

Parks & Recreation Committee
Meeting Minutes
April 21, 2010
7:00pm

Roll Call:

Present: Daniel Russell, Arnold Palmer, Tricia Letendre, Maegan Frantz, Ben Baskin, Lynette Ziskin, Greg Birbilis.

Town Officers Attending: Tim Szczepaniak; Kim Ireland, Joe Whalen, Muriel

Meeting called to order 7:09pm

Review & Approval of Meeting Minutes from 4.7.10:

- Motion made to accept meeting minutes of 4.7.10 with changes (shown in red on final minutes) by, seconded by Baskin. Ayes – All, Nays - 0

Old Business:

1. Land Visit Reports

- Baskin introduced that Shipp and Letendre visited Wiggley Property.
 - a. Two parcels that are mostly wetlands.
 - b. Potential for passive rec by building a raised trail (wooden) through property.
 - c. Difficulty in walking property b/c parcels are very wet.
 - d. \$4,000.00 an acre.
 - e. Ireland and Russell drove by property and agree that property is too wet to be developed into a typical park.

- Lang property was visited by Palmer, Russell, Sawyer and Frantz. Two parcels were visited.
 1. +/-40 acres on Garrett Rd.
 - a. Accessible through a 50 ft. right of way off Garrett Rd..
 - b. Land is flat, small pond, rock walls. Would lend itself to sport fields.
 - c. Close proximity to BSHS – may lend itself to reciprocal maintenance agreement
 - d. Large power lines cross property. National Grid doesn't want people on the 5 acres of easement.
 2. 100 Acre parcel on Middleline Rd. at \$8,500.00 per acre.
 - a. Includes House, Large Barn and several out buildings.
 - b. Many large fields, as well as wood areas for trails.
 - c. Potential for large variety of activities/improvements.

- Palmer Lands were visited by Letendre and Russell.
 1. Diversity of 106+ acres lends itself to passive recreation at first.
 2. Open fields lends itself to future development for activities
 3. Easily accessible property.
 4. Ellms Farm across the street may contribute to the usage of a Park located here.
 5. Snowmobile trail already on property.
 6. Small pond.

7. Owner would like to see some agricultural “use” or “programming” on land.
8. Will work with Town on a “payment” plan if interested.
9. Three purchase option presented:
 - A. Entire Parcel = 106.67 acres (Option A). Priced at \$850,000.00
 - B. Portion of Parcel = approximately 80 acres (Option B). Priced at \$560,000.00.
 - C. Portion of Parcel = approximately 55 Acres (Option C) (will not include pond). Priced at \$495,000.00 with stipulation that no restrictions be placed on any development that the Palmer-Heritage family and the Town of Ballston mutually agree upon for the family owned parcel.
10. T. Szczepaniak introduced discussion he had with Tom Johnson from the Planning Dept. regarding Palmer property.
 - A. Most of the woods on this property is designated wetlands.
 - B. Wetlands may pose an obstacle to getting road back there.

Committee discussion offered presentation of two New Business Items prior to completion of Old Business

Joe Whalen, Highway Dept., questioned Committee about plans for maintenance of any type of new park.

- **Committee has discussed necessity of maintenance fund during previous meeting (see minutes from 3.24.10). Additional discussions and determinations will need to be made on this topic.**

Ziskin presented information on Jenkins Park as Chairperson of their Park District.

- **Town owns land that Jenkins Park is on.**
- **573 residents pay for the park through a specific tax as residents of the “Park District”.**
- **Currently a “private park” but non-district residents do use the facilities.**
- **Maintenance costs about \$18,000.00 per year. Park relies on volunteer assistance with maintenance.**
- **There is currently a 120 ft. right of way through the woods that connects Jenkins Park and the Clark Property on Scotchbush Rd. that has been presented to Committee as a possible Park.**
- **Ziskin believes that the residents of the Park District would vote to have Jenkins Park revert to Town operation and that the adjacent Clark properties presents a unique opportunity to expand upon the services/facilities offered at the facility.**
 1. **A formal referendum with at least 51% voting in favor, would need to be conducted to move forward with the dissolution of the Jenkins Park District.**
- **Committee interested in considering this option. Visit to Clark land taking place on April 24, 2010.**

2. Letters to Landowners Round 2

- A. **Letendre to distribute 10 additional letters to land designated as agriculture lands.**

New Business:

1. New Land Visits

- a. Mark & Michelle Little – 90 Acre, \$45,000.00 acre, Rt. 50 – Ballston Lake on Little Rd.
- b. Christian Carpico- 19.9 acres, \$125,000.00 total, Goode Street-North of Forest Rd.
- c. Donald & Sandra Grupe- 22 acres, Rt. 67 & Finley Rd.

2. Funding Resources

- a. Committee asked to brainstorm additional funding sources that could be investigated for matching funds, development funds.
- b. Birbilis exemplified a reciprocal maintenance/ usage agreement b/w school and public sector that we may wish to reference when time comes.
- c. Letendre has a couple of grants that could be written
- d. Baskin scheduled a meeting with Saratoga P.L.A.N. to discuss ideas that they may have for our committee.
- e. Matching contributions from companies may wish to be investigated.
- f. Undervaluing property to use as a “gift”= tax write-off for landowner.
- g. Tax deductible account for donations.
- h. Frantz distributed sheet of potential fundraising ideas that was previously brainstormed for committee review and comment.

3. Plan B – Cold calling property owners.

- a. Committee will not cold call non-responses
- b. Should there be a lack of property owners interested in selling their properties then we’ll choose land owners to call.

Other:

Adjournment:

All business complete, motion to adjourn made by Russell seconded by Frantz. Ayes – All, Nays – 0. Meeting adjourned 9:05pm.

Next Meeting:

Wednesday, May 5, 2010, 7:00pm, Ballston Town Hall

** Copies of these items may be viewed in the Town Clerks Office*