

Town of Ballston
323 Charlton Rd.
Ballston Spa, NY 12020

February 17, 2011

The Town of Ballston Board created the Parks and Recreation Committee to advise and make recommendations to the Town Board concerning firstly, identifying possible land for the creation of the Anchor Diamond Park, with the funds from the Schidzick estate. This park should provide opportunities that would enhance active, and passive recreational needs for the Town of Ballston. After a one year process of land review (delineated within), including visiting each property, the Parks and Recreation Committee has selected 3 top possible sites. The properties that emerged as the top choices were Lang, and Clark. The Palmer property is a 3rd option if the top 2 choices could not be obtained.

The three pieces of property are Lang, Clark, and Palmer, with complete descriptions, maps, and photos included within this report. Consideration was given to past Town surveys which stated that the largest percentage of the community are looking for passive recreation, including trails. Each of the three properties offer multiple uses of the land. Future growth, and needs were considered as well, including programming, collaborative opportunities, and financing growth, as well as maintenance. When the dollar of the Schidzick estate became known, on October 20, 2010, thought was also given to the amount spent, and the amount that could be left to help build the park.

Based upon the numerical ratings, discussion, and cost, the Lang, and Clark properties rise far above the Palmer property, and thus represent the top 2 choices of this committee. The Parks and Recreation Committee hereby submits this report upon the land we view as the best possible properties for the establishment, and growth of the Anchor Diamond Park. As we move forward to this, we look forward to our continued service to the town, as the park is developed, and brought to use.

Respectfully,

Dan Russel

Maegan Frantz

Peter Sawyer

Ben Baskin

Arnold Palmer

Tricia Letendre

Frank Shipp

Lynnette Ziskin

Greg Birbilis

Table of Contents

a.	Parks and Recreation Committee letter
b.	Table of Contents
1	Listing of top 3 properties, costs, and acreage
2	Process
3 – 6	Lang Property
5	Lang Property photos
6	Lang Property maps
7 - 10	Clark Property
9	Clark Property photos
10	Clark Property maps
11 - 13	Palmer Property
13	Palmer Property map
14	Summary and comparisons pro/con
15	Appendix – listing of all properties accessed

**Report on Property Selection
To the Ballston Town Board
From the Parks and Recreation Committee**

Land Considered:

1. Twelve properties were visited.
2. Some of the land visited had concerns that removed them from consideration due to practical needs: size, slope, cost, difficulty to develop.
3. Ranking result of the top 3 properties are included, (see below).
4. As of the above mentioned October 20 date, several of the ranked properties became non-viable due to cost.

Property	Ranking	Cost
Lang 80 – 130 acres	1 st .	\$6,000 an acre A. \$ 600,000 B. \$ 480,000
Clark 52 acres	1 st .	\$8,000 an acre \$416,000 w/o house
Palmer All 3 parcels A. 106.67 acres B. 80 acres C. 49 acres	3 rd .	A. \$850,000 \$7,968.50 an acre B. \$560,000 \$7,000 an acre C. \$495,000 \$10,102.04 an acre

Locations:

Lang: A. 100 acres: 365 Middle Line Rd.
 B. 49 acres: 367 Middle Line Rd.

Clark: 52 acres: Scotch Bush Rd., adjacent to Kelly Meadow

Palmer: A. 106.67 acres: Charlton Rd.
 B. 80 acres: Charlton Rd.
 C. 55 acres: Charlton Rd.

Process

1. Letters were sent to the press notifying property owners of Town's intent to buy land.
2. The Parks and Recreation Committee reviewed parcels of vacant land via tax maps, and contacted land owners by mail, of selected properties, from all sections of the town.
3. Some land owners contacted the committee, and Town, expressing interest in selling their land for the purpose of a Town park. Any land owner who requested their property be considered had their property visited by members of the committee.
4. A weighted rating system (see attached) was developed. The committee used this system for each property visited. Scores were averaged, to then have a comparable number for each parcel, including a written section for commenting on enhancing, or detracting features.
5. As properties rose to the surface numerically, the top pieces of land were discussed, reviewing merits, and detracting factors of each, and rankings were further defined.
6. Past town surveys were read. The largest population of the town are looking for passive recreation, and trails. This was considered as parcels were visited.
7. Price was not included in the rating. The final amount of the Schidzick estate is not known. Due to this, there was a wide variance in the value of the land considered.

Committees Top Recommendations:

Lang Property

1. The Lang property is located at 365, and 367 Middleline Rd. A map of the property is included.
2. This property ranks 1st tying with the Clark property. It stands out from those visited, due to amenities, and appeal.

