

Excerpted from the Clifton Park Planning Board Minutes, October 13, 2004

[2004-047] Kain Development Group, LLC – Proposed (18) lot subdivision, Longkill Road – Conceptual review.

Mr. Frank Fazio, C. T. Male representative and consultant for the applicant, presented this application that calls for the subdivision of 18.69 acres of land in an R-1 zone into (18) lots ranging in size from 20,078 SF to 56,337 SF. The parcel is located on the west side of Longkill Road north of Country Knolls Section #20. The project design shows access to the subdivision via a 60-foot wide right-of-way from Longkill Road that separates into two cul-de-sacs – one to the north and one to the south of the site. Connection will be made to the Country Knolls sewer system. Water will be supplied by the Clifton Park Water Authority. Stormwater will be managed on site. The consultant addressed some of the issues raised by Clough, Harbour, and Associates. He and his client believe that a conventional subdivision lay-out offers the best use of the property and noted that the Town's cluster legislation requires a minimal parcel of 20 acres for such a design. Mr. Fazio also stated that there is a .07 acre wetland disturbance proposed. Negotiations are on-going with the adjoining property owner regarding an agreement to establish a road that would provide access to the existing Wassenaar property as well as the new subdivision.

Mr. Kemper offered a number of comments regarding this application. A sign-off will be required from CK Sanitary as well as from the Clifton Park Water Authority. The project is a Type 1 action under SEQRA and as such coordinated review is required. Saratoga County Planning Board has not yet reviewed the project. A Saratoga County Department of Public Works work permit will be required. A multi-use path should be provided to the athletic fields at Parkside Trail. A site statistics table should be added to the plan which includes lot information, zoning, number of lots, municipal water and sewer connections, etc. The applicant should consider a cluster subdivision layout since it appears that the conventional layout is proposing a number of residences with small rear yards that immediately abut other homes. The Saratoga County Sewer District reviewed the project and submitted the following comments on October 4, 2004: "As presented, connection will be to the existing CK Sanitary System. CK Sanitary will need to accept the flows and sewer system in compliance with Saratoga County Sewer District Rules and Regulations." The Clifton Park Water Authority sent the applicant a letter which outlined the following concerns:

- The connection to the water main in the Woodstead section of Country Knolls is unacceptable. Connection must be made to the end of the 16-inch water main at the intersection of Woodstead Road and Longkill Road. The main will be required to be 16-inch Class 50 ductile iron with the CPWA paying the difference in cost between installation of 8-inch versus 16-inch pipe. Difference in cost of installation to be determined through bidding process.
- Hydrant proposed for Lot #5 should be moved to the property line between Lots #4 and 5.
- Two valves should be located on the tee at the intersection of the two cul-de-sacs and the main road coming into the subdivision. These valves should be situated on the cul-de-sac sides of the tee

Mr. Grasso presented the comments offered by Clough, Harbour, and Associates following engineering review of the propose project plan. He stated that although the general subdivision design is acceptable and in conformance with the Town's subdivision regulations, a cluster layout should be considered. A number of lots have short rear yards that back up to

other lots. This typically results in poor lot arrangements that compromise privacy. It appears that the same number of lots and less road could be created with 100 foot wide lots and a generally "T" configured road layout that bisects the site. Mr. Grasso expressed concern for the close proximity of the proposed house sites to the wetlands on Lots #12, 13, and 16. Reduction in the proposed density appears warranted. It is more desirable to provide the routing of proposed water mains along public right-of-ways rather than between lots as shown. Since the front and rear setback lines for Lot #5 do not provide enough room for the typical lot development of a deck, shed, or pool, it would appear that this lot should be reconfigured or eliminated. The subdivision plan should identify the future owners of the lot containing the proposed retention basin and Lot #3 located to the north of the proposed town road. With the development of the town road, the lands of Wassenaar will become a corner lot. Setback lines and any structures located on the parcel should be shown on the plan to confirm the lot will conform to zoning regulations. The southern right-of-way line of the proposed town road does not connect to Longkill Road. A portion of the existing driveway of Parcel 1 Lands of Wassenaar is located on the proposed Lot #1. The proposed property line should be revised to eliminate any encroachments. All proposed easements should be shown on the plan. Utility easements shall be a minimum of 30' in width. The sight distance at the proposed roadway location should be verified. A Full Environmental Assessment Form should be provided. The proposed project appears to be an "Unlisted" action pursuant to SEQR, and as such, coordinated review is optional. Involved agencies are expected to include the following: Town of Clifton Park Planning Board – Subdivision Approval; NYSDEC – Wastewater Disposal System Approval; NYSDOH – Water Supply System Approval; Saratoga County Sewer District #1 – Sewer Connection Permit; Saratoga County Planning Board – Section 239 Referral. Mr. Grasso acknowledged that Mr. Fazio did address a number of the comments issued by Clough, Harbour, and Associates. He emphasized the importance of revising the proposed lay-out to make the project more appealing to potential property owners.

Mr. O'Brien listed the comments prepared by the ECC. The applicant must indicate the total amount of wetland that will be impacted by the project. Extensive buffering should be retained along existing property lines to reduce potential impacts to surrounding residents. The ECC notes that the project may have significant environmental impacts and recommends that the applicant complete a long Environmental Assessment Form for Planning Board and ECC review.

Mr. Bulger found the project lay-out undesirable and asked the applicant to consider clustering or an alternative lay-out. He asked that no-cut buffers and clearing-limit lines be established to provide screening and privacy for future homeowners. Mr. Larkin asked about the parcels shown on the Wasserman parcel. His main concern, however, was to determine if the Town should provide a future connection to the lands to the north. Since the Town of Ballston lies directly north of the parcel, Mr. Kemper will contact town officials to determine if they are interested in establishing such a future road connection.