

DRAFT
TOWN OF CLIFTON PARK
TOWN BOARD MEETING

December 3, 2018

I. Call to Order/7:00 P. M.

II. Pledge to Flag

III. Roll Call

IV. Approval of Town Board Minutes

V. Communications/Announcements

VI. Business

- **Public Hearing on Re-establishment of Ballston Lake Sewer District 7:00pm**
- **Public Hearing on Ballston Lake Sewer District Eminent Domain Procedure Law 7:05pm**
- **Public Hearing on proposed changes to define minimum land area requirements for 2-family dwelling units in certain zones 7:10pm**
- **Resolutions for Consideration**
- **Other Business**

VII. Open Public Privilege

NOTE:

Each speaker shall state name and address prior to addressing the Board and shall be granted the floor for a single time frame of up to five minutes. The Board asks that members of the public respect the opportunity of the speaker at the podium to be heard, and asks that the public refrain from conducting side meetings within the meeting room. In an effort to ensure that the widest number of community viewpoints are heard, the Board asks members of groups or the public to withhold comment, if their viewpoints have already been presented.

The Board thanks everyone in attendance for their understanding and also for their desire to actively participate in the Town decision making process.

VIII. Adjournment

TOWN OF CLIFTON PARK
COUNTY OF SARATOGA
STATE OF NEW YORK

NOTICE OF PUBLIC HEARING REGARDING RE-ESTABLISHMENT OF
BALLSTON LAKE SEWER DISTRICT NO 1

Please take notice that the Town Board of the Town of Clifton Park will conduct a public hearing on Monday, December 3, 2018 at 7:00 p.m. in the Wood Memorial Meeting Room in the Town Hall, located at One Town Hall Plaza, Town of Clifton Park, County of Saratoga, State of New York, regarding the establishment of the Ballston Lake Sewer District No. 1, in accordance Resolution No. 247 of 2018, adopted by the Town Board adopted on November 5, 2018.

The Town Board of the Town of Clifton Park has been working with the Town of Ballston, which has prepared Engineering maps, plans and reports and cost estimates for the provision of municipal sanitary sewers for properties around Ballston Lake. The construction of the sewer improvements is proposed as a joint project. The financing of the system is proposed through the establishment of Sewer Districts in Each Town, with approximately 13.26% of the estimated usage (equivalent dwelling units) within Clifton Park. The Town Board of the Town of Clifton Park has scheduled the Public Hearing to solicit comment from the Public concerning the proposal.

The boundaries of the proposed Ballston Lake Sewer District area generally encompasses properties along the eastern and southern border of Ballston Lake in the Town of Clifton Park with borders generally described as beginning at the southern end at the boundary line between Clifton Park and the Town of Ballston near the intersection of Schaubert Road and Ballston Lake Road, including four parcels with frontage on Ballston Lake Road and/or Mill Road (SBL # 257-1-24;SBL 257-1-3;SBL 257-1-30; and SBL 257-1-6.1), said properties will be connected into the sewer collection system that serves the Town of Ballston Sewer District on the west side of Ballston Lake, and are more particularly described in Exhibit A, below and

The estimated maximum amount to be expended for the Improvements including design, construction and administrative costs, is \$1,900,000 for the improvements to be constructed within the Ballston Lake Sewer District No. 1 in Clifton Park, and

The proposed method of financing the cost of the Improvements consists of the issuance of serial bonds and bond anticipation notes of the Town of Ballston, to mature in annual installments, payable in the first instance from assessments levied on benefited real property in the proposed Sewer District, with the Clifton Park District paying its proportionate share of the debt service to Ballston annually, and

The cost of acquiring, constructing and installing the Improvements will be assessed by the Town Board in proportion as nearly as may be to the benefit which each lot or parcel in the District will derive therefrom; and

The cost of the proposed Extension to the typical property in the Extension is estimated to be \$910.00 per year, which consists of debt service payments estimated not to exceed \$700.00, and operation and maintenance charges through the Saratoga County Sewer District at published rates,

The estimated cost of the hook-up fees to the typical property as part of the Extension is \$500.00, which consists of an Inspection fee payable to the Saratoga County Sewer District, which will accept the flow generated from the sewer facilities.

The estimated cost of connecting each property to the system is estimated at \$8,000 to \$10,000 on average, and includes the cost of residential grinder pumps necessary for compatibility with pressure sewer facilities, and the connection of lateral sewer service pipes installed from each property line into the home or structure.

NOW, THEREFORE, PLEASE TAKE NOTICE that the Town Board will hold a public hearing to hear all persons interested in establishment of the Ballston Lake Sewer District No. 1 and the proposed sewer system improvements, which public hearing shall be held in the Wood Memorial Room, One Town Hall Plaza, in the Town of Clifton Park on December 3, 2018 at 7:00 p.m.