Description

This property has many working fields, that could easily be made into ball fields. There are ponds, and creeks, as well acres of old growth woods, with a logging trail already existing. While visiting, wildlife was present. Langs shared that deer, turkey, and other animals are typically on the property.

Criteria Lang Property	Average	Weight	Score
Proximity to population	5.5	.08	.45
Proximity to trail system	3.2	.13	.42
Proximity to connect to Current or future parks	2.1	.06	.12
Area not currently served	8	.04	.32
Easy access	7.2	.15	1.0
Cost per unit			
Land type (multi. use: woods, flat, creek)	9.1	.15	1.3
Land type (usable land)	7.86	.12	.94
Existing park features (ball Fields, trails, etc.)	3.14	.04	.12
Accessibility to utilities	6	.1	.6
		Score	5.45

3. Contributing factors when considering the Lang Property:

- a. 42 acres of old growth woods, with a trail already established.
- b. 2 ponds: fishing, and skating would be possible
- c. 2 creeks
- d. This land offers mixed use: field, trails, picnic areas, community gardens, etc.

- e. This property is the best price per acre.
- f. There is easy road access for entry, and parking.
- g. The 100 acres option would not include the house, and out buildings. This may be negotiable, as they were originally offered.

Options for the Lang Property

1. Option #1

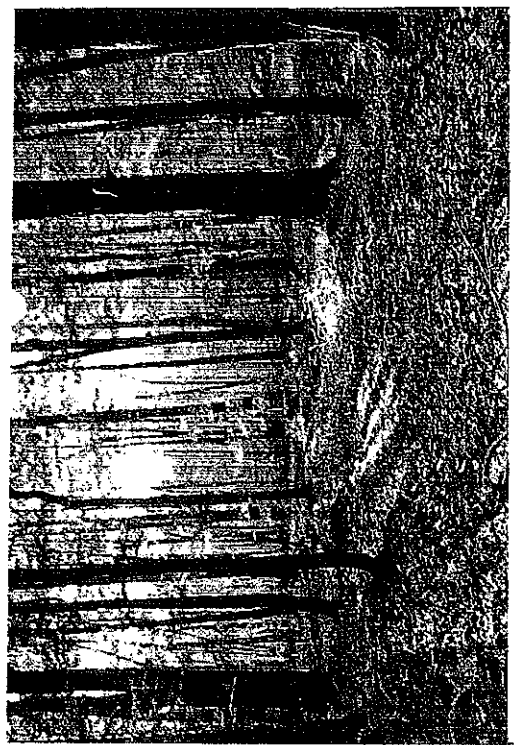
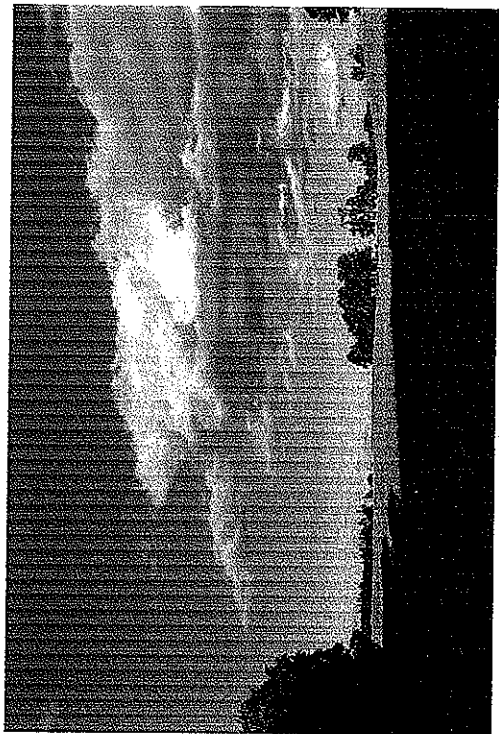
Jan Lang has offered a range of options from 80 – 130 acres.

*Mr. Lang is willing to work with the town, and has reworked the acreage, and price to be attractive for the town as a park.

*The 100 acres option would include all of the contributing factors listed above, such as ponds, trails, etc.

*Although not the recommendation of this committee, if the town should wish to purchase the house, and out buildings, each would require work to make them handicapped accessible.

