



Trails & Open Space Committee

Thursday, July 7, 2022 4PM
40 McMaster Street, Ballston Spa, NY

Chair: Joe Grasso

Members:

Eric Connolly
Ed Kinowski
Kevin Tollisen
Matt Veitch-VC

- I. Welcome and Attendance
- II. Approval of the minutes of the June 9, 2022 meeting.
- III. Amending Resolution 282-2021 to reduce the total project cost to the Town of Corinth for the preservation of the LeClair Preserve accredited by the Farmland/Open space preservation grant program
- IV. Updates: County Forestland - Zim Smith Trail Updates - County Grant.
- V. Other Business
- VI. Adjournment



SARATOGA COUNTY
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

JASON KEMPER
DIRECTOR

TOM L. LEWIS
COUNTY PLANNING BOARD
CHAIRMAN

MEMORANDUM

To: Trails and Open Space Committee Members

CC: County Administrator's Office
County Attorney's Office
Clerk of the Board of Supervisors

From: Jason Kemper, Director of Planning and Economic Development

Date: June 30, 2022

RE: July 2022 Trails and Open Space Meeting

Amending Resolution 282-2021 for the Town of Corinth Open Space on LeClair Preserve

In 2021, the Town of Corinth received a Farmland Open Space Grant for the LeClair Preserve, recently Saratoga PLAN notified the county that the property was getting ready to close and they were seeking reimbursement. The 2021 grant award from Saratoga County is \$32,900 for the donation of 132 acres (of the 157-acre parcel) with a total project cost of \$387,900. There are two changes being proposed for approval from the original resolution (282-2021). First, during the survey it was discovered that approximately 5 acres of the parcel was owned by someone else and in addition the landowner has added a buffer from the donated land to the retained parcel. As a result, the donated parcel will decrease from approximately 132 acres to 127.5 acres. Secondly, Saratoga PLAN is requesting that since this is a 100% donation and no appraisal was conducted for the charitable deduction, the assessed value of the parcel is to be used in the place of an appraisal (that is typically required) for the final reimbursement. Using the accepted assessed value on the land and applying it to the 127.5 acres the land has a donation value of \$126,863. This is the most conservative approach in establishing the land value for donation. The total project cost will therefore be reduced to \$184,743 (from \$387,900), still well within the parameters of the program. This amendment to the total project cost is outside of the parameters allowed in the original resolution and therefore requires Board to amend the resolution. I have attached the PLAN correspondence relating to this request.

County Forestland / Zim Smith Trail Updates/County Grant Updates

- There are currently 5 pending (down from 6) Open Space/Farmland Protection Projects being administered by the Planning Department. The Town of Halfmoon/Floud project has been submitted for payment. The 2021 Town of Corinth/LeClair Preserve Project has initiated the reimbursement request process and if the resolution is amended, they will be seeking reimbursement.
- There is currently 16 pending Trail Projects being administered by the Planning Department.
- The 2022 Trail Grant Application (due July 20th) and 2022 Farmland Protection and Open Space Grant Application (due September 16th) have been released; one Trail Grant Application has been received to date.
- The Saratoga County Soil and Water District assisted with some slope stabilization and willow shoot plantings on the Zim Smith Trail, the Planning and Economic Development Department would like to thank them for the assistance. I have attached some images of the work area for your reference.
- Saratoga County was recently notified that its Zim Smith Trail North Extension was awarded two competitive grants of Federal Aid monies administered through NYS DOT. The first award comes through the process of updating CDTC's Transportation Improvement Program (TIP). As part of this update process, the County was awarded \$500,000 towards the Design work associated with the Zim Smith Trail's entire North segment (from Oak Street in Ballston to the Spa State Park in Saratoga Springs). In addition, the County was notified that it was the recipient of \$1,497,984 under Federal Highway Administration Transportation Alternatives Program (TAP) which is administered through DOT. The awarded funds will be used to complete the first phases of the proposed North Extension of the current Zim Smith Trail. The two segments associated with this funding will extend the trail from its current terminus at Oak Street to its connection at Malta Avenue. These are identified as Segment 1 and Segment 2 in the Feasibility Study that was completed on the trail. A diagram of the segments taken from the Study is attached to this memo for review.
- Ongoing discussions with NYS Parks, Town of Moreau, and the connection to the County Forestland in Moreau and Moreau Lake State Park.



