

Issues for the Clifton Park Planning Board, April 11, 2006

Bill Lorensen, 14 Hearthside Drive

- Regarding Buffer Zones
 1. Require Kain Development to **provide a reasonable buffer zone** between current and future properties. (November 28, 2005). *Kain expanded the Hearthside buffer zone from 25 to 50 feet. The Woodridge Court section still has a 25 buffer. This should be increased to 50 feet.*
 2. Require Kain Development to **convert the proposed 50 foot no-cut buffer into a conservation easement**. (February 1, 2006, February 14, 2006). *This recommendation has been accepted by Kain.*
 3. Require Kain Development to **create a 3-4 foot berm on the easement**. (February 1, 2006, February 14, 2006). *In spite of Mr Grasso's concerns, we ask the Board to reconsider the berm to protect surface water from flowing from the new subdivision into existing Hearthside properties. The berm will also provide additional privacy for existing and new residents.*
- Regarding Wetlands Protection
 4. **Perform a field walk** of the site in the Spring, when the wetlands are most evident. (November 28, 2005). *Has the Board walked through these woods? If so, when?*
 5. Require Kain Development to **provide a conservation easement** for those portions of the subdivision that contain wetlands. (November 28, 2005). Require Kain Development to **protect the existing wetlands from pollution** from resident applied fertilizers, pesticides and fungicides. (February 1, 2006, February 14, 2006) *What method of protection will be provided by the builder? And how will the Town enforce this protection?*
- Regarding Clear Cutting
 6. Require Kain Development to **save every mature tree in the forest** that is not in the immediate construction and road areas. (February 1, 2006, February 14, 2006) *Will the Board require a mature tree inventory? What is the effect of 4-8 feet of fill on the trees?*
- Regarding Layout
 7. Require Kain Development to **reduce the number of homes** in the subdivision. (November 28, 2005, February 14, 2006). *Kain has not moved from the original 18 homes. The Planning Board has recommended a reduction in home and a cluster layout. If this land had been included in the western amenity zoning, only 6 homes would be allowed. This area is less than .5 miles from the eastern border of the amenity zoning boundary. Looking at the GIS summary, it is not clear why this forest was excluded in the plan.*
- Regarding a Long Term Bond
 8. If the proposed subdivision is approved **we seek written assurance** from the Town and the Builder that any modification to the current water situation in our neighborhood will be corrected immediately at the expense of the Town and/or

Builder. (October 3, 2005). Require Kain Development to **post a long term bond** that will reimburse any homeowners with adjacent land and future homeowners of the subdivision, for any and all water damage to their property and homes. (November 28, 2005, February 1, 2006, February 14, 2006). *The drainage plan is complex, the area is perennially wet and the water table is high. Who will be responsible for future damage to our homes?*

- Regarding an EIS

9. Require Kain Development to **provide a full Environmental Impact Statement**. (November 28, 2005, December 13, 2005, February 1, 2006, February 14, 2006). *This will provide an objective look at the fragile water, wetland and wildlife situation. Will the Board issue a positive declaration? How many times has the Board ever required an Environmental Impact Statement for a residential subdivision?*