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## Planning Board OKs subdivision

Residents in Clifton Park and Ballston had come out against 16-lot plan

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**CLIFTON PARK --** A 16-lot subdivision on 19 acres off Longkill Road has been granted preliminary approval by the Planning Board despite joint opposition from residents in both the northern part of town and Ballston.

The board OK'd construction for 18.7 wooded acres with wetlands owned by applicant Kain Development Group LLC of New Jersey.

Despite environmental concerns raised by Friends of Longkill (FOLK), a local citizens organization formed in February, the board also issued a negative declaration of SEQRA, meaning no further environmental reviews of the site are required.

FOLK advocates for the protection of local open space and opposes the building project. More than 300 area residents signed a petition opposing the Kain proposal. FOLK wants the town to protect wetlands and contends the Kain land is too wet for a conventional subdivision.

The project is proposed for land abutting Hearthsides Drive and the Country Knolls-Longkill neighborhood in an area zoned residential. FOLK believes the new subdivision could raise already high water tables on neighboring properties.

"We're concerned about the amount of water that we know will come pouring onto our yards and into our basements, whether from above the ground or under the ground," said Bill Lorensen, a Hearthsides Drive resident.

The board approved 16 lots, two fewer than the proposed 18.

Developing the wooded and wet area would allow extensive forest destruction and fragmentation and require massive site filling and grading, neighbor David Gibson said.

"The Planning Board seems to assume all these impacts to the environment are only trivial. Nothing could be further from the truth," Gibson said.

Planning Board Chairman Steve Bulger responded that he was confident that the board's decision to grant preliminary approval was lawful. Former Planning Director Jason Kemper said the application met all town codes and requirements, and the parcel was eligible for the minimum 20,000-square-foot lot requirement.

**The applicants still must make minor revisions to the plan prior to returning for final approval.**

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