

PETITION

Statement of Purpose

One of the last undeveloped woodlands in northern Clifton Park, with access off Longkill Road, is now imminently threatened with intensive development by Kain Development, LLC of New Jersey. This subdivision plan will be subject to public comment and hearing before the Clifton Park Planning Board on February 14, 2006. This land's forest has important public health, open space and recreational values. The land is inherently unsuited for intensive development due to the presence of high water tables, ponded conditions, federal regulated wetlands, dense forests, breeding frogs, valuable wildlife including a state listed threatened butterfly, and immediate neighbors whose health, homes and property values would be threatened by such intensive development. There is no land conservation plan whatsoever proposed for this subdivision now before the Clifton Park Planning Board.

Therefore, the undersigned constituting Friends of the Longkill (FOLK), other town residents, and those who work or utilize services in the Town of Clifton Park hereby petition the Clifton Park Planning Board and Town Board:

1. To consider these lands as a sensitive area, being colored in red and shown as wetland on the Ecological and Water Resources Map, Appendix D in the duly adopted Town of Clifton Park Open Space Plan (January, 2003).
2. To prevent Kain Development of New Jersey from proceeding with its current conceptual design which would negatively alter the entire 18-acres off Longkill Road with 18-house lots, access roads, driveways, cul-de-sacs, drainage swales, sewage and water lines,
3. To require an Environmental Impact Statement from the developer.
4. To require an alternative conservation design to this subdivision that permits fewer, less consumptive, better designed building lots and footprints in harmony with the land's wet condition, sensitive natural resources and neighbors.
5. To work with the owner/developer and conservation groups to conserve at least fifty percent of this forest, excluding wetlands and perennially wet pools, as a protected commons or preserve owned by the town or protected by a conservation easement held by the town or by a responsible holder of the easement. Conserving fifty percent of developable upland acreage is a recognized standard for conservation and open space design of subdivisions.