

**TOWN OF BALLSTON
PLANNING BOARD**

Monthly Meeting: October 25, 2017

Present: Jeffrey Cwalinski, Chairman
Audeliz Matias
John VanVorst
Daniel Shorey
Laura Muschott, 2nd Alternate
Brian Theriault, Building Inspector
Sophia Marruso, Senior Planner/Storm Water Management Officer
Peter Reilly, Esq.
Members of the General Public

ABSENT: James DiPasquale
Patrick Maher
Nicole Rodgers, 1st Alternate
Kathryn Serra, PE, Town Engineer

Chairman Cwalinski called the October 25, 2017 meeting to order at 7:30 p.m. and led the Pledge of Allegiance. Chairman Cwalinski reviewed the agenda.

Chairman Cwalinski asked for corrections to the September 27, 2017 minutes.

MOTION: Mr. VanVorst made a motion to approve the September 27, 2017 minutes as written. Mr. Shorey seconded the motion and all presented voted in favor. **CARRIED.**

Chairman Cwalinski stated the November Planning Board will be held on Wednesday November 29, 2017 and the December Planning Board meeting will be held on Wednesday December 20, 2017 at 7:30 p.m.

OLD BUSINESS:

Michael Bracht
217 Middleline Road; 227.-2-41.111
Minor Subdivision – 4-lot subdivision

Terry Humiston, PLS was present on behalf of the applicant.

Mr. Humiston stated he was before the Board with a concept plan two months ago.

The project consists of 19 acres with an existing home and driveway. The proposal is to subdivide the 19 acres into four lots allowing for three new homes; two in the rear with a common shared driveway and one lot in the front.

Mr. Humiston stated the lots average 4-acres in size and meet the 80,000 square foot zoning requirement.

Mr. Humiston stated since the last meeting, the survey is current; adding a building and a couple of existing structures on the property.

The topography is current; actual field measurements.

The NYSDEC and ACOE have been delineated, allowing the 100' buffer to the NYSDEC wetlands.

Mr. Humiston stated test pits were performed on four sites.

Mr. Humiston stated the plans show a house, septic system, wells and driveways for each of the three proposed lots.

Mr. Humiston stated since the common shared driveway is over 500'; a pull-off is required and is shown on the plan.

Mr. Humiston stated additional soil investigations notes were added to the plan.

Mr. Humiston stated the following notes are shown on the map "A specific plot plan, specific soil test and a design septic system at application of building permit", Right to Farm Law, Water Contingency Note prior to issuance of building permit, a detail for the two stabilized construction entrances and a silt fence detail for the 100' buffer along the NYS DEC wetlands so no siltation gets into the Mourningkill Creek. The two culverts for the driveways will have to be approved by Saratoga County DPW at the time of curb cut.

Chairman Cwalinski opened the public hearing at 7:36 p.m.

Mary Hogan, 223 Middleline Road (see enclosure)

Bob Strazewski, 206 Middleline Road stated when Middleline Road was redone it cut his water off at his house, water is a huge problem; no one told him this would happen when Middleline Road was redone - it had shut all the water off at his house having to tap into another well; we are going to run out – this is a huge issue across the country with water.

Chairman Cwalinski closed the public hearing at 7:46 p.m.

Ms. Matias stated the concerns of water are valid and important, but doesn't know what we can do as a Planning Board.

Chairman Cwalinski stated he did not know if the Board could do anything as a Planning Board.

Chairman Cwalinski stated when you buy a piece of property and drills a well, you assume all risks.

Mr. Humiston stated the note (Contract Addendum) on the plan states "If I choose to buy this property and can prove that I can get water before I buy." If these lots were not serviceable by private water, they are saleable by the Building Department and Planning Board.

Mr. Reilly stated the minimum lot size is 4.6 acres; zoning requires 80,000 square feet and are not certainly trying to pack too many homes in there. Mr. Reilly stated water is an issue in many places in the Town, but has a right to develop it, there are proper notes on the map and someone is going to have to drill a well to see if they can find water. Mr. Reilly said to answer your question, there is no liability on the part of the Town certainly or new property owner;

everybody has a right to drill a well and look for water. In fact, they may tap into the same aquifer, is not a liability.

