clifton Park, he thanked those who served on September 11 and in the decades that followed to help protect the country and prevent another attack on American soil, concluding with a hope that the nation never experiences a similar tragedy again.

Resolution No.264 of 2026, a resolution adopting a local law to establish and extend a 180-day moratorium on commercial and industrial cannabis warehousing, processing and cultivation within Clifton Park.

Introduced by Supervisor Barrett, who moved its adoption, seconded by Councilman Manir.

WHEREAS, on March 31, 2021, the New York State Legislature passed the Marijuana Regulation and Taxation Act (MRTA), legalizing adult-use cannabis, and

WHEREAS, by local law No. 9 of 2021, the Town Board authorized opting out of permitting cannabis dispensaries and facilities for consumption of marijuana products within Clifton Park, and

WHEREAS, the Town recognizes the interest in cannabis warehousing, processing and cultivation operations, as well as their potential impacts on the Town's infrastructure, environment, and community character, and

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

WHEREAS, the Town Board previously established a 180-day moratorium on commercial and industrial cannabis warehousing, processing and cultivation within Clifton Park; and

WHERAS, an extension of the moratorium is necessary in order to address amendments to the Town Code regarding commercial and industrial cannabis warehousing, processing; and

WHEREAS, on July 21, 2026, the Town Board held a Public Hearing on a proposal to impose and extend a 180-day moratorium on cannabis warehousing, processing, and cultivation operations to provide sufficient time to study and address any concerns, including but not limited to, zoning, environmental impacts, public safety, and economic implications of such operations, and this Public Hearing was adjourned and reconvened on September 1, 2026, and

WHEREAS, said Public Hearing was concluded, and

WHEREAS, the Saratoga County Planning Board has reviewed the proposal pursuant to Section 239-m of the NYS General Municipal Law, finding that the proposal serves the community's interest with the findings of the County Planning Board included in the minutes of the aforesaid Public Hearing; now, therefore, be it

RESOLVED, that Local Law No.10 of 2026 a local law to establish and extend a 180-day moratorium on commercial and industrial cannabis warehousing, processing and cultivation within Clifton Park, per the attached, is hereby adopted; and be it further

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

ROLL CALL VOTE

Ayes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Councilwoman Reid, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett stated that, following the discussion at the public hearing, he did not expect the Town would need to extend the cannabis cultivation moratorium again. He said the Town could work with its staff, internal resources, and outside experts to develop concrete regulations and protections for property owners and neighborhoods. Supervisor Barrett emphasized that protecting residents, neighborhoods, and landowners from potential impacts associated with cannabis cultivation was his primary concern.

Resolution No. 265 of 2026, a resolution adopting a local law to amend Town Code Chapters 73 and 208 regarding short-term rentals.

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

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 May 5, 2026, 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 2026, a local law to amend Town Code Chapters 73 and 208, as detailed in the attached, is hereby adopted; and be it further

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

MOTION to amend the resolution to grandfather in existing short-term rental properties by Councilman Fantini, seconded by Councilman Manir.

ROLL CALL VOTE

Ayes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Supervisor Barrett

Noes: Councilwoman Reid

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

ROLL CALL VOTE

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

Noes: Councilman Fantini

MOTION TABLED

Councilman Fantini stated that he believes short-term rentals can contribute to increased housing costs. However, in response to comments from residents, he proposed amending the resolution to grandfather property owners who are already operating short-term rentals so they would not experience financial hardship. He made a motion to revise the resolution to allow

existing short-term rental uses to continue while applying the proposed regulations on a going-forward basis.

Supervisor Barrett asked whether there could be a legal issue with treating property owners differently by grandfathering existing short-term rental operations. He questioned whether the Town could face potential liability or legal challenges if the law provided different treatment for existing and future short-term rental properties.

Attorney Dailey gave his preliminary opinion that the Town could grandfather existing short-term rental operations. He recommended that the grandfathering provision be expressly included in the text of the local law. This would require amending the local law before adoption, allowing the Town to address the issue properly rather than adopting the law first and having to return later to make another amendment.

Councilman Manir asked for clarification, stating that he understood the proposal to follow the law currently in place and seeking confirmation that this was the intent.

Councilman Fantini clarified that the proposed law would apply going forward while grandfathering property owners who are currently operating short-term rentals. He explained that the intent is to prevent existing operators from being adversely affected by the new law while applying the new requirements to future short-term rental operations.

Supervisor Barrett clarified that Councilman Fantini's proposal would allow property owners who currently operate short-term rentals to continue doing so under a grandfather provision. Barrett questioned whether this approach could expose the Town to legal liability because it would treat existing and future short-term rental property owners differently.

Attorney Dailey stated that he did not believe grandfathering existing short-term rentals would expose the Town to liability. However, he recommended proceeding properly by formally amending the local law to include the grandfathering provision.