Lang Property





1 inch = 500 feet

Middleline Rd

Amsterdam Rd

TOWN OF MILTON

TOWN OF BALLSTON

215.-1-6
Lang

215.-1-7
Lang



Municipal Boundary



Target Parcel

2010 Tax Parcel

==== Stream



DEC Regulatory Wetland



100' DEC Regulatory Wetland Setback



DEC Regulatory Wetland Checkzone

NWI Wetland

100 Year FEMA Floodplain



Water

Lang Farm

Clark Property

1. The Clark property is on Scotch Bush Rd. directly next to Kelly Meadows. Map of property is attached.
2. This property stands at 1st. place, tying with the Lang property, based upon individual rankings, and other contributing factors. Ranking criteria results are given below.

Description

This property offers several fields, divided by wide treed areas. The back of the property is wet, and adjoins Knight's Orchard. Land includes the ability to connect Jenkins Park, and this property. Mrs. Clark shared that deer are frequently seen in the yard.

Criteria Clark Property	Average	Weight	Score
Proximity to population	8.8	0.08	0.704
Proximity to trail system	6.8	0.13	0.884
Proximity to connect to current or future parks	9.8	0.06	0.588
Area not currently served	4.8	0.04	0.192
Easy access	8.4	0.15	1.26
Cost per acre	0	0.23	0
Land type (multi. Use: woods, flat, creek)	9.4	0.15	1.14
Land type (usable land)	9.4	0.12	1.128
Existing park features (ball fields, trails, etc.)	4.2	0.04	0.168
Accessibility to utilities	8.6	0.1	0.86
		Score	7.194

3. Contributing factors when considering the Clark Property:

- a. Ability to connect to Jenkins Park
- b. Jenkins Board is in agreement to allow the Town to take over this Park District. The Town Board would then need to pass a referendum and vote on this issue.
- c. Connecting these two parcels would result in an approximately 100 acre park.
- d. This land offers mixed use: fields, trails, picnic areas, community gardens, etc.
- e. With the cost of the acquisition of the Clark property to be developed, the town would also acquire (in the disbanding

of the Jenkins, Park District), a park that is already developed with a playground, ponds for fishing and skating, as well as playing fields, that are rented each season, as well as land yet to be developed, basketball court, and a trail system.

- f. Neighbors of this land have voiced concern of the access to the park, and maintaining the integrity of their own property. They would like park access to be from Scotch Bush.
- g. Location puts a park, next to a park.

Options for the Clark Property:

1. Option #1

Purchase 52 acres minus the house, and 73 feet of frontage. This would allow Mrs. Clark to subdivide in the future, if desired.