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Ms. Matias seconded the motion and all present voted in favor. **CARRIED.**

Chairman Cwalinski asked if the Board can agree to the 11 questions on the EAF “No or Small impact” the Board agrees.

MOTION: Mr. VanVorst motioned to declare this an **Unlisted Action** under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst made a motion to approve the Subdivision of “Lands of Michael J. Bracht” on the map dated September 30, 2017 to include Park and Rec fees of one thousand dollars per unit payable at issuance of Building Permit. Ms. Muschott seconded the motion and all present voted in favor. **CARRIED.**

Laura Muschott, 2nd Alternate recused herself from the meeting.

Mourningkill, LLC (Smith)
1445 NYS Route 50; 228.-1-8 & 228.-1-7
Lot Line Adjustment

Scott Lansing, PE with Lansing Engineering, Geoff Booth and Jeff Knox were present.

Mr. Lansing stated the overall parcel is approximately 1.6 acres.

The applicant is proposing multi-family units – one building in the front (22) units three stories in height, nine (9) units in the back, and two stories in height.

Mr. Lansing stated at the last meeting, the biggest concern of the Board was one of the proposed variances for green space. Mr. Lansing stated the plan has been modified with a proposed Lot Line Adjustment of the parcel; take 1/10th of an acre and a reduction in units in the back building – applicant originally proposed 10 units, which reduced to nine (9) units. Mr. Lansing stated with that slight adjustment, the parcel meets the green space requirement.

Mr. Lansing stated the applicant is requesting a waiver of the percentage of build-out along the frontage; 60% is proposed; applicant is approximately at 31% for the overall build-out of the frontage - maximized to the greatest extent possible. The parcel comes down to a pie shape and the applicant is providing a secondary access points out hinging off for parking on the side and access; feels it's appropriate for what is proposed for the build-out for the frontage.

Mr. Lansing provided elevations of the proposed buildings, similar in color and architecture.

Chairman Cwalinski stated the Board cannot grant waivers.

Mr. Reilly stated if it's not a mandatory requirement.

Chairman Cwalinski asked where the mailboxes will be located.

Mr. Lansing stated we have not gotten that far yet, but have a lot of different opportunities along the sidewalk; will work with the Post Master on that matter.

Chairman Cwalinski asked the location of the dumpster and garbage cans.

Mr. Lansing stated a dumpster is proposed in the back corner and will be shown on the preliminary plan.

Chairman Cwalinski asked Mr. Theriault to talk to the Fire Department to look at this proposal and give comments back to the Board.

Mr. Theriault stated yes he will talk to the Fire Department.

Chairman Cwalinski opened the public hearing at 7:55 p.m.

No one wished to speak.

Chairman Cwalinski closed the public hearing at 7:56 p.m.

Mr. Lansing asked if the Board can act on the waiver for the percentage of build-out along the frontage.

Mr. Reilly stated it is not mandatory; this Board does have the power to act on or give it a sense that the proposal is ok.

Chairman Cwalinski stated it is an odd shaped lot and does not see how the applicant would meet 60 percent. Chairman Cwalinski asked the Board if they are in agreement. The Board agrees.

Chairman Cwalinski stated the Board is in favor.

Lot Line Adjustment

Mr. Lansing stated there is a slight Lot Line Adjustment to the lot to the south (Schmidt) subdivision and to the (Smith) parcel itself, such that, the lot goes from 1.56 acres to 1.7 acres.

Lot #1 to the south goes from approximately .63 acres to .64 acres.

Lot #3 in the back goes from approximately 5.84 acres to 5.64 acres.

Lot #4 and Lot #1 take a little bit away from Lot #3 so all the area requirements, setbacks and green space is met.

Chairman Cwalinski opened the public hearing at 7:54 p.m.

Christine Nowakowski, 82 Beacon Street asked if there is another driveway that will be coming out, traffic sometimes is pretty fast and with another driveway, there could be a problem. Mr. Booth and Mr. Knox stated this project is not part of Beacon Hill; it's located to the north.