TO: Saratoga County, Saratoga PLAN Property Files

FROM: Maria Trabka, Special Projects Manager

DATE: June 14, 2022

RE: Curtis Preserve Estimate of Land Donation Value

Patricia LeClair is donating her 127.51-acre property in fee simple title to Saratoga PLAN for a nature preserve to be owned and managed by PLAN for public benefits as the 'Curtis Preserve.' Saratoga County is contributing \$32,880 in open space funds (via the Town of Corinth) for transaction costs. The Nature Conservancy and private cash donations are also contributing toward the project costs.

The landowner does not intend to claim a charitable deduction for the land donation, nor is Saratoga PLAN providing compensation to the landowner for the land. However, the County and Saratoga PLAN wish to place an estimated value on the donation for their records and seek reimbursement. For this purpose, Saratoga PLAN is proposing the assessed value of the land will be used as the basis for the donation and the proof for reimbursement.

According to County records, the assessed value of the land is \$151,300 or \$995 per acre for a 152-acre parcel. In the process of conducting due diligence, it was discovered that 5 acres on the northwest corner belong to someone else. The parcel was also reconfigured through a town-approved lot line adjustment so that the donor could retain additional acreage for her adjacent residential lot to buffer her home from the donated land, which will eventually allow public access under PLAN's ownership. The resulting parcel being conveyed, after these adjustments, encompasses 127.5 acre.

Using the \$995 per acre assessment as the land value, the 127.5-acre land donation has a value of \$126,863, resulting in a final project budget of:

Curtis (LeClair) Preserve							
127.5 acres							
Town of Corinth							
	Original	Actual	Difference	Funding Sources			Total
				County	TNC	Private Funds	
Property Value	330,000	126,863 *		0	0	126,863	126,863
Title Search	750	605		605	0	0	605
Title Insurance	750	1,285		1,285	0	0	1,285
Appraisal	0	0		0	0	0	0
Survey	14,000	15,000		15,000	0	0	15,000
Environmental Assessment	2,000	1,950		1,950	0	0	1,950
Ecological Assessment	3,000	2,700		2,700	0	0	2,700
Management Plan	1,000	1,000		1,000	0	0	1,000
Legal	3,000	2,000		2,000	0	0	2,000
Recording and Closing Fees	400	340		340	0	0	340
Project Management	8,000	8,000		8,000	0	0	8,000
Stewardship Fund	25,000	25,000		0	25,000	0	25,000
Transfer Tax	0	0		0	0	0	0
Subtotals	387,900	184,743	203,157	32,880	25,000	126,863	184,743
			52.4%	18%	14%	33%	

PLAN respectfully requests consideration of a budget amendment and revised resolution by the Board of Supervisors to reflect the final budget.



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Notes

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Municipality of Corinth			
SWIS:	412689	Tax ID:	86.-1-25.12
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Taxable
Address:	Rt 9N		
Property Class:	322 - Rural vac>10	Site Property Class:	322 - Rural vac>10
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	R3 -	Bldg. Style:	0
Neighborhood:	26189 -	School District:	Corinth
Property Description:	Lot 2		
Total Acreage/Size:	152.00	Equalization Rate:	---
Land Assessment:	2022 - Tentative \$151,300 2021 - \$151,300	Total Assessment:	2022 - Tentative \$151,300 2021 - \$151,300
Full Market Value:	2022 - Tentative \$151,300 2021 - \$151,300		
Deed Book:	1618	Deed Page:	51
Grid East:	662090	Grid North:	1597503
Special Districts for 2022 (Tentative)			
Description	Units	Percent	Type Value
FD018-Corinth fire pro	0	0%	0