NOTICE OF PUBLIC HEARING
To be Conducted By the Town Board
Of the Town of Clifton Park
Regarding the Condemnation of Certain Property
Interests Within the Town of Clifton Park in Support of the Ballston Lake Sewer District
Construction Project

PLEASE TAKE NOTICE that the Town Board of the Town of Clifton Park, New York will hold a Public Hearing pursuant to Article 2 and Section 201 of the New York Eminent Domain Procedure Law on Monday, December 3, 2018 at 7:05 PM at the Clifton Park Town Hall, 1 Town Hall Plaza, Clifton Park, NY 12065.

The purpose of the Public Hearing will be to inform the public, to review the public use to be served, to consider the need and location of the proposed property acquisitions in the Town of Clifton Park and to assess the impact of the acquisitions on the environment and the residents in the vicinity of the Ballston Lake Sewer District Construction Project. The Town Board wishes to describe, solicit and consider public comment on the proposal to acquire easements in Clifton Park along and near the sewer collection and conveyance system and related facilities to be constructed.

The Town of Ballston is proposing to construct a sewer collection and conveyance system of approximately 50,000 linear feet of force main along Ballston Lake, 14,000 linear feet of gravity sewer in Buell Heights and along Main street, a pump station and associated appurtenances in order to convey wastewater along the west side of the lake northward to a point of connection with the existing Saratoga County Sewer District sewer collection and conveyance system. The conveyance system will include construction of approximately one mile of sewer main from the intersection of Lake Road at Stonebridge Drive to direct wastewater to the SCSD's existing wastewater collection system and sewer interceptor in the vicinity of the Shenentaha Park and ultimately to the SCSD's existing wastewater treatment facility.

The Ballston Lake Sewer District boundaries are generally described as involving parcels around Ballston Lake on the east side from East Side Drive and Schaubert Road to Lake Road extending to Eastline Road, and on the west side of the lake, including Westside Drive from Mill Road and Main Street, Glenridge Road, Whites Beach Road, Powers Lane and Outlet Road to a connection point on Lake Road and parcels on private streets along Ballston Lake as well as the Buell Heights neighborhood and the Main Street area of Ballston Lake including Mill Road. The 4 remaining property acquisitions within the Town of Clifton Park needed for the Project will involve condemnation of easements over portions of the parcels specifically identified as follows:

258.5-1-11	Clifton Park	Shelly Hurst	140 East Side Drive, Ballston Lake, NY 12019
258.5-1-30	Clifton Park	John David Wood	112 East Side Drive, Ballston Lake, NY 12019
258.9-1-29	Clifton Park	Randall Young	30 East Side Drive Rear, Ballston, NY 12019
258.9-1-74	Clifton Park	Thomas Giorgio Jr.	66 East Side Drive, Ballston Lake, NY 12019

Copies of the proposed acquisition maps and Map, Plan and Report are available for public inspection at the Clifton Park Town Clerk's Office, Town Hall, 1 Town Hall Plaza, Clifton Park, NY 12065 during regular business hours;

All persons having an interest in the proposed property acquisitions or the project are invited to attend the public hearing and may give oral or written statements and submit other documents concerning the proposed project. Those property owners who may subsequently wish to challenge the condemnation of their property interests via judicial review may do so only on the basis of issues, facts and objections raised at this Public Hearing.

By Order of the Town of Clifton Park Town Board

TOWN OF CLIFTON PARK
COUNTY OF SARATOGA
STATE OF NEW YORK

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTING A LOCAL LAW OF 2018 TO
DEFINE SPACE AND BULK REQUIREMENTS FOR TWO-FAMILY HOMES

Please take notice that the Town Board of the Town of Clifton Park will conduct a public hearing on the 3rd day of December 2018 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 adoption of a Local Law of 2018, a local law amending Chapter 208 of the Town Code, the Zoning Code, to provide that two-family homes shall be considered as two units for the purposes of minimum land area requirements in the R-1, CR, HR and R-3 Zones.

Copies of the proposed local law are available for review in the Town Clerk's office during normal business hours.

Patricia O'Donnell, Town Clerk

Resolutions for Consideration
Clifton Park Town Board Meeting

December 3, 2018

<u>SOURCE</u>	<u>RESOLUTION</u>	<u>CONTACT</u>
1. Supervisor	Schedule the organizational meeting for Wednesday January 2, 2019	P. Barrett
2. Comptroller	Authorize budget transfers for calendar year 2018	P. Barrett
3. Supervisor	Authorize the Supervisor to sign a Memorandum of Understanding with the Nordic Ski Club	P. Barrett
4. Supervisor	Approve Change Order No.1 for The Clifton Park Senior Community Center Door Replacement Project	P. Barrett
5. Buildings & Grounds	Authorize the hiring of Nicholas W. Arp as a Laborer in Buildings and Grounds	P. Barrett
6. Buildings & Grounds	Award a contract to Service Master of Upstate NY for mold remediation in Town Hall	P. Barrett
7. Supervisor	Award a contract for the purchase of swimming pool mechanical parts to Pool Supply World	P. Barrett
8. Supervisor	Authorize the Town to submit Transportation Improvement Program 2019-2024 applications and commit to local match	P. Barrett