Chairman Cwalinski closed the public hearing at 8:00 p.m.

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Ms. Matias seconded the motion and all present voted in favor.
CARRIED.

MOTION: Mr. VanVorst motioned to declare this an **Unlisted Action** under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Ms. Matias seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst made a motion to approve to the Lot Line Adjustment of the Smith parcel on the map dated October 4, 2017. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

NY Development Group

Kasey Pass; 228.13-1-1, 18, 19

Minor Subdivision – Consolidate the three (3) existing lots to create two (2) new lots

Scott Lansing, PE with Lansing Engineering was present representing NY Development Group. At the time of application, NY Development Group was the applicant for the project. Mr. Lansing stated his firm is working with Pigliavento Builders and will be amending the application to reflect that change.

Mr. Lansing stated the application and materials submitted are all true and accurate.

Mr. Lansing stated this proposal is located in the front portion of the Beacon Hill PUDD in-between Sherman Way and Everson Way, there are two commercial lots in the middle and another to the north. Mr. Lansing stated there have been adjustments to the PUDD to outline different uses within the front lots, which is in accordance with the uses that are outlined in the PUDD.

Mr. Lansing stated the two lots in the middle are proposed to be consolidated – 1.87 acres and 1.93 acres. The existing lot to the north is approximately 9.36 acres -with the consolidation of the two lots in the middle, a small amount of land taken from the north and annexed onto that parcel so all the multi-family units would be on one lot.

Mr. Lansing stated the applicant is proposing multi-family units – nine buildings with 4-units each unit; includes a garage for inside parking.

Mr. Lansing stated water and sanitary sewer are available on the existing roadways and storm water is included on those roadways.

Mr. Lansing stated the greenspace setback is met in accordance with PUDD.

Ms. Matias asked what you mean by multi-family residential.

Mr. Booth stated condominiums "For Sale."

Mr. VanVorst said, "Don't condominiums have their own individual lots."

Mr. Booth stated no, it's all one large parcel, owned by the HOA – "paint-to-paint" – one large parcel and one tax identification; individual tax identifications for each one of those units.

Mr. Reilly stated the Assessor assigns a different SBL for each unit owner.

Mr. Booth stated its individual owners per unit – not apartments.

Chairman Cwalinski asked the price range per unit.

Price ranges will be comparable to Beacon Hill - \$245,000 to \$250,000.

Mr. VanVorst asked how much usable acreage will remain on Lot (A) due to the wetlands and the 100' buffer.

Mr. Lansing stated that lots is approximately 8.72 acres, which includes the Mourningkill Creek, NYSDEC wetlands and a 100' buffer; there is a fair amount of buildable land up on Sherman Way and some square footage left with the PUDD; in the future perhaps, a commercial structure with no plans at this time, and reserve for future commercial development.

Mr. VanVorst asked for an estimate of how much usable land.

Mr. Lansing stated he estimates it is approximately two acres.

Chairman Cwalinski opened the public hearing at 8:08 p.m.

David Marvin, 478 Devil's Lane stated how much is enough, how many trees do we need to cut down, how much water do we need to poison, how much building and how many people do we

need around here before the Board says “this is enough, we don’t need multi-family units.” Mr. Marvin stated he moved out here with his family to live in the country and enjoy the peace and quiet and lives on a quiet road with construction going on either end of it. Mr. Marvin agrees with the Hogan’s in their opposition of that Minor Subdivision. Mr. Marvin said, “When do we as taxpayer’s get to say there are enough people here, please don’t support further development.”

Paul Sausville, 202 Middleline Road stated we can see that area from NYS Route 50 from where we are back off on Middleline Road, which abuts the VanVorst property. Mr. Sausville asked how tall these buildings will be. Mr. Sausville stated he thought when the original PUDD was approved, it was supposed to be businesses in there, but more single-family – in fact, they provided a buffer from the Beacon Hill Development, so it wasn’t quite as obtrusive as far as the views coming off of NYS Route 50 and the neighboring properties off Mourningkill Drive in the back. Mr. Sausville asked how tall these two-story buildings will be.

Chairman Cwalinski asked Mr. Lansing under 40’.

