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Steven Bulger, Chairman
Clifton Park Town Planning Board
One Town Hall Plaza
Clifton Park, NY 12065

April 6 2006

**Subject: Disturbing Plans - Kain Development Group, LLC Proposed (18) lot subdivision,
Longkill Road, Town of Clifton Park**

Dear Mr. Bulger,

This is our fourth letter addressing concerns that we have regarding the proposed 18 lot subdivision on Longkill Road. Our first letter, dated October 3, 2005, addressed our broad worries about loss of privacy, disruption of wildlife habitats and possible disturbance of the fragile water situation in the vicinity of and throughout the proposed subdivision. Our second letter, dated November 28, 2005, focused on wetlands issues and water table concerns. In that letter, we asked the Planning Board to consider eight specific actions to assure us and our neighbors that our investments and quality of life will be protected. The third letter, dated February 1, 2006, listed five new specific action items. At the February 14, 2006 Planning Board Meeting, we illustrated, in our presentation to the Board, the severity of the water situation in the proposed subdivision.

Now, after the public hearing on February 14, 2006, our anxiety over this project has reached new heights. At that Valentine's Day Meeting, the New Jersey based Kain Development LLC shocked us with the grading plan for the project and with their plan to clear cut 95% of the forested land in the subdivision.

Some supporting facts:

1. In our first letter, October 3, 2005, we predicted, ***“Because of the high water table and wetlands, in all likelihood, the new builder will not be able to excavate for some of the foundations.... In the new subdivision, he will also need to backfill, creating sloping ground towards Hearthside Drive backyards.*** The Kain project grading plan shows that fill ranging from 2 feet to eight feet will be necessary throughout the subdivision.
2. From the February 14 ECC comments, ***“the applicant’s EAF calls for the removal***

of vegetation from 17.75 acres of the 18.7 acre parcel or 95% of the land area since this is not in keeping with the construction practices employed in the neighboring subdivisions where native vegetation has been retained and protected.” This shows that this out-of-state developer is insensitive to the types of development we expect in Clifton Park.

3. Also on February 14, even though the developer's engineer Mr. Fazio stated, ***“The wetlands have been delineated, flagged, and reviewed by the ACOE. The applicant is awaiting a sign-off letter from this agency.”***, we understand that because the Army Corps of Engineers has received a number of ***“reasoned letters”***, that the ACOE may conduct another visit to the subject subdivision before they issue a sign-off letter on the wetland delineation.
4. Lastly, an analysis of the developer's grading plan shows the severity of the situation and his disregard for the impact of his plan on neighboring properties. In **Figure 1**, we have annotated the grading plan to show the relative change in elevation of the new subdivision relative to established residences. The blue squares show the elevation of the proposed homes. The blue circles show the elevations of the existing properties, and the red numbers show the elevation changes, The grade changes relative to neighboring properties range from 2 feet to 8 feet!

To be honest, at the start of this process, everyone knew that there were challenges in this project. In spite of the obvious water related issues and the impact of the project on the neighborhood, we hoped that the Town and the developer could provide solutions that addressed long time Clifton Park resident concerns while providing a reasonable business opportunity for the developer. However, as more details are revealed through the planning process, it is clear that this New Jersey based developer does not understand nor care about the gravity of the situation. This out-of-state developer has been poorly advised on the project. **Now, we feel strongly that this project should be rejected in its entirety.**

Sincerely,

Cc: Planning Board Members
Jason Kemper, Town Planner
Jennifer Viggiani, Open Space Coordinator
Mike O'Brien, Environmental Specialist
Environmental Conservation Committee
Phil Barrett, Town Supervisor
Julia Stokes, Saratoga P.L.A.N.

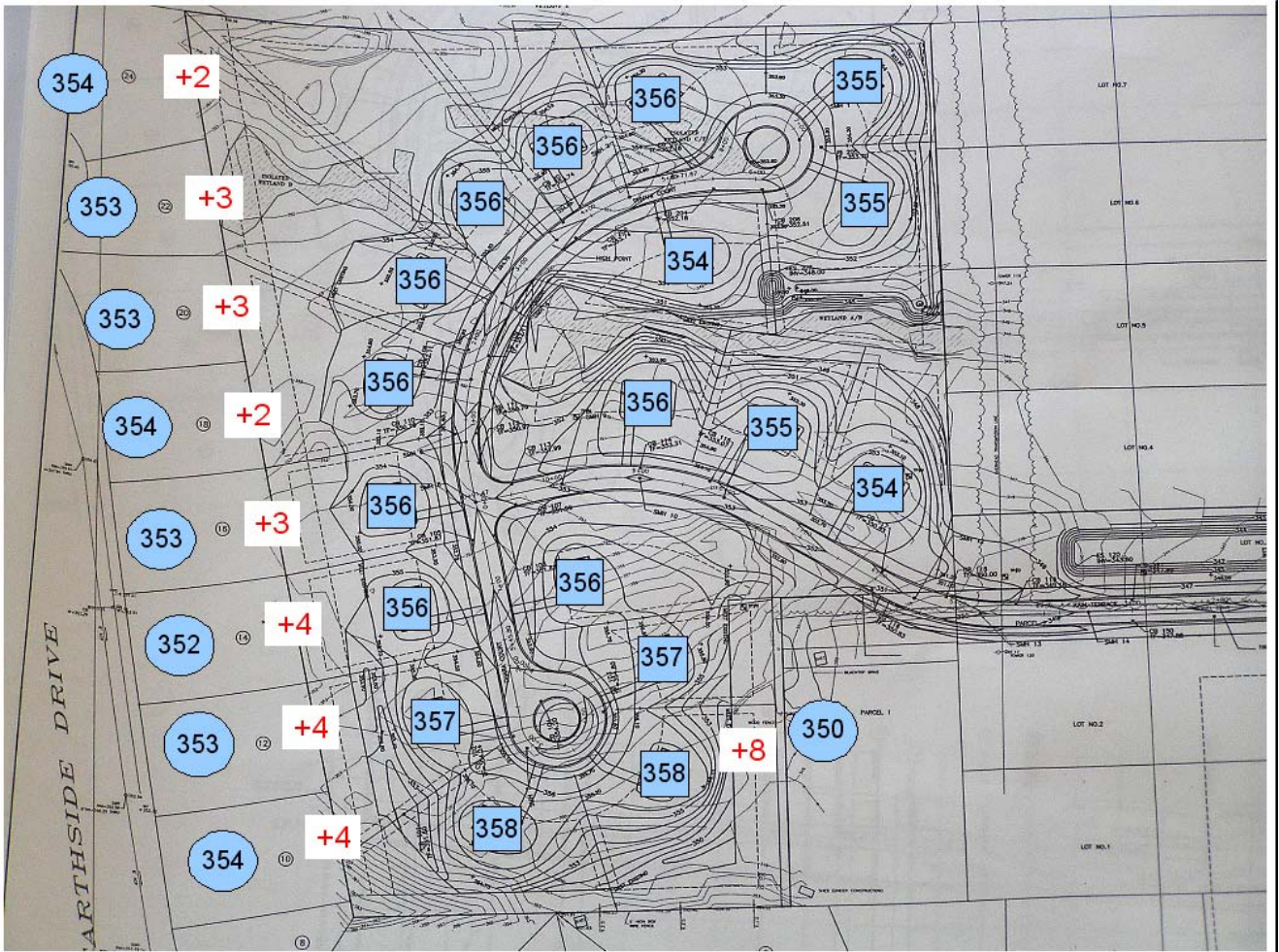


Figure 1: Annotated Grading Plan.