

INSPECTION DETAILS

**Site: Cocco – 3450 Gari Ln.,
Schenectady 12303**

Date: March 21, 2009

Background: According to Owner, John Cocco, he has had the property for about five years. In an effort to have his lot subdivided into two lots, his plan is to purchase a rear portion of the lot next to his and have it attached to the rear of the southeast portion of his lot which would become a separate lot on Rose Avenue. The square footage of the proposed lot needs to be scrutinized to guarantee that it meets the required 15,000 sq.ft. under RA-15 zoning. Currently the owner rents out the residence on Gari Lane.

Topography: According to Owner, from Gari Lane heading south east the parcel is initially flat and then gradually pitches down to the south or south east. A review of US Dept. of the Interior Geological Survey map Schenectady Quadrangle of 1954 (photorevised 1980), which has a contour interval of ten feet, shows the owners lot and next door neighbor's lot to be relatively flat since they are between 340 and 350 feet AMSL of which the 340 ft. line is between 70 ± and 190± feet to the east and south respectively from the two lots and the 350 ft. line is approximately 1500 feet to the north. When discussing drainage, Owner noted that there is a swale along the south east boundary line. At time of March 21st site visit, it was noted that elevation drops down slightly (about 2± ft.) near the south west corner of the residence. Further to the rear there are a couple spots that are slightly lower in elevation but in general the lot is fairly level.

Vegetation/Trees: Owner noted that there are a lot of pines and possibly oaks. He further noted that when the new lot is created and developed there may be a need to take down a few trees. At time of site visit, it was noted that there are some oak and locust trees and evidence, from the leaves on the ground, that there are also maples. Trees are medium in size.

Soil: Owner stated that the soil may be sandy. A review of the soil map on Sheet Number 18 in the "Soil Survey of Albany County, New York" by James H, Brown (1992) indicates that this property has one type of soil, EnA, which covers all of his block as well as much of adjacent area.

The following is a brief description of this soil and some of its limitations. **EnA – Elnora loamy fine sand, 0 to 3 percent slopes** This nearly level soil is very deep and moderately well drained. Seasonal high water table is at a depth of 1 ½ to 2 feet from February to May. Depth to bedrock is more than 60 inches. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Installing foundation drains, applying protective coatings to basement walls,

and diverting surface water away from dwellings help prevent wet basements. Main limitations for local roads and streets are moderate frost action potential and seasonal high water table. Adequate drainage of surface water and constructing the road on a course textured subgrade or base material help overcome these limitations. The main limitations of this soil on sites for septic tank absorption fields are the seasonal high water table and a poor filtering capacity. The soil is rapidly permeable and a poor filtering capacity. This soil is rapidly permeable and is a poor filter for effluent. Consequently, ground-water contamination is a hazard. The author notes that a specially designed septic tank absorption field or an alternative system will adequately filter the effluent. Other less sandy soils in the higher landscape positions are better suited to this use.

Drainage/Wetlands: Owner noted that drainage is to the south or south east, with a swale along the south east property line. While the subdivision application notes that there are no wetlands, the owner did note that there may be a couple wet spots on the property. At time of site visit, no wetlands were noted and there were a couple small damp areas at the rear possibly caused by slight dip in the terrain and thick ground cover of accumulated leaves.

Septic/Wells: Plan is to hook up to Town water and Town sewer system.

Visual Impact: Owner doesn't think there would be any visual impact as a result of the proposed subdivision. GCAC does not foresee any more than a minimum visual impact by the addition of one more house to this development since it is already a relatively heavily populated area of the Town. Owner did note that neighbor across the street already had shown some interest in buying the back portion of his existing lot for a garage.

Endangered species: At time of site visit, GCAC did not note any endangered species. Owner had already noted at time of March 16th presentation that he did not know of any Karen blue on his property.

Historical Considerations: As to anything of historical significance, owner said not that he knows of. GCAC did not note anything of historical significance at time of site visit.

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

To: Guilderland Planning Board
From: Guilderland Conservation Advisory Council
Date: March 31, 2009
Re.: Subdivision of Cocco, 3450 Gari Ln., Schenectady, NY 12303

APPLICATION

Applicants: John Cocco, 1 Wood Terrace, Albany, NY 12208

Proposed Subdivision: A two-lot subdivision of less than one acre.

Location: North central portion of the Town running off West Lydius Street.

Zoning: R-15.

SITE INSPECTION SUMMARY

Site Inspection Date: March 21, 2009

Meeting Attendees: (March 16, 2009) Owner John Cocco; GCAC Members Stephen Albert, David Heller, Herbert Hennings, Gordon McClelland, Stuart Reese, Steven Wickham and John Wemple, Chair.

Inspected by: John Cocco; GCAC Members Stephen Albert, David Heller, Gordon McClelland, Stuart Reese, Steven Wickham and John Wemple, Chair.

Conclusions: GCAC does not foreseen any negative impact to the environment resulting from this proposed subdivision other than the addition of one more residence drawing upon the resources of the community, so long as tree cutting is kept to a minimum and any drainage issues that might arise from the development of this lot are remedied in an appropriate manner. As noted in the background section of the Inspection, size of the proposed new lot should be measured closely to better determine that its square footage meets the required 15,000 sq.ft. for R-15 zoning.

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