Mr. Lansing replied yes.

Mr. Sausville asked if there are still plans in the PUDD for businesses intertwined with the residential properties or will there be no businesses intertwined with those properties as far as retail.

Mr. Booth stated we had the PUDD amended a couple months ago by the Town Board that the remaining land to the north has the ability to have a small commercial building at some point in time; nothing large.

Joan Signor, 2 Everson Way asked how you would access these condominiums.

Mr. Lansing stated Everson Way, Sherman Way and Kasey Pass.

Ms. Signor stated there is a lot of traffic and kids play there constantly and feels it will be safety issue, kids ride their bikes constantly on Kasey Pass and Beacon Hill and feels it will be a traffic safety issue.

Chairman Cwalinski closed the public hearing at 8:12 p.m.

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst motioned to declare this an **Unlisted Action** under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst made a motion to approve the Minor Subdivision Kasey Pass Multi-Family map dated October 4, 2017. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

Chairman Cwalinski asked the applicant if they want to present anything on Site Plan Review this evening.

Mr. Lansing stated no, the applicant will be preparing the preliminary finals plans relative to water, sewer and usage of the project and will return next month.

Ms. Muschott, 2nd Alternate returned to the scheduled meeting at 8:15 p.m.

Harry & Elizabeth Meehan

22 Silver Springs Lane; 227.-2-85.111

Minor Subdivision – create one (1) new single-family dwelling lot

Dave Bogardus, PLS with Northeast Land Surveyors was present on behalf of the applicants.

Mr. Bogardus stated the parcel consists of approximately 39 acres of land with an existing residence.

Mr. Bogardus stated the applicant is proposing a two-lot subdivision to create one new lot, sell the existing residence and build a new residence with access on Devil's Lane.

Mr. Bogardus stated there is frontage on Devil's Lane and Silver Springs Drive and the new lot would maintain a driveway access to Silver Springs Drive.

Mr. Bogardus stated the Saratoga County GIS shows no wetlands on the parcel.

Mr. Bogardus stated the lot is zoning compliant.

Mr. Bogardus stated the existing driveway has a 25' strip to Devil's Lane.

Mr. Bogardus stated there is an existing 15" ADS culvert.

Mr. Bogardus stated the plan shows the approximate location of the proposed house.

Mr. Bogardus stated two deep test pits have been performed and detailed on the map; soils are conducive to a conventional septic system.

Mr. Bogardus stated the property is affected by two easements – 1 60" wide in two locations to get to the VanPatten property.

Mr. Bogardus stated the topography has been provided from the original survey of the Silver Springs Drive Subdivision.

Mr. Bogardus stated the site distance from the driveway is more than adequate.

Mr. VanVorst asked why the decision to come off of Devil's Lane just because those easements are there, the applicant had the ability to access the lot off of Silver Springs Drive.

Mr. Bogardus stated it's his client's decision to use their existing driveway – there is an existing home and a pond. The applicants did not want to go through that section of property; rather come off of Devil's Lane.

Mr. VanVorst asked if the applicant will still in the future subdivide again because of those easements.

Mr. Bogardus said those easements don't benefit the applicant, they benefit the adjoining property "this easement benefits the neighbor's property; not the applicants property – we own all that property and the easement.

Mr. VanVorst stated it does not prevent the applicant from subdividing again in the future.

Mr. Bogardus stated no.

Ms. Meehan stated there is no plan to subdivide.

Mr. Bogardus stated he had found old plans for Silver Springs Subdivision to develop section 3 and section 4; this is not what the applicant is planning.

Mr. VanVorst stated ok.

Chairman Cwalinski stated the location of the proposed well need to be placed on the map.

Chairman Cwalinski asked if the proposed septic system locations will be placed near the test pits.

Mr. Bogardus stated yes, test pit #2 will be the ideal location for the septic system.

Chairman Cwalinski asked Ms. Dingman, Planning Board Secretary to provide the applicant with verbiage for the Water Contingency Note that needs to be added to the final subdivision map.

Chairman Cwalinski opened the public hearing at 8:21 p.m.

