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# FRIENDS OF CLIFTON PARK OPEN SPACE

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www.cpopenspace.org

January, 2016

## Friends Project for 2016

Help us document resources in new open space parcel

One of the group's goals for 2016 is:

Promote & assist with the development of a draft management plan or the 41 acre parcel acquired along the Mohawk River.

To this end, we have established a date in each quarter of the year to hike and document what we see in this area during each quarter of the year. Our first visit was early January and here is one of our photos. More are on the website.

Out next visit is Wednesday, April 6<sup>th</sup> at 10:00 AM. Join us!

### 41 Acres Dragonfly Pond



## Friends Concerned with New Development in Western GEIS

Many projects requesting variances in zoning regulations

The Western GEIS (Generic Environmental Impact Study) area is generally identified as the portion of town west of Vischer Ferry Road. This area is mostly considered the Conservation Residential Zoning District. This zoning requires:

- Reduction in development potential from 7500 to 2500 units
- New green space calculus for 50% of developable land in a parcel
- 1 home/2 acres of base density
- Protection of existing hamlets
- Provisions for the transfer of development rights.

However, we are finding that more and more plans are coming before the various town bodies requesting variances to this law. And we are concerned about this trend stripping the law of its power to protect this part of town.

We are pursuing this issue with the town Zoning Appeals Board, the Planning Board and the Town Board & Supervisor. And we are suggesting ways to streamline and coordinate a stricter implementation of the existing zoning laws. These laws were created after much public input and professional consultation. To void those efforts with piecemeal visions of individual parcels would not serve our town well.

Additionally, the Town is receiving plans for residential development in the B-5 Corporate Commerce Zone on Rt. 146 even though there are no zoning provisions for residences in this area.

All these circumstances deserve the close eye of all concerned citizens. To find out more on these issues, please **contact us at: [friends@cpopenspace.org](mailto:friends@cpopenspace.org)**

*Let's keep the "Park" in Clifton Park. Our town is unique and that is a valuable resource in itself. Let's protect it.*

### BOARD OF DIRECTORS:

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# FRIENDS OF CLIFTON PARK OPEN SPACE.....WHO WE ARE

Friends of Clifton Park Open Space (FRIENDS) is a private citizens group dedicated to the following goals:

- Define what natural resources exist in the community
- Maintain an independent force for advocating protection of those resources
- Publicize how open space is valuable to our economy as well as our quality of life
- Investigate what is possible and what has been done in other, similar towns
- Be a creative force—generating ideas for consideration by the town and other groups
- Communicate those ideas to the community and facilitate a broad discussion of ideas
- Solicit active participation by the public in Open Space protection

Our work in the Town of Clifton Park started in 1996 with representatives from various grassroots organizations sitting down to talk about open space planning possibilities. In 1998 the entity, FRIENDS, was awarded \$3000 from the Rural New York Grant program and hired a planning consultant to prepare a report documenting some of the ecological, recreational, agricultural, and historical assets of the Town. Since then we have continued our work with the Town and with the public on issues ranging from the Open Space Plan and hiring of the Open Space Coordinator, to commentary on building requests, development projects, zoning code development, open space planning tools, etc.

FRIENDS is not the Town of Clifton Park Open Space Committee. We existed before and exist independently now as a 501C3 non-profit corporation. This work has been contracted for by FRIENDS and is not a town project.

***Our recent “Green C” endeavor is intended as long-term project dedicated to the identification, preservation and protection of water and woodland resources in western Clifton Park, the potential for a contiguous greenbelt in this area, and encouragement of agriculture as a non-natural but valuable open space resource.***

**FRIENDS OF CLIFTON PARK OPEN SPACE** would like your **financial help** in sustaining our research and outreach efforts. If you would like to help in this way, please detach, complete and mail the form below with your check made out to: **FCPOS, P.O. Box 821, Clifton Park, New York 12065**

**--Or—Go to our website: [www.cpopenspace.org](http://www.cpopenspace.org) and make a contribution directly from there.**

*Thank you very much for your support!*

Yes, I want to help Friends of Clifton Park Open Space in their work to preserve the “Park” in Clifton Park

I would like to contribute: \$10    \$20     \$30     \$40     \$50     \$75     \$100

Other \$ \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**Please make checks payable to: Friends of Clifton Park Open Space—or—FCPOS**

*Friends of Clifton Park Open Space is a 501C3 corporation and Contributions are fully deductible as a charitable donation*