

Clifton Park Town Board Meeting Minutes

February 11, 2004

A special meeting of the Town Board of the Town of Clifton Park was held to hear a presentation of the build out projections for the Western Clifton Park GEIS was held in the Town Office Building at 7:00 p.m., Supervisor Barrett presiding.

PLEDGE OF ALLEGIANCE TO THE FLAG

Present: Councilman Paolucci
Councilman Speckhard
Councilman Roth
Councilwoman Walowit
Supervisor Barrett
Deputy Town Clerk Brobston

Also Present: Michael Shahen, Town Administrator
Jason Kemper, Director of Planning
Barbara McHugh, Director of Community Development

Supervisor Barrett said Clough, Harbour & Associates and Behan Planning Associates will give a presentation on the Western Clifton Park Land Use Study & GEIS Build-Out Analysis.

Slide presentation handouts were available.

Chris Einstein, Clough, Harbour & Associates, began the first part of what they expect to be a three part process of preparing the GEIS for the Western part of the Town. Mr. Einstein stated he will be assisted by Joe Grasso and Dave Kalbaugh both from Clough, Harbour and Associates and John Behan from Behan Planning Associates.

Mr. Grasso presented the Build-Out analysis.

Mr. Kalbaugh continued the slide presentation with the impacts of build-out on traffic.

Mr. Behan presented the fiscal, land use, school system and taxes impacts.

Mr. Einstein said if the Town Board feels presented build-out scenarios is sufficient then they will begin the Draft GEIS, if not further study is necessary.

Supervisor Barrett stated that the process the board is going through with the Western part of town is not a development plan but to study the possible future development and the impacts based on those projections on today's zoning.

Supervisor Barrett stated the R-3 zoning is commonly known as two acre zoning. R3 is what most of the western part of town is currently.

Councilman Roth asked if they will be creating scenarios based upon changes to zoning or does the board tell them zoning changes that they would like scenarios created for? Are the present Conservation Easements included in the 5,000 developable acres?

Mr. Grasso explained that Conservation Easements are included in the developable parcels because they are not permanent easements so they are considered developable.

Councilwoman Walowit asked if the local fire departments and police departments were approached concerning safety issues in the build-out analysis.

Mr. Einstein stated they did talk with the fire departments and at this point in time they had no issues to raise. There may be some once they get more into the process.

Councilwoman Walowit asked what the impact would be on the Transfer Station.

Supervisor Barrett stated the trash is transported out of town. Because of further development in the western part of town the need to discuss paid firefighters would be a consideration.

Councilman Speckhard stated he considered the negative impacts to be traffic, school taxes and potential additional taxes on Emergency Services and the change of the visual landscape from country to suburban. He asked in developing additional scenarios would you begin with those concerns? Should the board give the traffic, taxes and visual landscape limitation that the town would like to deal with?

Mr. Einstein explained that they would like all specific concerns, limitations and issues for then to proceed with the next step of creating other scenarios for the Town Board to consider.

Mr. Behan stated you can look at policies the town are implementing now and reflect in the policies some of those limitations to achieve your goal for that part of the town.

Supervisor Barrett asked what the current total acreage is in Conservation Easements.

Jason Kemper, Town Planner, stated there are approximately 2,600 acres under that program.

Supervisor Barrett suggested anyone willing to sell their property for the open space purpose to contact him. To date, the town has spent around \$500,000 in strategic, important land purchases and this will benefit future generations for open space, trails, ball fields etc.

Councilman Paolucci questioned what assumptions are being made for farms and golf

courses.

Mr. Grasso explained their assumption would be that all three will remain golf courses and not be developed. The farms, assuming the land was free of constraints, would all be developed.

Councilman Paolucci questioned the assumption of water and sewer being provided and how would you size the need.

Mr. Grasso explained irrigation normally in the summer months, result in a 10-20% increase in daily demands.

Councilman Paolucci stated Michael O'Brien, Environmental Specialist, has been investigating soils in town and he has discovered if developers cover the top of lawns with better quality soil it will reduce the amount of water needed to maintain their lawns. He asked if now be an appropriate time to discuss that policy as well.

Mr. Grasso stated yes, now would be a good time to discuss that policy change for the whole area of town not just the western portion. If the topsoil requirement went from 2-5" this would also drastically reduce the use of pesticides and fertilizers.

Councilman Paolucci questioned for road improvements mentioned would the town, as we do now, contribute 5% of the total cost and the rest be taken care of with federal and state funds?

Mr. Behan answered yes the three projects mentioned would work the same way.

Councilman Paolucci questioned if the CDTC projections go the full build-out?

Mr. Kalbaugh stated CDTC projections are based on demographic census data. They do take into consideration where development will occur. They used the Comprehensive Plan as a basis for the area.

Mr. Kalbaugh suggested looking in the western part of town at the synergies of bringing office spaces as it relates to residential growth so that more of the trips can be local. Then start looking at opportunities for facilitating pedestrian travel and other modes of travel.

Supervisor Barrett stated it is up to the board to find the development balance of retail, residential and office space. He questioned what they are requesting from the Town Board.

Mr. Einstein explained the need for a list of issues to be addressed. Of the major issues presented tonight, which ones are the most important or do all have the same importance?

Supervisor Barrett suggested everyone generate their individual top concerns and get them to him within two weeks. A combined list will then distributed back to everyone.

Supervisor Barrett requested the public to forward any concerns to him. More Public Forums and hearings on the build-out will be in the future.

Mr. Einstein stated they want to bring this down to a gross scenario to use as a basis for their detailed GEIS analysis. At the analysis completion there will be a clear process for legislation, development guidelines, etc.

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

Motion carried at 8:50 p.m.

Teresa J. Brobston
Deputy Town Clerk