David Marvin, 478 Devil's Lane stated he has an amicable relationship with the applicants and is not completely opposed, but does not want more people around. Mr. Marvin stated that all this drains through his pasture. Mr. Marvin said, "His biggest concern is the Water Engineer who is responsible for this project do serious due diligence when digging, burying and drilling on this project." Mr. Marvin stated he has been to NYSDEC and the Cornell Cooperative Extension and much to his stress can find no legal ramifications to prevent this from being built, but be that as it may, have said his peace.

Chairman Cwalinski closed the public hearing at 8:25 p.m.

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst motioned to declare this an **Unlisted Action** under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Ms. Matias seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst made a motion to approve the Minor Subdivision of "Lands of Harry M. Meehan and Elizabeth M. Meehan" on the map dated 8-16-2017 with the provision that the final map show wells, septic and Water Contingency Note and Park and Rec fee of one thousand dollars per unit payable at issuance of Building Permit. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

AJ Land Ventures, LLC
842 NYS Route 50; 257.-3-25
Site Plan Review – 3250 sq. ft. addition to existing building

Tom Wheeler and Carl Wheeler presented.

Tom Wheeler stated the applicant is proposing a 3,250 square foot addition to existing building.

The addition would be used to store signs.

Mr. Wheeler stated the color scheme would be kept the same as existing.

Mr. VanVorst asked if a sign is being erected on their property.

Mr. Wheeler stated yes.

Mr. VanVorst asked if it the sign is zoning compliant.

Mr. Wheeler stated a permit was received for the sign last year.

Chairman Cwalinski stated question (9) on the SEQR from the applicant answered "NO."

9. Does the proposed action meet or exceed the state energy code requirements?

Chairman Cwalinski asked if it won't meet our energy code requirements.

Mr. Wheeler stated no, it will be the energy requirements - the answer should be "YES."

Chairman Cwalinski stated in the future, any addition of impervious surfaces, another addition or expansion of the parking lot, may require a Storm Water Management Plan.

Chairman Cwalinski asked if the applicants are combining the lots.

Mr. Wheeler stated yes, there are two lots, and proposing to combine the two lots into one lot.

Mr. Reilly asked the applicant if they have spoken to the Assessor about combining the two lots.

Mr. Reilly stated if there is an approval, to make it contingent upon the proper application being made to the Assessor to combine the two lots.

Chairman Cwalinski opened the public hearing at 8:30 p.m.

No one wished to speak.

Chairman Cwalinski closed the public hearing at 8:31 p.m.

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst motioned to declare this an Unlisted Action under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Ms. Matias seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst made a motion that once the applicant fills out the proper forms to combine these lots into one, they would get approval for the proposed addition for A. J. Signs on the map dated 10-4-2017. Ms. Matias seconded the motion and all present voted in favor.
CARRIED.

Curtis Lumber
885 NYS Route 67; 228.3-19.111
Site Plan Review – expand parking lot

Brandon Ferguson, PE with Environmental Design Partnership, LLC presented on behalf of the applicant.

Mr. Ferguson stated the existing parking lot is located on the northwest corner of the parcel behind the café. There are 23 parking spaces, proposing to expand the parking lot to the north to create an additional 23 parking spaces totaling 46 parking spaces.

Chairman Cwalinski stated question (9) on the SEQR from the applicant answered “NO.”

9. Does the proposed action meet or exceed the state energy code requirements?

Chairman Cwalinski asked if the applicant has plans to erect lights for employee parking.

Mr. Ferguson stated no, the question was kind of ambiguous on how to answer. Mr. Ferguson answered “YES” to question (9) of the SEQRA Short Form EAF.

Chairman Cwalinski opened the public hearing at 8:32 p.m.

No one wished to speak.

Chairman Cwalinski closed the public hearing at 8:33 p.m.

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Shorey seconded the motion and all present voted in favor.
CARRIED.

MOTION: Mr. VanVorst motioned to declare this an Unlisted Action under the SEQR process therefore will declare this a Negative Declaration under the SEQR process. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst made a motion for an approval of the proposed parking lot expansion for Curtis Lumber on the map dated 10-2-2017. Ms. Muschott seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. VanVorst made a motion to adjourn. Mr. Shorey seconded the motion and all present voted in favor. **CARRIED.**

Meeting adjourned at p.m. 8:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michelle L. Dingman". The signature is written in a cursive, flowing style.