2. Option #2

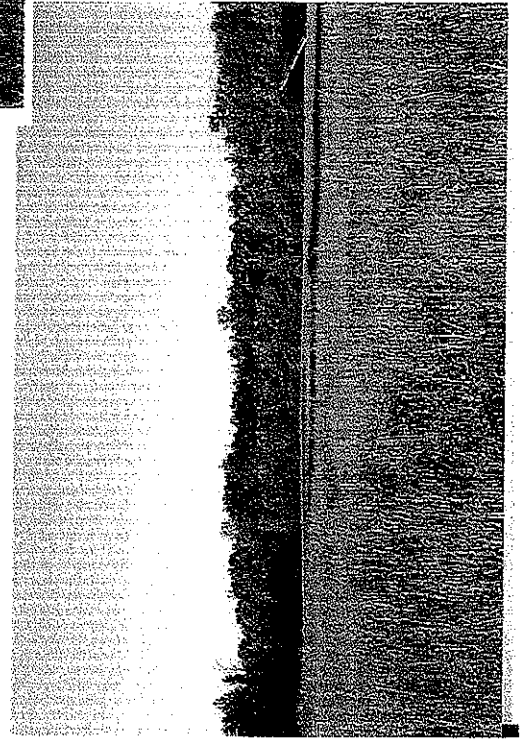
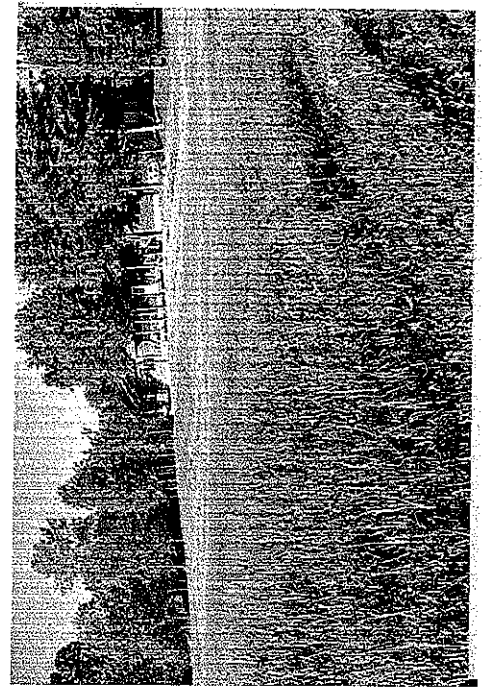
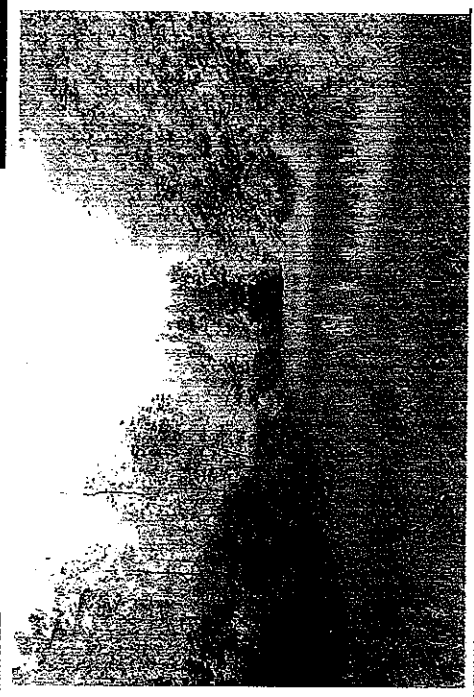
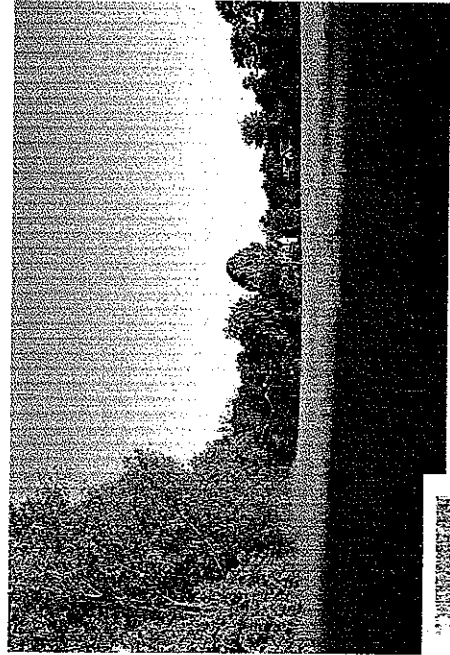
*Purchase 52 acres with the house.

*Divide 10 acres out for her to build a new home, and to subdivide in the future if desired.

*Upgrade house to public use.

*Lynette Ziskin, head of the Jenkins Park Board, has taken many calls looking for a spot for events. Park could make money for upkeep, and development.

Clark Property












1 inch = 500 feet

248-1-81.1
Lands n/f of Clark

TOWN OF BALLSTON

SCOTCH BUSH RD
KELLY MEADOW RD

-  Municipal Boundary
-  Target Parcel *Clark*
-  2009 Tax Parcel
-  DEC Regulatory Wetland
-  100' DEC Regulatory Wetland Setback
-  DEC Regulatory Wetland Checkzone
-  Stream
-  Water
-  100 Year FEMA Floodplain

William Clark

Palmer Property

1. The Palmer property is located on Charlton Rd.
2. This property ranks in the top 3.

Description

This property is a large expanse of open corn fields, as well a small section of woods, and a wet area that is not accessible in the spring, and possibly longer. Deer are frequently seen here. This property description varies depending upon which parcel, A, B, or C is selected.

Criteria Palmer Property	Average	Weight	Score
Proximity to population	5	.08	.4
Proximity to trail system	5.75	.13	.7475
Proximity to connect to current or future park	.75	.06	.045
Area not currently served	6.5	.04	.26
Easy access	5.5	.15	.825
Cost per acre	0	.23	0
Land type (multi. use: Woods, flat, creek)	7.5	.15	1.125
Land type (usable land)	7.25	.12	.87
Existing park features (ball fields, trail, etc.)	2.25	.04	.09
Accessibility to utilities	4.25	.1	.425
		Score	4.7875

3. Contributing factors when considering the Palmer Property:

- a. 3 options allows the town to pick a parcel that is affordable
- b. Large pond
- c. Limited woods for trails
- d. Flat areas would allow for fields, picnic area, and community garden.
- e. The current snowmobile trail runs through the back side of the property.
- f. If town does not purchase entire property, owners would want town to put in a road to access property, so they would have the possibility to sell remaining acreage for development. Contingency quoted from the proposal the

Palmer family submitted: "If fewer acres than the entire parcel are purchased, entrance must be a dedicated town road with no restrictions to use it for access or to develop adjacent lots. Mutual agreement as to placement of town road."