Councilman Manir summarized the concerns raised by the two speakers regarding the proposed short-term rental regulations. He identified two primary issues: the requirement that the property be a primary residence and the associated fee. He noted that these concerns prompted the Board's discussion about potential changes to the proposed regulations.

Councilwoman Reid clarified that the proposed regulation would allow one short-term rental per owner per parcel.

Councilman Fantini clarified that the proposed amendment would only grandfather existing short-term rental uses. He stated that he did not see a need to make any other changes to the proposed regulations and believed that property owners operating short-term rentals should be required to pay the applicable fee.

Vote on Amendment, see above.

Councilwoman Reid stated that she believed there were additional issues beyond the proposed grandfathering amendment. She suggested that the Board consider removing the provision from the resolution requiring a short-term rental property to be the owner's primary residence.

Councilman Fantini asked Councilwoman Reid whether she intended to formally make a motion to remove the primary-residence requirement from the proposed resolution.

Councilwoman Reid stated that she believed the proposed law could be improved and that the primary-residence requirement was one provision that should be amended. She suggested that the Board continue to gather feedback from residents, noting that the issue had already been the subject of two public hearings and had not previously moved forward due to limited support and significant opposition. Councilwoman Reid also noted that some concerns raised at a prior meeting appeared to involve individual short-term rental issues that could potentially be addressed through Airbnb's existing rules and enforcement mechanisms, since hosts who violate those rules could lose their ability to operate on the platform.

Councilman Manir observed that the Board appeared to have two differing viewpoints on the proposed short-term rental regulations. He noted that the issue had been raised previously, that an existing law was already in place, and that residents had expressed concerns regarding the fees and the primary-residence requirement. Given the need for additional research and consideration, he suggested tabling the resolution and revisiting it after making any necessary revisions.

Councilman Fantini stated that the Board had reviewed the proposed law multiple times and had already held a public hearing, so he believed the law was appropriate to move forward. He noted that the this had originally introduced in May and that he had not received significant additional feedback or complaints since the matter had been tabled. Councilman Fantini said that two residents had spoken about their concerns and that he believed those concerns had been addressed fairly. He stated that he was comfortable moving forward with the proposal and was also agreeable to Councilwoman Reid's suggestion to remove the primary-residence requirement. Otherwise, he supported moving forward with the law as proposed.

Councilwoman Reid made a motion to table the proposed short-term rental law.

Councilman Manir explained that tabling the proposed short-term rental law would leave the existing law in place while giving the Board additional time to consider the issues raised by Councilwoman Reid, including the primary-residence requirement. He said the additional time would allow the Board to review the proposal, work through the concerns, and return with a more refined version of the law.

Councilwoman Reid reiterated that if the Board intended to adopt the proposed grandfathering provision for existing short-term rentals, additional language would need to be added to the local law to formally incorporate that change.

Councilman Fantini stated that the proposed short-term rental law had already been tabled once earlier in the year and, for that reason, he believed the Board should move forward with the proposal rather than table it again.

Councilman Manir stated that, because the Board did not yet have a clear consensus on the proposed changes, he supported tabling the matter. He noted that Councilman Fantini favored moving forward under the existing proposal, while Councilwoman Reid believed amendments were needed. Councilman Manir explained that tabling the matter would leave the current law in effect until the Board provided further direction.

Councilman Fantini clarified that there was currently no rule limiting short-term rentals. He stated that the proposed law would therefore establish a new restriction on short-term rental operations.

Councilman Manir seconded to table the motion.

Resolution No.266 of 2026, a resolution authorizing the retainment of Bartlett, Pontiff, Stewart, & Rhodes for professional services related to the Concrete Batch Plant moratorium analysis.

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

WHEREAS, the Town Board, by Resolution No. 232 of 2026, directed the Planning Department to solicit proposals from as many as three (3) law firms or consulting teams for the consultation and analysis of matters concerning the enactment of a moratorium on concrete batch plants in the Town of Clifton Park, and

WHEREAS, Bartlett, Pontiff, Stewart & Rhodes submitted the sole proposal, attached, and

WHEREAS, John Scavo, Director of Planning & Zoning, has reviewed the proposal and recommends accepting the proposal submitted by Bartlett, Pontiff, Stewart & Rhodes; now, therefore, be it

RESOLVED, that the firm of Bartlett, Pontiff, Stewart & Rhodes be retained by the Town of Clifton Park Town Board for this purpose, and that the Town Supervisor is authorized to enter into an agreement for these services effective immediately.

ROLL CALL VOTE

Ayes: None

Noes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Councilwoman Reid, Supervisor Barrett

DECLARED DENIED

Supervisor Barrett explained that although he did not support the initiative, a majority of the Board had directed John to seek out interested consultants to assist with planning and organizing the project. He noted that the Board's direction had been intentionally broad and flexible and asked John to report on what he had found.

