
FRIENDS OF CLIFTON PARK OPEN SPACE

www.cpopenspace.org

January, 2018

Friends Sets Goals for 2018

Four Primary Goals are set for the New Year

1. PROMOTE THE CONCEPT OF A GREEN "C" IN WESTERN CLIFTON PARK:

We describe the Green "C" as a continuous path of green space in the Western GEIS anchored by 4 existing opens space parcels: Veterans' Park, Garnsey Park, wetlands by Appleton Road, and the two farm properties on which the town purchased the development rights--Riverview & King's Crest.

This goal includes two major components. First is a focus on ACQUISITIONS in the Green "C". Acquisitions for filling in between the anchors could be purchases from individual, willing property owners. They could also include new Conservation Easements such as the farmland preservation programs already in place.

The second component is INTENSIVE PDD (Planned Development Districts) MONITORING. A PDD bypasses the existing CR (Conservation Residential) zoning which covers most of the western GEIS area (Generic Environmental Impact Study) shown on the map within the dark lines. Currently there are 3 PDD's proposed: Waite Road (The Meadows), Edison Club, and Eagle Crest Golf Course. There can be reasons why a PDD is used to circumvent the existing zoning laws, but it is important that this mechanism be the exception rather than the rule for new development projects.

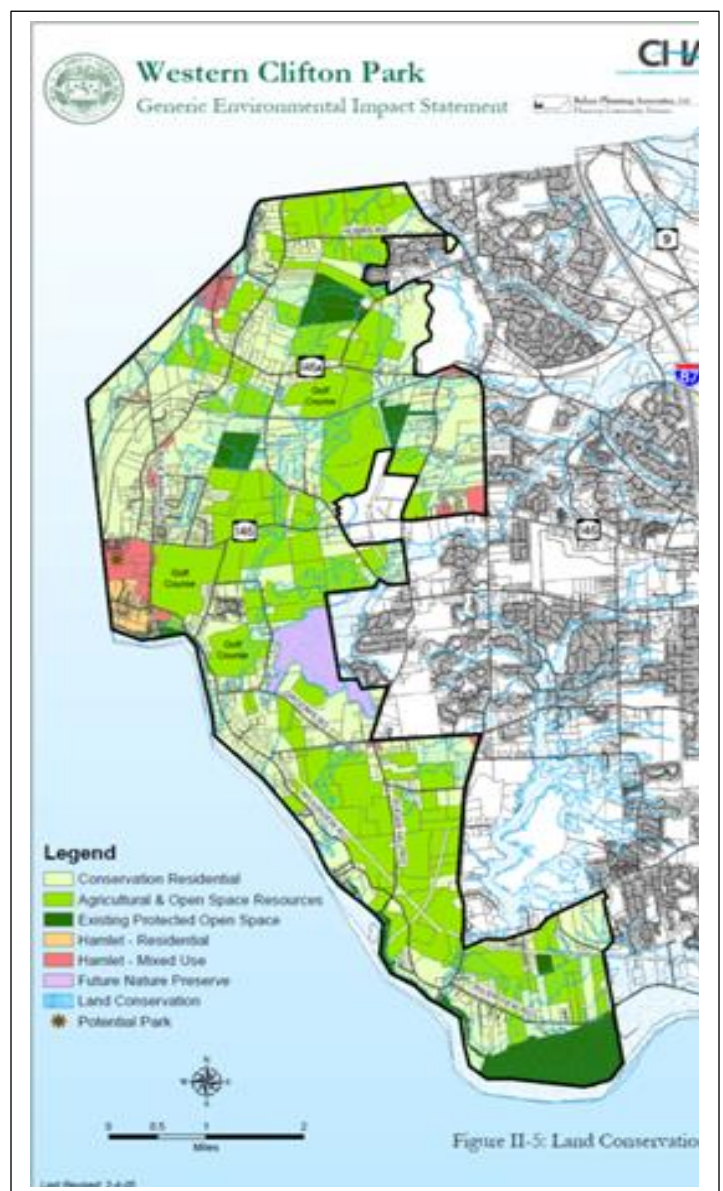
Finally, we are concerned about the need to update the existing Amenity Zoning which allows developers to increase density in exchange for a one-time fee to the town. We believe

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Friends Concerned with New Development in Western GEIS

Many projects requesting variances in zoning regulations



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Friends Sets 2018 Goals... cont.

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these fees are out-of-date and too low to deter routine density increases. Also, the current law does not address duplex designs or multifamily dwellings in the GEIS area.

2. DEVELOP & LOBBY FOR DESIGN CONCEPT ON 37 ACRES.

Although the sale of the school land to Clifton Park is not finalized, we expect that to happen in the April/May timeframe. The town has committed to a planning process and FRIENDS intends to play a role in those plans. Our original objective was to keep the land in the public domain. Now we hope to address issues around its use.

3. BUILD MEMBERSHIP

We were happy that so many people came out to support our efforts to keep the 37 acres in the Town Center from more development. Now we would like to keep those people informed about our other efforts around open space in Clifton Park.

If people want to get involved either long-term or on specific projects, we would welcome their input.

4. CONTINUE EDUCATIONAL EFFORTS & DEVELOP MATERIALS FOR THE PUBLIC ABOUT THE BENEFITS OF OPEN SPACE

We are in the process of developing a package with information about open space zoning terminology, our Green "C" study, open space locations, etc.

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 covered by the Conservation Residential Zoning District. This zoning requires:

- Reduction in development potential from 7500 to 2500 units
- New green space formula for 50% of developable land in a parcel
- 1 home/3 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 the western part of town.

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*

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

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 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

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