

Subject: Abele Woods Wetland Issues

To: Ballston Town Board

December 30, 2014

I live at 14 Hearthiside Drive, Ballston Lake in the Town of Clifton Park. This is the Longkill section of Country Knolls. My wife and I built this Van Patten house in 1970. Our house borders the Longkill subdivision, now called Kain Preserve. Our home is also a short distance from the proposed Abele Woods PUDD in the Town of Ballston.

Our northern Clifton Park area has experienced serious water issues since it was constructed in 1970. These problems are due to a high water table and extensive nearby wetlands. These wetlands are visible on the National Wetland Inventory maps. I can attest to the accuracy of these maps since my backyard floods each spring. The high water table requires that I have two sump pumps running in the spring and any time we have extensive wet weather.

The new Kain Preserve is also experiencing water issues. The original storm water infiltration basin, designed and approved by CT Male, was unable to perform as the experts predicted. A design that was to drain after each storm, never drained. In fact, the basin overflowed after the first large rain event in the summer of 2013. The water table was higher than test pits predicted. That infiltration basin has recently been converted to a retention pond. The Town of Clifton Park has acknowledged the flaws in the original design and has kept pressure on the developer to remediate the problems.

The wetlands behind our home are just a small portion of the much larger wetlands to the north that exist in the proposed Abele project. These wetlands are classified as seasonally flooded, with surface water present for extended periods, especially early in the spring. As a long term resident, I can attest to the seasonal nature of the wetlands as each spring, large portions of the forest are wet and sustain an active population of water species such as wood frogs, peepers and wood ducks. Usually by mid-summer, the wetlands appear to be dry.

Even non-experts can appreciate the extent of the wetlands to the north of my property. The large wetland area visible on the National Wetland Inventory Map is arguably the largest contiguous wetland in the southern part of the Town of Ballston.

I understand that the proposed Abele project will require as many as seven retention ponds. I assume they will be similar in size to the existing large ponds

in Timber Creek. But, Timber Creek is dry compared to the undeveloped area to be developed in this PUDD. The homes in the new area will be placed directly on the wetlands.

I ask the Town of Ballston Town Board to reopen the public hearing regarding the Abele project and consider a positive SEQR declaration since this project has significant environmental impacts and should require the preparation of an EIS.

The Town should protect the current and future homeowners in this area from future water-related problems. Few property owners perform proper due diligence before they buy a home. Certainly the Town has the power and obligation to perform a thorough review of such a large project.

Thank you,

Bill Lorensen