John Scavo reported that three firms were contacted regarding the project. Two firms declined to submit proposals, thanking the Town for the opportunity but indicating that they were not interested. The third firm, Bartlett, Pontiff, Stewart & Rhodes, submitted a scope of work and fee proposal to the Town.

Supervisor Barrett asked John Scavo to explain the specific scope of work.

John Scavo explained that the proposed services would be billed at an hourly rate. The primary objective would be to develop a legally defensible framework within the Town's zoning authority for any potential amendments to the existing zoning code. He said the work would include evaluating the Town's current regulatory framework for batch concrete plants and identifying alternative regulatory options that could be incorporated into a local law amendment within the Town Board's authority. Scavo also noted that SEQR would play an important role in the process and that environmental considerations would be incorporated into the proposed services.

Supervisor Barrett questioned why the Town needed to hire an outside firm to perform the proposed work.

Councilman Manir explained that he had previously proposed seeking outside legal or environmental expertise because the Town currently has a moratorium in place and could potentially face litigation. He said the Town needs specialized expertise to develop a legally defensible plan, particularly in municipal law, zoning, and environmental impact matters. Councilman Manir stated that the Town's current attorney does not have all of the necessary expertise for what he described as a significant and potentially complex matter. He pointed to the more than 2,000 signatures submitted in opposition to the proposed concrete batch plant and said the Board has a responsibility to be adequately prepared to defend the Town's position if litigation occurs. He emphasized that the goal is to ensure the Town is properly represented and prepared to prevail if the matter goes to court.

Supervisor Barrett questioned whether the only available firm was the firm that employs one of the Town's assistant Town attorneys, sarcastically noting that it appeared to be the only firm available throughout the Capital Region and beyond.

Councilman Manir stated that he requested all relevant information because he wanted the process to be transparent. He explained that he had instructed staff to obtain three proposals and that requests were sent to three firms. He noted that, as John Scavo had reported, two of the three firms declined to submit proposals.

Supervisor Barrett questioned why the Town did not have three quotes after being directed to obtain proposals from three firms. He acknowledged that two firms had declined to participate but questioned whether additional firms could have been identified in the Capital Region or elsewhere.

Supervisor Barrett expressed concern that the remaining firm was the law firm employing one of the Town's assistant town attorneys. He noted that the assistant Town attorney had been separately employed by the Town and questioned why the Town was now considering hiring her private firm for the project. Barrett also referenced the attorney's recent raise and the removal of the Deputy Supervisor stipend, and questioned the qualifications of the proposed firm. He stated that he had not had a favorable experience with the firm at the county level.

Attorney Dailey explained that the Town's Director of Planning had submitted a five-page memorandum to the Town Board on July 15 addressing the proposed engagement of outside assistance. He read the memo's final considerations, which stated that the purpose of retaining outside professionals was not to predetermine whether additional regulations were warranted, but to ensure that any recommendations developed during the moratorium were supported by competent legal analysis, appropriate environmental review, a thorough public process, and a defensible legislative record. Attorney Dailey noted that concerns raised by the Saratoga County Planning Board and the likelihood of heightened scrutiny of any future actions made it important for the Town to engage professionals with significant municipal land-use and SEQR experience, particularly firms specializing in zoning and local government law. He stated that the Town had contacted three firms with the appropriate expertise. Two declined to participate, while the third submitted a detailed proposal. Attorney Dailey characterized the firm as competent and capable of performing the work and emphasized that there was a time constraint associated with the existing moratorium. He recommended that the Town Board move forward with and adopt the resolution.

Supervisor Barrett criticized the amount of time spent seeking outside assistance, stating that approximately a month had been lost in the process. He questioned why the Town was now moving forward with the firm where the assistant Town Attorney involved in the effort is employed. Barrett said he found it difficult to believe that there were no other firms with the required expertise and questioned why the search had stopped after only three firms were contacted. He also expressed frustration that the matter had not been resolved at the previous Board meeting and remained pending two weeks later.

Councilman Manir explained that his instruction had been to identify appropriate law firms or other professionals with expertise in the relevant legal boundaries and environmental matters and to obtain at least three proposals for the Board to consider. He also noted that the resolution included a proposal to allocate approximately $30,000 from the general fund for the matter. Manir said that, although he remained willing to move forward with the proposed firm, he was also open to continuing the search for additional firms. He suggested authorizing the $30,000 allocation while conducting another search to determine whether other qualified firms were available.

Councilman Manir stated that the Town could send out another request for proposals to identify additional law firms and select a firm after reviewing the responses. He noted, however, that the resolution contained two separate components, one of which involved allocating funds for attorney fees. Councilman Manir suggested that the Board could approve the attorney-fee allocation now and return at a later time to select and hire the appropriate law firm.