Michelle L Dingman
Planning Board Secretary

Enclosure

Let me begin by saying that as property owners, we respect the Bracht's right to subdivide their property. Over the years this property has been used for agricultural purposes, recreational purposes like dirt bike racing and target shooting, as an income rental, and for business purposes for material storage and disposal of masonry and construction debris. We recognize that property owner's circumstances may change and they may no longer find value in owning such a large parcel. It appears this is the case. We are under the assumption that all four proposed lots would be sold to individual owners, including the existing home, and that single family homes are proposed on the new lots and would be of the caliber of the new home that was recently built by Bordeau builders on Devils Lane.

We live on the 7.91 acre adjoining property on the northern side of the proposed sub-division, and built our home 16 years ago. We selected this property due to its location in the Burnt Hills School District, lot size, and rural setting and have invested a lot of money and time in our property, and dealing with the heavy soil, poor drainage, and shortage of ground water, as this is where we plan on staying for many years to come. Our concerns with respect to the proposed project are as follows:

1. Water quality and quantity is our primary concern. We have a limited amount of water and had difficulty meeting bank loan requirements with respect to flow rate. We were unable to meet the 5 gallon/min flow rate with our first well which was over 200 ft down, so were required to drill a second and had to combine the flow rates to meet the minimum. Our well ran dry in our first year due to normal usage, so we are extremely careful, not filling bathtubs, not watering gardens or the lawn, and using the Laundromat for multiple loads of laundry during dry spells. Due to careful management, we have managed to exist with current water supplies. Our water is also black due to all the colloidal silica in the water. We have an extensive treatment system in order to settle out the clay and make our water potable.

Water supply was a concern that we raised when Brian Sipe, also an adjoining property owner, proposed adding duplexes to his property at 235 Middleline, however the board approved 2 duplexes in addition to his existing home on his 7 acre property. Water is scarce, as all the units, including his home have water holding tanks during the summer months and beyond, supplying water to make these properties liveable.

Our concern is that when more units are added, the increased pumping of water in the immediate area will lower the water table as our aquifers are already low yielding. It is known that increased withdrawals could cause widespread cones of depression that affect well water supply.

Knowing this is a possibility, who would be responsible if we are negatively impacted? Would this be the town's responsibility, the new property owners, the developer? If we had access to public water this would be a moot point, but that is not the case.

Drainage and a very high water table are also a concern. Due to the heavy soil and water table, we have a raised septic system and the foundation of our home had to be 3 feet above grade. We have done extensive drainage work and yet still fight standing water and saturated ground on areas other than our leach field.

2. Our second concern is the negative impact this would have on our rights as property owners to enjoy and use our property recreationally as we have done and continue to do. Like many of our neighbors, my husband target shoots from time to time; which was another consideration when we selected to purchase the property. The addition of a residence in the northwest corner of the property would take away our right to maintain our current standard of living on this property as we would be out of compliance of the 500 ft distance.
3. Finally, we are very concerned by the initial proposal of a driveway that would serve 2 homes being placed between our home and the existing

dwelling on the property. While we knew that this 19 acre property would most likely be sub-divided at some point in time, we never expected that there would be any development between our property and the existing home. Our home and swimming pool are near that side of our property and there is a buffer of trees that extends from the road up to and slightly past our house, a distance of approximately 600 feet. Putting a driveway, virtually a road, would require removal of the trees eliminating the privacy we currently have, changing the rural character of our surroundings, creating a lot of dust and noise from traffic, and negatively impacting our quality of life and value of our property. We would encourage board members to actually visit our property to realize the full impact, as a drawing or plot plan does not do it justice.

We respectfully ask you members of the planning board to give great consideration and reflect upon the concerns we have raised as this subdivision proposal is evaluated. Our preference would be to have the property remain as a single family home, however, if that is not the case, we hope that an amenable solution can be achieved and that this property can be developed responsibly.