Photographs

No Photo Available

Documents

No documents found for this parcel

Maps

[View Tax Map](#)
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[View in Bing Maps](#)
[Map Disclaimer](#)

Special Districts for 2021

Description	Units	Percent	Type	Value
FD018-Corinth fire pro	0	0%		0

Land Types

Type	Size
Undeveloped	1.00 acres
Residual	151.00 acres

Zim Smith Trail Slope Stabilization – Saratoga County
Soil and Water Conservaton District



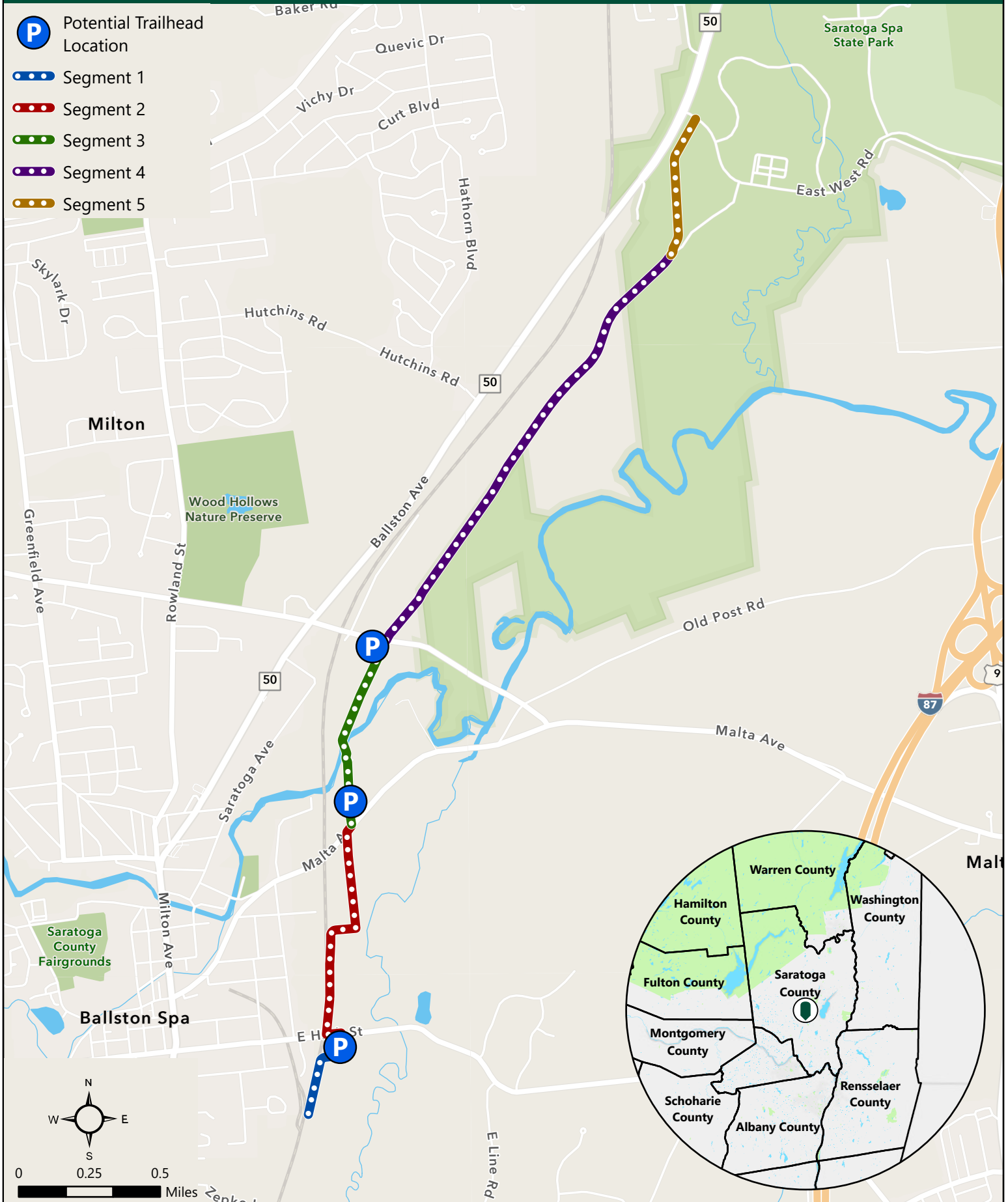
Zim Smith Trail Northern Extension

Segment Summary Map



GPI

- Potential Trailhead Location
- Segment 1
- Segment 2
- Segment 3
- Segment 4
- Segment 5





SARATOGA COUNTY

AGENDA ITEM REQUEST FORM

TO: Steve Bulger, County Administrator
Ridge Harris, Deputy County Administrator
Michael Hartnett, County Attorney
Therese Connolly, Clerk of the Board
Stephanie Hodgson, Director of Budget

CC: Jason Kemper, Director of Planning and Economic Development
Bridget Rider, Deputy Clerk of the Board
Matt Rose, Management Analyst
Clare Giammusso, County Attorney's Office
Audra Hedden, County Administrator's Office

DEPARTMENT: Department of Planning & Economic Development

DATE: 6.30.22

COMMITTEE: Trails & Open Space

RE: 2021 Town of Corinth Open Space Project Award

1. Is a Resolution Required:

Yes, Other

2. Proposed Resolution Title:

Resolution amending Resolution 282-2021

3. Specific Details on what the resolution will authorize:

Resolution will authorize a reduction in total project cost for a 2021 Farmland/Open Space grant award to to the Town of Corinth authorized via Resolution 282-2021. The original resolution will need to be amended to reflect the actual project costs and slight reduction in acreage.

This column must be completed prior to submission of the request.

County Attorney's Office
Consulted

4. Is a Budget Amendment needed: YES or NO
 If yes, budget lines and impact must be provided.
 Any budget amendments must have equal and offsetting entries.