- g. The committee discussed the concept of putting in, and maintaining a town road with Joe Whelan. There is a concern over the expense the town would incur.
- h. This property is the furthest out.
- i. This property is the most expensive.
- j. Back corner of property is very wet, (not passable) spring, some of summer, and fall.
- k. Family is willing to accept installment payments, to the mutual benefit for both parties.
- l. Family would request that they be allowed to name an area within the park – a road, pavilion, field, etc.

Options for Palmer Property:

1. Option#1

Purchase entire property.

2. Option #2

Select 1 parcel. This would not reflect what this committee would recommend.

1 inch = 500 feet

Charlton Rd

237-1-29.11
Palmer

TOWN OF BALLSTON

TOWN OF CHARLTON

Driveway

	Municipal Boundary
	Target Parcel
	2010 Tax Parcel
	Stream
	DEC Regulatory Wetland
	100' DEC Regulatory Wetland Setback
	DEC Regulatory Wetland Checkzone
	NWI Wetland
	100 Year FEMA Floodplain
	Water

Palmer

**Town of Ballston
Parks & Recreation Committee**

Comparison of Top Three Properties Under Consideration

Property	Pros	Cons	Misc.
Lang	<ol style="list-style-type: none"> 1. Beautiful forest 2. Trails already cut 3. Multiple use potential 4. Great main road access 5. Near Village 6. Best price per acre 7. Will permit reserves for maintenance 8. Covers different area of Town 9. Fields & Old growth 	<ol style="list-style-type: none"> 1. May be wet 2. May need a lot of work depending on plans 3. More rural 4. Northern part of Town 	<p>Acres 100 Cost \$600,000.00</p> <p><u>\$6,000.00 per acre</u></p>
Clark	<ol style="list-style-type: none"> 1. Near neighborhoods 2. Attached to existing park 3. Would have most \$ available for maintenance 4. Multi-use potential 5. Woods & fields 6. Path (wet) to Jenkins 	<ol style="list-style-type: none"> 1. Puts 2 parks in one place 2. Neighbor concerns 3. wet in back 4. Possible Administrative Issues see pg. 7, sect 3b, 3c 5. Potentially limited usership - more people would use 2 parks 	<p>Acres 52 Cost \$412,000.00</p> <p><u>\$8,000.00 per acre</u></p> <p>Does the committee want to consider purchasing the house-51 acres for \$650,000.00?</p>
Palmer	<ol style="list-style-type: none"> 1. If we buy 3 parcels, the park would have a lot of land. 2. On snowmobile trail 3. Reasonably flat 4. Fields 	<ol style="list-style-type: none"> 1. 3 different parcels 2. Needs road built and maintained by Town 3. Far west in Town 4. Limited woods for walking 5. Best land is in back 6. Portion that's wet 7. A lot of costs to start programming 9. Contingencies in place 	<p>Acres 106.67 total</p> <p>3 options</p> <p>A. 106.67 acres = \$850,000.00</p> <p><u>\$7,968.50 per acre</u></p> <p>B - 80 acres = \$560,000.00</p> <p><u>\$7,000.00 per acre</u></p> <p>C - 55 acres = \$495,000.00</p> <p><u>\$10,102.04 per acre</u></p>

TOWN OF BALLSTON PARKS & RECREATION COMMITTEE

Properties offered for consideration - Diamond/Anchor Park

Landowner	Property Address	Acreage	Notes
Mr. Robert Pustolka	284 Middleline Rd.	90 to 100 Acres	REMOVED FROM CONSIDERATION
Mr. Jan Lang	Mann & Garrett or Middleline Rd.	35-100-49 Acres	3 possible parcels
Mr. & Mrs. Mark Little	Littles Road	90 Acres	
Mr. Christian Carpico	Goode Street	19.9 Acres	
Mr. Tom Kramlick	Whites Beach Rd. / Rte. 50	30-30 Acres	2 possible parcels
Mr. Frank Pansie	Middleline & Chatham	45 Acres	REMOVED FROM CONSIDERATION
Mr. Anthony J. Cichy	Lake Rd. w/ Lake access	16.6 Acres	
Mrs. Janet Clark	Scotchbush-Kelly Meadow	52 Acres	
Mr. Bill Wigley	Lake Rd.	29.3 Acres	
Mrs. Penny Heritage	Chariton Rd	106.67-80-55 Acres	3 possible purchase options
Mr. Grupe	Finley Rd. & Rte. 67		
Fremantle-Crewe	Rt. 146A	22 Acres	NO INTEREST IN SELLING