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# FRIENDS OF CLIFTON PARK OPEN SPACE

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www.cpopenspace.org

January, 2008

## Friends Becomes 501C

Friends of Clifton Park Open Space (FCPOS) have completed their 501C3 application for tax exemption status as a corporation. This step will allow the group to pursue available grant money to continue and expand the work we have been involved in over the past 10 years. We wanted to take this time to make a general statement of what we do, and have done, as a group to continue the protection of open space resources of the town and what each of us can do as individual stewards of the land.

FCPOS started as a citizens group concerned about the rapid expansion—both residential and commercial—across the town. We wanted to understand the issues and concerns of the different sectors involved and to suggest possible ways to highlight the value of open space protection in preserving the quality of life in the town, while accommodating the need for growth and vitality.

In 1996 we asked the town to include open space zoning in a pending zoning update. In 1998 we were awarded a small Rural New York grant and hired a consultant to help with the first mapping of resources and identification of special places in the town. These resources included: ***Agricultural districts, Farmland not in agricultural districts, Conservation easements, Land Trust properties, Parks, Streams, DEC wetlands, Aquifers, Recharge areas, Habitat, and Historical sites.*** We presented these findings to the Clifton Park Town Board and worked throughout the review *Cont. pg 2.*

VISIT OUR WEB SITE: [WWW.CPOPENSPACE.ORG](http://WWW.CPOPENSPACE.ORG)

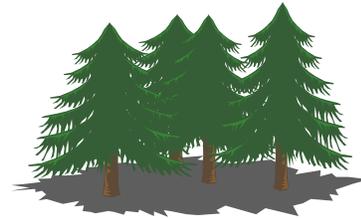
### EXECUTIVE COMMITTEE

Frank Berlin, President

William Koebbeman, Vice President

Ray Seymour, Secretary

Margaret Catellier, Treasurer



Keep the "Park" in Clifton Park..

## XAR Subdivision Proposal

On September 22, 2007 the Planning Board opened a public hearing regarding the XAR proposal to subdivide a parcel of land located between Route 9 and Wood Road into nine (9) separate commercial/industrial lots (proposal 2005-063). Additionally, this parcel bordering Wood Road, is the only connection between the country-wide Zim Smith trail and the northern loop connection to the Clifton Park trail system. We understand that the board has continued the public hearing due to a number of unanswered questions.

Friends would like to acknowledge and applaud this decision. As a general principle, notwithstanding its current zoning designation as Light Industrial, Friends considers the Wood Road corridor one of the most environmentally sensitive areas of the town. It is from this perspective that we offer to the Board concerns and recommendations.

As with other lands in the corridor, the subject area contains wetlands that could restrict future development on some or all of the proposed sites. As important as they are, the presence of the wetlands may not be the only critical environmental issue. Testimony was offered during the public hearing regarding the serious issue of periodic flooding. Storm water run-off, largely from Country Knolls, results in expansive flooding beyond the recognized boundaries of the wetlands. The periodic flooding, because of the high rate of flow, also acts as a flushing agent. We must assume that this run-off also carries many chemical and solid contaminants. In essence, this parcel is serving as a large filter and sponge for waters that eventually empty into Round Lake. What will happen when the large permeable surface areas are replaced with buildings, roads and parking lots? Is it possible for any future applicant to "engineer" an adequate man-made solution? We know that failure to provide for this will result in large quantities of unfiltered flood waters moving faster and more directly into Round Lake. Directly related to this issue is the implementation of new storm water management rules (Phase II) scheduled for January 1, 2008 which will require the completion of a comprehensive storm water plan for a proposal like this. *Cont. Page 4.*

## 501C3 continued.....

of the town's Comprehensive Plan to promote their protection. The town recognized the value of these resources and asked the Town Planner to work with Friends to convert the data into a GIS (Geographic Information System) tool.

We have sponsored speakers, a forum with large landowners & the Town Assessor, walks & tours, and numerous presentations to the Town Board and Town Planning Board on our issues. We received an Environmental Stewardship Award from the Town Environmental Conservation Committee. We were actively involved with the town's Open Space Plan and GEIS (Generic Environmental Impact Statement) studies, lobbied hard for hiring the Open Space Coordinator, spoke at many public hearings, suggested zoning changes. The list goes on.

We can also suggest ways citizens can get involved in doing similar work either within our group or on their own. **Stewardship of the land is important to everyone.**

Almost everyone in the town has important open space resources nearby. Most developments have park districts. Town trails are being added and extended regularly. There are different interest groups for passive and active recreation, for paved and unpaved trails, for river access and for historic preservation. Open space opportunities in the eastern part of town are important to identify. Whatever your

interest may be, we urge you to get involved in making a case for its attention in open space planning.