Councilman Fantini asked what the anticipated timing would be.

Councilman Manir emphasized that timing was important and that the Town did not have much time remaining. He stated that the Board therefore needed to move forward with the process.

Councilwoman Reid recalled that during the previous agenda session, she had asked whether the Town was required to hire a law firm specifically. She noted that the answer at that time was no and that the Town could instead retain a consulting firm or another professional with the relevant experience. Reid observed that the current discussion appeared to be shifting toward hiring a law firm specifically.

Councilman Manir clarified that he had never said the Town had to hire a law firm. He reiterated that he was also open to hiring another type of qualified consulting firm with the appropriate expertise. Councilman Manir reiterated that his primary concern was the loss of time. He emphasized that the Town needed to move forward so it could be adequately prepared.

Councilman Fantini asked John Scavo whether there would be sufficient time to seek additional proposals if the Board decided it wanted to consider more firms. He questioned how long the process of obtaining additional quotes would typically take.

John Scavo explained that the Town could continue with direct solicitations, as it had already done with three firms—one engineering firm and two law firms. Alternatively, the Town could issue a publicly advertised solicitation through the legal notices of the official newspaper and the Town's website. He noted that a public solicitation would generally provide qualified firms with a defined period of approximately two to three weeks to submit proposals.

Councilman Fantini asked John Scavo whether, based on his professional experience, there was a way for the Town to obtain additional bids before the next Town Board meeting.

John Scavo said that obtaining additional bids by the 15th would be difficult. He suggested that the first Town Board meeting in October would be a more reasonable timeframe for receiving and reviewing additional proposals.

Councilman Fantini asked how delaying the consultant selection would affect the Town's preparations and its ability to ensure that all necessary legal and procedural requirements were properly addressed. He specifically questioned whether the process could be delayed for approximately a month while the moratorium remained in place.

John Scavo cautioned that, at this point, the Town would likely need to demonstrate substantial progress in order to justify extending the moratorium. He emphasized that the sooner the Town begins evaluating potential changes to the zoning code, with or without a consultant, the better. John Scavo added that he believed consultant services might ultimately be necessary, particularly to provide the Town with a defensible position.

Supervisor Barrett stated that he was confident the Town could identify additional firms with environmental expertise if the search were renewed. He suggested that, within a matter of weeks, several qualified firms could be identified and said he would provide John with a list of firms that could be contacted directly.

Councilman Manir said that he was seeking qualified expertise because he did not have specialized knowledge in the subject matter. He noted that he had assigned the Town Attorney and Planning Director to assist with the process and invited the Supervisor to provide any recommendations for additional firms so they could be contacted. Councilman Manir emphasized that he would like the Town to obtain additional options by the next meeting and did not want the process to be delayed any longer than necessary.

Councilwoman Reid asked John Scavo whether the Town could demonstrate meaningful progress on the process without immediately hiring an outside firm. She wanted to know what work could be completed in the meantime while the Town considered whether to retain a consultant.

John Scavo suggested that the Town could demonstrate progress by compiling factual background information on the existing code, procedures, and workflow governing batch concrete plants. He said this work would help document the current record before the Town moves into an analysis of alternative regulatory frameworks with an outside consulting firm.

Councilman Manir responded that the Town has a responsibility to the public to ensure that the process is handled correctly. He emphasized that the Board should rely on appropriate expert input because any mistakes made during the process would become part of the official record and could have serious consequences if the Town ultimately faced litigation. Councilman Manir said he fully agreed with the Supervisor that the Town could seek additional law firms and that he was willing to consider the Supervisor's recommendations. However, he still wanted the Town to move forward with the process and asked whether he needed to make a formal amendment to the resolution to proceed in that manner.

Councilwoman Reid stated that Councilman Manir could vote the resolution down.

Councilman Manir requested that the Board revisit the matter at its next meeting and expressed hope that the resolution would move forward. He acknowledged the concerns raised about the proposed law firm and the possibility that some may view the arrangement as a conflict of interest. Councilman Manir said that the Board could vote the resolution down if necessary, but emphasized that the Town still needed to move forward with the work in the interest of the citizens of Clifton Park. He stressed that the issue should not be treated as political.

Resolution No. 267 of 2026, a resolution authorizing Otis Elevator to replace the emergency car light battery and a hydraulic plunger packing in the Town Hall elevator.

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

WHEREAS, Daniel Clemens, Director of Buildings, Parks and Recreation, recommends that the emergency car light battery and hydraulic plunger packing in the Town Hall elevator be replaced as both items were noted during a routine safety and operation inspection of the elevator, and

WHEREAS, Mr. Clemens advises that the elevator has proprietary parts and Otis Elevator is the Town's elevator service and maintenance company, and

WHEREAS, Mr. Clemens recommends that the quote from Otis Elevator be accepted in an amount not to exceed $6,600; now, therefore, be it

RESOLVED, that the Director of Buildings, Parks and Recreation is hereby authorized to accept the quote from Otis Elevator to replace the emergency car light battery and hydraulic plunger packing in the Town Hall elevator, at a cost not to exceed $6,600, to be paid from A-1620-0200 (General Fund – Town Hall Operations – Equipment).

