

INSPECTION DETAILS

Site: Wachtel – 3-5 Marian Ct., Altamont

Date: December 20, 2008

Topography: The property is relatively flat. Contour lines on the site plan show elevation of 400 ft. AMSL from a point near the front south east corner to the rear north west corner. To the east of this near the midway point of the northeast boundary of lot #1 the elevation is 395 ft. AMSL. Apparently the elevation at the northwest corner of lot #2 is about 402 ft. AMSL since Applicant noted that there is a seven foot drop in elevation from that northwest corner to the area noted along the proposed driveway. Anticipating a predicted snowfall, GCAC Chair drove to the site on December 18 and viewed the property from the road, concluding that the portion of the property which could be observed from the road was indeed relatively flat with some slight elevation in the area where the septic tank absorption field is located. At time of the December 20th site visit, the property was covered by approximately 7 to 10 inches of snow. Applicant plowed a path to the rear portion allowing GCAC to view that portion of the property much of which is otherwise is hidden due to the stand of trees which runs across most of the site about two thirds of the way from the front property line. This rear area is also relatively flat.

Vegetation/Trees: According to Applicant, there is a scrub hedgeline at the rear of the property. He further noted trees across the front portion of Lot# 2. Site drawing also notes a treeline along the east side of the upper three quarters of the proposed driveway area, and a wooded area along most of the west boundary of the property from a point approximately 125 feet from the front line to a point near the rear north west corner. Applicant described the trees as firs and blue spruce and pine. Property is well lawned. At time of site visit, the line of evergreens along the northeast boundary line were noted as well as the pines which cross most of Lot #2. A little north of the middle of these pines is an opening where there is a wild cherry tree and a large berry bush (or medium size tree). The rear boundary has tall deciduous trees. Toward the west corner of Lot #2 is a large tree described by the Applicant as a Norwegian Maple. Pine trees also run along some of the southwest boundary. Near the west corner of Lot#1, near the boundary line between Lots 1 and 2, Applicant has an area fenced off where he said he is growing fruit trees. It was also observed that there is a row of tall trees, identified by the Applicant as Arborvitae. near the south corner of the residence. Three or four deciduous trees were noted in the front yard as well as one north of the existing driveway near the proposed driveway area for Lot #2. When Lot #2 is developed, there will most likely be a need to cut down at least a few of the trees to accommodate a driveway and a residence. In this regard, developer should be instructed to keep this to a minimum.

Soil: From the Applicant's description at the December 15th meeting, the soil is hard to dig in. A review of Sheet 10 found in "Soil Survey of Albany County, New York" by James H. Brown (1992) indicates that there is one type of soil on this property, namely (VaB) - Valois gravelly loam, 3 to 8 percent slopes. The following is a brief description of this soil and some of its limitations. VaB – Valois gravelly loam, 3 to 8 percent slopes – This gently slopping soil is very deep and well drained. It is on low-lying, gently rolling till plains. The seasonal high water table in this soil is at a depth of more than 6 feet. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and subsoil and moderate to moderately rapid in the substratum. The available water capacity is moderate, and runoff is medium. This soil is well suited to cultivated crops. It is among the best suited soils in the county for food and fiber production. Rock fragments are a slight limitation to cultivation. Erosion is a slight hazard. This soil has no limitations on sites for dwellings with basements. The main limitation of this soil for local roads and streets is the frost-action potential. Constructing roads on coarse textured, raised fill material will reduce the frost-action

potential. The main limitation affecting the use of this soil as a site for septic tank absorption fields is slow percolation. Enlarging the absorption field or the trenches below the distribution lines will improve percolation.

Drainage/Wetlands: Applicant indicated the drainage is from west to east. Contour lines on the site drawing also indicate the natural direction of drainage is as Applicant states. Application for subdivision form as well as site drawing indicate no wetlands or watercourse on the property. There is a stream to the south of the property. This stream which originates in the mountains to the west is a tributary to the Bozen Kill which empties into the Watervliet Reservoir. A review of the site location map indicates this feeder stream is about 500 feet south east of the property. At time of December 20th site visit GCAC did not find any evidence of a stream, pond or wetlands.

Septic/Wells: Applicant has his own well. Site drawing of December 3, 2008 shows this to be about 60 feet in front of the residence. Applicant also has septic system with tank to the rear of the residence with three laterals to the east of this. There was some concern voiced by GCAC at the December 15th meeting related to the proximity of the laterals to property of the neighbors to the north east. Since these lines are a part of a pre-existing septic system raised absorption field, it is not anticipated that they pose any addition threat to the neighbors due to the proposed subdivision. According to Applicant, the Village of Altamont has approved water and sewer for the subdivision.

Visual Impact: Applicant does not anticipate any negative impact form this proposed subdivision. He noted that he has spoken to two of his neighbors and they are not interested in buying Lot #2. He also feels that Lot #2 will be private due to the treeline.

Endangered species: No endangered species, including Karner blue and Indiana bat, known to Applicant. None observed at time of December 20th visit, but as noted ground was covered with snow.

Historical Considerations: Property has no cemetery or anything of historical significance known to Applicant. GCAC did not observe anything historically noteworthy.

Submitted By: _____
John G. Wemple, Jr. - Chairperson

To: Guilderland Planning Board
From: Guilderland Conservation Advisory Council
Date: December 29, 2008
Re.: Subdivision of Wachtel, 3-5 Marian Ct., Altamont, NY 12009

APPLICATION

Applicants: Peter Wachtel, 5 Marian Ct., Altamont, NY 12009

Proposed Subdivision: A two-lot subdivision of 2.7 acres.

Location: Marian Court, which is just outside the boundary of the village of Altamont, is off of Gun Club Road about 1,400 feet north west of Route 146.

Zoning: R-20.

SITE INSPECTION SUMMARY

Site Inspection Date: December 20, 2008

Meeting Attendees: December 15, 2008 - Applicant Peter Wachtel; GCAC Members Steve Albert, Herbert Hennings, Gordon McClelland, Stuart Reese and John Wemple, Chair.

Inspected by: Applicant Peter Wachtel; GCAC Members Herbert Hennings, Gordon McClelland, Stuart Reese and John Wemple, Chair.

Conclusions: Property presently has a duplex, which according to Town Assessor's website was built in 1981, which Applicant states he has owned for about eighteen years. Plan is to get approval for the subdivision with the possibility of moving and to sell the lots either separately or together. A shed is currently along the proposed line for the driveway to the rear lot. Applicant stated he plans to move the shed toward the south. It should be noted that the final subdivision plat of December 3, 2008 is slightly different from the original concept plan of September 18, 2008 in that the rear lot #2 has been increased from 0.96 ± acres to 1.16 ± acres and in turn the front #1 lot has been decreased from 1.74 ± acres to 1.54 ± acres resulting in providing an increase in the tree buffer along the eastern boundary on lot #2. At the December 15th presentation, the Applicant also noted the possibility that he may have something written in the deed to protect these trees from being cut down. The revised drawing also shows contour lines which were lacking on the original concept plan.

If tree cutting is kept to a minimum, GCAC does not foresee only a minimal amount of negative environmental impact if any to the community resulting from this proposed subdivision especially since the proposed residence would be hooked up to both Altamont Village water and sewer.

**Submitted by: _____
John G. Wemple, Jr. - Chairperson**