County Administrator's Office
 Consulted

Please see attachments for impacted budget lines.
 (Use ONLY when more than four lines are impacted.)

Revenue

Account Number	Account Name	Amount

Expense

Account Number	Account Name	Amount

Source of Revenue

Fund Balance	State Aid	Federal Aid	Other

5. Identify Budget Impact:

No Budget Impact. Funds are included in the Department Budget

- a. G/L line impacted
- b. Budget year impacted
- c. Details

6. Are there Amendments to the Compensation Schedule?

YES or NO (If yes, provide details)

a. Is a new position being created? Y N

Effective date

Salary and grade

b. Is a new employee being hired? Y N

Effective date of employment

Salary and grade

Appointed position:

Term

c. Is this a reclassification? Y N

Is this position currently vacant? Y N

Is this position in the current year compensation plan? Y N

7. Does this item require hiring a Vendors/Contractors: Y N

a. Were bids/proposals solicited: Y N

b. Type of Solicitation

c. Is the vendor/contractor a sole source: Y N

d. If a sole source, appropriate documentation has been submitted and approved by Purchasing Department? Y N N/A

e. Commencement date of contract term:

f. Termination of contract date:

g. Contract renewal and term:

h. Contact information:

i. Is the vendor/contractor an LLC, PLLC or partnership:

j. State of vendor/contractor organization:

k. Is this a renewal agreement: Y N

l. Vendor/Contractor comment/remarks:

Human Resources Consulted

Purchasing Office Consulted

8. Is a grant being accepted: YES or NO

County Administrator's Office Consulted <input checked="" type="checkbox"/>
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a. Source of grant funding:

b. Agency granting funds:

c. Amount of grant:

d. Purpose grant will be used for:

e. Equipment and/or services being purchased with the grant:

f. Time period grant covers:

g. Amount of county matching funds:

h. Administrative fee to County:

9. Supporting Documentation:

- Marked-up previous resolution
- No Markup, per consultation with County Attorney
- Program information summary
- Copy of proposal or estimate
- Copy of grant award notification and information
- Other Draft resolution provided to County Attorney Office

10. Remarks:

See attached memo for complete description as well as documentation from Saratoga PLAN



SARATOGA COUNTY BOARD OF SUPERVISORS

RESOLUTION -2022

Introduced by :

AMENDING RESOLUTION 282-2021 TO REDUCE THE TOTAL PROJECT COST TO THE TOWN OF CORINTH FOR THE PRESERVATION OF THE LeCLAIR PRESERVE ACCREDITED BY THE FARMLAND/OPEN SPACE PRESERVATION GRANT PROGRAM

WHEREAS, the Saratoga County Farmland and Open Space Program was established in 2003 to give matching grants to purchase development or other rights or outright ownership of productive agricultural and open space land; and

WHEREAS, pursuant to Resolution 282-2021, this Board awarded a 2021 Farmland/Open Space Preservation Grant in the amount of \$32,900 to the Town of Corinth upon Saratoga PLAN completing a fee title acquisition and land donation of an estimated price of \$2,500 per acre for the purchase of a portion of the LeClair property that comprises approximately 132 acres of mature northern hardwood open space referred to as the LeClair Preserve (Tax Parcel 86.-1-25.12). Total project cost is estimated at \$387,900. The balance of the project costs is to be paid by a combination of a Nature Conservancy Grant and significant donation from the landowner; and

WHEREAS, the original projected costs for the project were estimated at \$387,900; and

WHEREAS, based on the assessed value for the parcel the property value associated with the land donation is \$126,863 and therefore the total project costs are reduced to \$184,743; and

WHEREAS, after the completion of a survey it was determined the total acreage included in the donation is 127.5 acres; and

WHEREAS, the calculated assessed value of 127.5-acres is \$126,862, and

WHEREAS, the reduction in total project costs is greater than the 10% adjustment allowed in Resolution 282-2021; and

WHEREAS, the reduced total project costs are still within the parameters of the Saratoga County Grant Program as the award of \$32,900 is less than 50% of the project cost, now, therefore, be it

RESOLVED, that Resolution 282-2021 is hereby amended to authorize payment to the following municipality for the purpose and upon conditions stated:

1. To the Town of Corinth, a sum not to exceed \$32,900. upon Saratoga PLAN completing a fee title acquisition along with land donation by the landowner for a total project cost of \$184,743 of a 127.5-acre portion of land to place a perpetual conservation easement over the LeClarir Preserve (Tax Parcel # 86.-1-25.12.; and, be it further

RESOLVED, that the foregoing grant amounts may be adjusted by the Trails and Open Space Committee by up to 10% over the total grant amount provided the requirements of each grant are satisfied and sufficient grant monies are available; and, be it further

RESOLVED, that the Trails and Open Space Committee may place such further conditions and requirements on said grants as it deems necessary and advisable to fulfill the intent and purpose of the Farmland Protection and Open Space Preservation Program; and, be it further

RESOLVED, the Chair is authorized to execute any and all agreements and other documents necessary to ensure the fulfillment of said conditions and the transfer of said funds, with such agreements and documents to be subject to the approval of the County Attorney as to form and content.

BUDGET IMPACT STATEMENT: None.



SARATOGA COUNTY

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DEPARTMENT: Department of Planning & Economic Development

DATE: 6.30.22

COMMITTEE: Trails & Open Space

RE: Updates on Trails, Open Space, County Forestland, County Grants, County Forestland, Zim Smith, Etc.

1. Is a Resolution Required:

No, Discussion Only

2. Proposed Resolution Title:

3. Specific Details on what the resolution will authorize:

This column must be completed prior to submission of the request.

County Attorney's Office
Consulted

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- Copy of grant award notification and information
- Other Attached memo

10. Remarks:

See Attached memo on updates