ROLL CALL VOTE

Ayes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Councilwoman Reid, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett stated that the Town conducts regular inspections of its elevator. He noted that the Town has one elevator and that a recent inspection found that it requires some work.

Daniel Clemens explained that an internal component of the elevator's hydraulic pump was causing the elevator car to chatter slightly as it reached the top, creating an uncomfortable sensation. He said the hydraulic pump would need to be disassembled to address the issue. Daneil Clemens also identified a problem involving the elevator's battery and recommended that Otis Elevator perform the necessary repairs rather than Town personnel attempting to work on the equipment themselves.

Resolution No.268 of 2026, a resolution authorizing the residents of Country Knolls, Woodstead Section, to use Willowbrook Lane for a Children's Halloween Parade.

Introduced by Councilman Manir, who moved its adoption, seconded by Supervisor Barrett

WHEREAS, residents of Country Knolls have requested the use of the Town of Clifton Park roadways as specified in the attachment hereto, for the purpose of holding a Halloween Parade on Saturday, October 17, 2026, with a rain date of Sunday, October 18, 2026; and

WHEREAS, the parade will run on Willowbrook Lane, between Hatlee Road and Woodstead Road, between the hours of 2:00 PM and 5:00 PM; and

WHEREAS, the event will allow the children of the neighborhood to display their

costumes with friends and family; and

WHEREAS, the event sponsors have coordinated with the Town's Highways Superintendent for the safe use of Town roads, as well as placing signs to notify local neighbors of the event; now, therefore, be it

RESOLVED, that the Town Board hereby authorizes the residents of Country Knolls, Woodstead Section to use Willowbrook Lane for the purpose of holding a Children's Halloween Parade on Saturday, October 17, 2026, from 2:00pm – 5:00pm, with a rain date of Sunday, October 18, 2026, and be it further

RESOLVED, that this approval is expressly conditioned upon the roads not being closed, but neighborhood volunteers are permitted to temporarily stop traffic at each end of the parade route in the event emergency services are required.

ROLL CALL VOTE

Ayes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Councilwoman Reid, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Councilman Manir stated that the matter should be part of the public record. He recalled saying several months earlier that he would not vote for a resolution if no one was available to represent it. However, Councilman Manir explained that the Highway Supervisor had contacted him to say that he could not attend the current meeting. For that reason, Councilman Manir said he intended to vote on the resolution. Councilman Manir explained that he wanted to make sure his statements were accurately reflected in the public record. He said that this was why he wanted to formally add the matter to the record. Councilman Manir also noted that the Highway Supervisor had contacted Councilwoman Bellamy and asked whether he had also contacted Councilman Fantini.

Councilman Fantini confirmed that the Highway Supervisor had contacted him as well.

Councilwoman Reid confirmed that the three council members had been contacted by the Highway Supervisor.

Councilman Manir explained that he received a text from the Highway Supervisor and then called him. Manir said he asked whether the Highway Supervisor had contacted other Board members because he had previously stated during a meeting that he would not vote for a resolution without someone available to represent it. Councilman Manir said the Highway Supervisor conveyed his message to him and had clearly taken Councilman Manir’s previous statement into consideration.

Councilwoman Reid stated that the Highway Supervisor did not contact her and questioned if he had contacted Supervisor Barrett.

Supervisor Barrett confirmed that the Highway Supervisor did not contact him.

Resolution No.269 of 2026, a resolution authorizing the sale of equipment declared surplus by the Town Board and Highway Department to sell the surplus equipment at public auction.

Introduced by Councilman Manir, who moved its adoption, seconded by Supervisor Barrett.

WHEREAS, Dahn Bull, Highway Superintendent, has identified vehicles/equipment per the below list, as surplus property:

Unit	Year	Make	Model	VIN/Info

#60	1997	INTER	6-wheel dump plow	1HTGEAUR2VH442093
#61	2000	INTER	6-wheel dump plow	1HTGEAHR7YH250456
#64	2001	INTER	6-wheel dump plow	1HTGEAHR71H355486
#66	2002	INTER	6-wheel dump plow	1HTGEAHR62H513043
#15	2004	INTER	6-wheel dump plow	1HTWZAHR14J080100
#8	2003	FREIGHT	6-wheel dump plow	1FVABXAK33HK47319
#68	2007	INTER	10-wheel dump plow	1HTWYAHT97J424162
#45	2010	FORD	1 ton dump truck	1FDWW3GYXAEA80767

, and

WHEREAS, based upon the recommendation of Mr. Bull, and Highway Department Staff, the Town Board declares the items on the above list as surplus: now, therefore, be it

RESOLVED, that the Town Board authorizes the Highway Department to sell the surplus equipment listed above, as is, through an upcoming online public auction.

