

TOWN OF CLIFTON PARK
COUNTY OF SARATOGA
STATE OF NEW YORK

NOTICE OF PUBLIC HEARING REGARDING AMENDING TOWN CODE RELATING TO
ADEQUATE BUFFERING OF ADJOINING PROPERTIES BETWEEN AGRICULTURAL
AND RESIDENTIAL USES.

Please take notice that the Town Board of the Town of Clifton Park will conduct a public hearing on November 4, 2024 at 7:10 p.m. in the Wood Memorial Meeting Room in the Town Office Building, located at One Town Hall Plaza, Town of Clifton Park, County of Saratoga, State of New York to consider the amendment to Town Code, Chapter 208-16, relating to adequate buffering of adjoining properties between agricultural and residential uses.

Copies of the proposed local law are available for review on the Town website, cliftonpark.org/Town Clerk Bulletin Board/Public Hearing Notices or in the Town Clerk's office during normal business hours.

Teresa Brobston, Town Clerk

[brackets indicate deleted text] underline indicates new text.

Code change- agriculture buffer-208-16(B)(4)

(B)(4) [Development should support uses compatible with surrounding land uses and to provide and design for adequate buffering of adjoining properties, particularly between agricultural and residential uses.]

Agricultural buffers are desired within the Town of Clifton Park with the intent to mitigate the potential impacts of non-farm uses and activities that could be nuisances to agriculture; and likewise, to mitigate the potential for odors, noise and other potential nuisances from agricultural and farming operations on the non-farm uses, including residential uses.

For all site plans, subdivision plans, and special use permits, a 250-foot minimum agricultural buffer shall be provided between a subdivision or commercial development and any existing active agricultural operation that share all or part of a common lot line with the proposed non-farm/non-agricultural development. The buffer shall be established to protect the agricultural operation from any impact from the development and to reduce the exposure of the proposed uses from odors, noise, and other potential effects associated with the agricultural operation. Such buffers may consist of vegetative screening, woodlands, vegetated berms, fencing, or natural topographic features.

The non-farm applicant shall be responsible for providing an effective buffer, subject to approval by the Planning Board.

No residential structures, accessory residential structures, or any temporary structure shall be placed within the buffer.

Agricultural buffer is an area that may be used for active agricultural land, agricultural operations, forestry uses, permanent open space, water quality protection area, natural habitat of meadow, woodlands, wetlands, natural topographic features, existing hedgerows and stone walls.

Approved agricultural buffers may be included in any required open space designation. All agricultural buffers must comply with 208-16 (F) and (G).