There are many ways to get involved. We plan to suggest more in the future. But for starters, consider joining our group. FCPOS seeks to continue:

- ***Defining what resources exist in the community***
- ***Maintaining an independent force for advocating protection of those resources***
- ***Publicizing how open space is valuable to our economy as well as our way of life***
- ***Investigating what is possible and what has been done in other, similar towns.***
- ***Being a creative force—generating ideas for consideration by town officials***
- ***Communicating those ideas to the community and facilitating a broad discussion of ideas***
- ***Soliciting active participation by the public in our goals***

Come to one of our monthly meetings (see the schedule under Calendar of Events) or visit us at:

**[www.cpopenspace.org](http://www.cpopenspace.org)**

## Nature Conservancy Makes Recommendations on Non-Invasive Plants for Local Gardeners

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<b>INVASIVE SPECIES</b>	NORWAY MAPLE	CALLERY PEAR	BARBERRIES	AUTUMN OLIVE RUSSIAN OLIVE	BITTERSWEET PORCELAIN BERRY
<b>NON-INVASIVE SPECIES ALTERNATIVES</b>	MAPLES OAKS TULIP POPLAR SWEET GUM BLACK GUM	AMERICAN PLUM REDBUD SHADBUSH FLOWERING DOGWOOD	BRAMBLES ROSES WINTERBERRY HIGH CRANBERRY	SPICEBUSH PUSSYWILLOWS SHRUBBY ST. JOHN'S-WORT HOBBLEBUSH	WOODBINE WILD GRAPES VIRGINS BOWER
<b>INVASIVE SPECIES</b>		WISTERIA	PURPLE LOOSESTRIFE	BURNING BUSH	
<b>NON-INVASIVE SPECIES ALTERNATIVES</b>		HONEYSUCKLES ALLEGHENY VINE TRUMPET CREEPER	VERVAIN EASTERN LUPINE BLAZING STARS BEE BALM	HIGHBUSH BLUEBERRY RED CHOKEBERRY MAPLELEAF VIBURNIUM VIRGINIA SWEETSPIRE	

### The Nature Conservancy's DIRTY DOZEN

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#### DO NOT PLANT THESE!!

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GARLIC MUSTARD	GIANT HOGWEED	JAPANESE/BOHEMIAN KNOTWEED
JAPANESE STILTGRASS	MILE-A-MINUTE VINE	ORIENTAL BITTERSWEET
PALE/BLACK SWALLOW-WORT	PHRAGMITES	PORCELAIN BERRY
PURPLE LOOSESTRIFE	WATER CHESTNUT	

For more information, please visit these useful websites:

[www.nativeplantcenter.org](http://www.nativeplantcenter.org)

<http://tncweeds.ucdavis.edu>

<http://atlas.nyflora.org>

## XAR Development continued....

It is our understanding that portions of the subject area also serve as a recharge area for the Colonie aquifer, which provides drinking water for the town. Unless these areas, with their specialized soils can be mapped and permanently protected, potable water for the town could be affected.

It is unfortunate that many parcels in the Wood Road corridor have suffered abuse. Over many years, people have dumped all sorts of unwanted items and waste products in this sensitive area. It is our hope that any approval of this request will also require a thorough and monitored clean-up.

Prior to any further action by the Planning Board, however, **Friends strongly recommends that the applicant complete an in-depth environmental review (Supplemental EIS) of the area in question.** From our perspective, it is crucial that an environmental study and audit be performed now when the area is a large, intact parcel. Based on the findings, any recommended remediation plan should be a condition of subdivision approval, because the challenges to future responsible development on subsequent lots could exceed the capacity of a single lot's owner. It should be not be the responsibility of the owners of any future lots to comprehensively address the sensitivity and complexities of this area.

We appreciate the Planning Boards time and attention to these recommendations.

Friends of Clifton Park Open space  
P.O. Box 821  
Clifton Park, New York 12065  
[www.cpopenspace.org](http://www.cpopenspace.org)

ADDRESS CORRECTION REQUESTED

## CALENDAR OF EVENTS.....

### FCPOS GENERAL MONTHLY MEETING SCHEDULE:

Date: January 24, 2008  
Place: Grooms Tavern  
Time: 7:00 PM

Subsequent Dates: February 28, 2008  
March 20, 2008  
April 24, 2008  
May 22, 2008  
June 19, 2008  
July 24, 2008  
August 21, 2008  
September 18, 2008  
October 23, 2008  
November 20, 2008  
December 18, 2008

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