ROLL CALL VOTE

Ayes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Councilwoman Reid, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett explained that the Highway Department and Buildings and Grounds Department periodically auction surplus equipment that is no longer needed. This includes vehicles and other equipment. He said the Town uses the auctions to obtain as much value as possible from the surplus property.

Resolution No.270 of 2026, a resolution authorizing the hirings of two (2) Part-time Security Officers in the Safety & Security Department.

Introduced by Councilwoman Reid, who moved its adoption, seconded by Supervisor Barrett.

WHEREAS, vacancies exist for Part-time Security Officers, and

WHEREAS, Acting Director of Safety & Security, Sharon Simmons, Councilwoman Nancy Bellamy and Deputy Supervisor Reid have interviewed Anton Miorin and Darren Semprebon, and all have recommended that Mr. Miorin and Mr. Semprebon be hired as Part-time Security Officers, and

WHEREAS, this position is included on the NYS Civil Service HELPS Program list (Hiring for Emergency Limited Placement Statewide), which allows agencies to fill critical positions without requiring civil service examinations, now, therefore, be it

RESOLVED, that the Town Board authorizes the hirings of Anton Miorin and Darren Semprebon as a Part-time Security Officers, each to be paid at Grade 5, Step 1, $28.59/hr., from A-3120-E4010 (General Fund – Law Enforcement – Part-time Security Officer), effective immediately.

ROLL CALL VOTE

Ayes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Councilwoman Reid, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett stated that the Town had conducted a number of interviews and selected two individuals to join the security team. He expressed his anticipation about bringing both new hires on board and described them as valuable additions to the team.

Amended

Councilwomen Reid noted that one of the new hires, Mr. Semprebon, was present at the meeting and said he brings significant experience. Supervisor Barrett also identified Mr. Miorin as the other selected candidate.

Resolution No. 271 of 2026, a resolution authorizing the Town of Clifton Park to enter into an undertaking agreement with New York State Department of Transportation that will allow the Town to obtain permits and perform approved work, maintenance and operational activities within State highway rights-of-way.

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

UNDERTAKING

For the benefit of

The New York State Department of Transportation

In connection with work affecting state highways (For use by New York municipalities and federal agencies

WHEREAS, the undersigned Town of Clifton Park (Municipality, County, Town, City or Village, or any agency of the federal government, hereinafter referred to as "Permittee") from time to time receives permits from the New York State Department of Transportation (hereinafter referred to as the "NYSDOT") and otherwise conducts activities and operations upon highways and/or within right-of-way controlled by the State of New York for such purposes as the obstruction, installation, construction, maintenance and/or operation of facilities; and

WHEREAS, Permittee's access and operation upon state right-of-way is conditioned upon compliance with Highway Law Sections 52, 103, 203 and/or 234, including the conditions that Permittee assume all responsibility for (a) the temporary control of all modes of traffic (including motorized and non-motorized travel) affected by Permittee's operations, (b) complete restoration of state facilities to their condition prior to permitted use or activity, and (c) all claims, damages, losses and expenses,

NOW, THEREFORE, in relation to all operations and/or actions undertaken within state right-of-way, Permittee hereby agrees to the following terms and conditions:

1. **Permit Applications.** Excepting only activities undertaken to protect public safety because of emergency conditions or incidents, Permittee shall provide timely written notice to NYSDOT of operations or activities affecting state right-of-way. Under normal circumstances, a minimum of five business days notice shall be provided. Notification of emergency activities shall be provided to NYSDOT as soon as practicable after the activity. The Permittee shall apply for project-specific permits for activities not allowed under any existing annual permit. Such application shall identify proposed project locations, desired dates/hours, proposed work/activities, traffic control, and site restoration

2. **Applicable Rules, Regulations & Conditions**. Permittee shall comply with all of the laws, rules and regulations applicable to construction, maintenance activities and operations and shall further

comply with such terms and conditions that may be imposed by NYSDOT in connection with permitted activity or operations. Temporary Traffic Control, highway safety appurtenances, and restoration of state facilities shall be completed in accordance with NYSDOT regulations and standards.

3. Site Restoration. Permittee shall, at its own expense, promptly complete the work allowed under each permit and, within a reasonable time, restore State property damaged by its work/activities to substantially the same or equivalent condition as existed before such work was begun as determined by the Commissioner or his/her designee. In the event that the Permittee fails to so restore damaged State property within what the Commissioner deems to be a reasonable time, the Commissioner, after giving written notice to the Permittee, may restore the property to substantially the same or equivalent condition as existed before the Permittee's work/activities, in which case, Permittee agrees to reimburse the reasonable expenses in connection therewith.

NYSDOT PERM 1 (rev. 2PERM 1 (2/12)

4. Payment & Release of Liens. Permittee shall be responsible for the payment of all costs and materials relating to its work in the public right-of-way, and agrees to defend and save harmless NYSDOT against any and all lien claims made by persons supplying services or materials to Permittee in connection with Permittee's work.

5. Indemnity. In addition to the protection afforded to NYSDOT under any available insurance, NYSDOT shall not be liable for any damage or injury to the Permittee, its agents, employees, or to any other person, or to any property, occurring on the site or in any way associated with Permittee's activities or operations, whether undertaken by Permittee's own forces or by contractors or other agents working on Permittee's behalf. To the fullest extent permitted by law, the Permittee agrees to defend, indemnify and hold harmless the State of New York, NYSDOT, and their agents from and against all claims, damages, losses and expenses, including but not limited to, claims for personal injuries, property damage, wrongful death, and/or environmental claims and attorney fees arising out of any such claim, that are in any way associated with the Permittee's, activities or operations under any and all permits issued using this Undertaking.

FURTHERMORE, Permittee hereby warrants that the obligations of this Undertaking are backed by the full faith and credit of Permittee. Permittee may insure or bond any of the obligations set forth herein, or may rely upon self-insurance, budgeted funds, or funds for general operations.

This Undertaking shall be applicable to all permitted activities and operations undertaken after the date of execution and work initiated while this Undertaking is in effect. This Undertaking may be revoked by the Permittee or rejected by NYSDOT upon thirty days written notice but will continue to apply to all permitted activities/operations that were permitted by virtue of this Undertaking. Unless terminated for the purpose of future activities/operations, this Undertaking shall have a term of twenty (20) years and shall be kept on file to facilitate the issuance of future permits to which it will apply.

IN WITNESS WHEREOF Town of Clifton Park (Municipality-County, Town, City, Village or federal agency) agrees to the terms of this Undertaking, and has caused its execution by the authorized officer or employee (attach Resolution of Approval).

ROLL CALL VOTE

Ayes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir, Councilwoman Reid, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett explained that the Town frequently partners with the Department of Transportation (DOT). He noted that the building had been donated to the Shenendehowa School District by DCG Development and Don Green and was subsequently converted from an office building into a school. Supervisor Barrett said the school would soon open and that Shenendehowa would be offering full-day kindergarten there for the first time. He wanted to remind residents that the school would be opening shortly and to give the public advance notice.

PUBLIC PRIVILEGE 8:51 P.M.

Anthony Caruso of Hemlock Drive asked whether he understood correctly that the proposed consultant law firm would not be working under a fixed fee or set price, but instead would charge the Town based on an hourly rate.

Attorney Dailey stated that at the previous Town Board meeting, the Board had established a price, which he believed was structured as a not to exceed amount.

Councilman Manir clarified that the authorized cap is $30,000.

Anthony Caruso asked whether the Town's request for bids from other firms would be based on the same $30,000 not-to-exceed amount and whether that was the figure being requested in the proposals.

Councilman Manir clarified that he was asking the Board to allocate $30,000 in case the Town needs to hire a qualified firm. He explained that the firm would receive the relevant records, materials, and supporting information from the Town, review those materials, and then determine whether it could represent or assist the Town with the matter and provide the appropriate recommendations and written work.

Supervisor Barrett explained that firms would typically provide hourly rates for their services. He noted that the rates could be tiered according to the experience and level of the personnel working on the matter, with senior professionals generally charging more than junior staff. He said the Town would therefore receive hourly rates that could vary based on the individual performing the work.

Anthony Caruso expressed concern that hiring the firm associated with the Town's assistant Town Attorney could present a significant or apparent conflict of interest. He said that, based on the discussion, he believed the conflict was obvious. Mr. Caruso also questioned why the Town could not identify multiple qualified firms. He said that he had quickly found numerous environmental consulting firms through his own research and believed that obtaining additional qualified sources should be relatively straightforward. He suggested that the Town should consider whether there was a potential conflict when selecting a firm connected to someone already working for the Town.

Councilman Manir said that he understood Mr. Caruso's concern. He explained that this was why he voted against the proposal and that he did so as soon as the Supervisor raised the issue.

Caryl Hugg of Jonathan Drive thanked Councilman Manir for following through on his commitment to have the meeting materials distributed on Friday, saying she appreciated it. She also thanked him for acknowledging that Dahn Bull was unable to attend the meeting and for honoring his earlier statement that he would not vote on matters in Bull's absence. Ms. Hugg then asked whether the Highway Department has a deputy highway superintendent who could attend Town Board meetings in Bull's place when he is unavailable.

Councilman Manir explained that his first question to the Highway Supervisor was whether someone else could attend the meeting in his place. The Highway Supervisor told him that he was unable to find anyone available to attend that evening. Councilman Manir said that, based on that explanation, he agreed to proceed. He reiterated that he had previously stated he would vote no if there was no representation, but because the Highway Supervisor contacted him directly and explained the circumstances, Councilman Manir decided to vote on the matter. He said he believed the Board should respect the supervisor's effort to communicate with him and explain the situation.

Caryl Hugg said she respected the fact that the Highway Supervisor contacted Councilman Manir, Councilman Bellamy, and Councilman Fantini. However, she expressed concern that the Supervisor did not contact Councilwoman Reid or Supervisor Barrett. Ms. Hugg questioned why the Highway Department did not have its deputy highway superintendent attend the meeting, noting that the position exists for situations such as this. She also pointed out that other Town officials and staff, including Mr. Clemens, Mr. Scavo, and the Comptroller, were present at the meeting and questioned why no representative from the Highway Department was there.

Councilman Manir clarified that he was not taking sides in the matter. He said that when the Highway Supervisor contacted him, Councilman Manir immediately asked whether the supervisor had sent a text or email to anyone else and reminded him that the Town Clerk should be notified that he would be unavailable. Councilman Manir said he had conveyed his message and could only speak to his own interaction with the Highway Supervisor. He emphasized that he was not supporting or opposing anyone and was simply explaining what had occurred.

Caryl Hugg pointed out that although Councilman Manir said he was not taking sides, his vote on the resolutions supported the Highway Supervisor. Ms. Hugg then raised another concern regarding the hiring of a deputy town clerk. She noted that the position is intended to replace the current deputy town clerk, who had moved to another department, and that the job description includes issuing licenses and permits. Ms. Hugg questioned how the Town could expect its deputy town clerks to obtain notary commissions when the current Town Clerk does not have one, given that notary services are among the services the Town offers. She said she wanted to bring the issue to the Board's attention.

Damara Fredette of Ushers Road asked which two other firms had been contacted by the Town and declined to perform the analysis. She said she wanted to know which firms had been approached, particularly given the ongoing concerns about selecting Bartlett.

Attorney Dailey identified the two other firms that had been contacted. He said one was CT Male, a consulting engineering firm in Latham, and the other was Young/Summers Attorneys, an environmental law firm in Troy. Both firms declined to perform the analysis.

Damara Fredette acknowledged the information and confirmed her understanding that the two firms had declined to provide the requested analysis. She thanked Attorney Dailey for the clarification.

Jim Baisley of Barkwood Lane said that the recent road resurfacing project in his neighborhood was otherwise well done, but he questioned why the existing curbing was removed. He noted that the curbing had not been removed during a previous resurfacing project several years ago. Mr. Baisley said that after heavy rain, the removal of the curbing allowed soil and lawn material from his property and neighboring properties to wash into the culverts and storm sewers. He described the situation as poor planning and said he was concerned that the storm sewers may now be filled with dirt. Mr. Baisley said he had previously spoken with the Supervisor and was directed to the Highway Department. He said he was told that someone would come by with sand and other material to address the problem, but no one had come despite approximately three weeks passing. He questioned how the project was bid, why the curbing was removed, and whether the Town anticipated the drainage problems. Mr. Baisley said the situation could result in significant future corrective work and additional costs.

Supervisor Barrett explained that the Town Board had appropriated funds in prior years to repair stormwater pipes, which he said was a prudent step to take before paving roads. He noted that the Board subsequently allocated funding for the paving work and said Huntwood was in significant need of resurfacing. Supervisor Barrett added that the Town had followed a similar approach in other neighborhoods by addressing stormwater infrastructure before paving. However, he said he could not directly answer Mr. Baisley's specific questions regarding the removal of the curbing and the resulting drainage issues.

Christine Jimenez of Patroon Place stated that she spoke with the Deputy Highway Superintendent about the removal of her curbing. She said he told her that removing the curbs was part of the new process or method of doing the work.

Mr. Baisley reiterated that his primary concern was that the soil and dirt washed from the lawns was flowing directly into the storm sewer system.

Supervisor Barrett acknowledged that the situation was not acceptable and asked John Scavo to have Scott Reese inspect the area the following day.

No one else wished to be heard.

Public Privilege closed at 9:02 P.M.

Supervisor Barrett requested that the Town Board enter into Executive Session to discuss personnel matters. He stated that attendance would be limited to the Town Board members and asked for a second and a vote on the request.

Councilwoman Reid seconded the motion

ROLL CALL VOTE

Ayes: Councilwoman Reid, Supervisor Barrett

Noes: Councilwoman Bellamy, Councilman Fantini, Councilman Manir,

DECLARED DENIED

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

Motion carried at 9:03 P.M.

Caitlin Fantini
Town Clerk