

To: Guilderland Planning Board
From: Guilderland Conservation Advisory Council
Date: December 6, 2011
Re.: Esther & Vincent Marini, 109 Willow St., Guilderland, NY 12084

APPLICATION

Applicant(s): Esther & Vincent Marini, 109 Willow St., Guilderland, NY 12084

Proposed Subdivision: A proposed three lot subdivision of 2.4 acres.

Location: East side of Willow Street between Cherry Lane and Victoria Drive, about 6/10 mile from Western Ave.

Zoning: R-15

Site Inspection Summary:

Site Inspection Date: November 26, 2011

Meeting Attendees: (November 21, 2011) Applicants Esther and Vincent Marini; and GCAC Members Stephen Albert, David Heller, Herbert Hennings, Gordon McClelland, Stuart Reese, Steven Wickham and John Wemple (Chair).

Inspected by: Same as at meeting - the Applicants and full GCAC council.

Conclusions: Admittedly many of the trees on the lots to be developed will need to come down in order to accommodate two new dwellings, but the impact of so doing can be minimized by leaving a buffer of trees at least on the outer edge of the new lots. GCAC sees very little , if any, environmental impact from the planned subdivision provided tree cutting is kept to a minimum and a storm water management plan is put in place.

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

INSPECTION DETAILS

Applicant(s): Esther & Vincent Marini
Address: 109 Willow St., Guilderland,
NY 12084

Background: According to Applicant, father purchased the property in 1963 and it was built on in 2004. Plan is to subdivide into three lots each having a frontage of 100 feet. It has not yet been decided as to where the driveways will be. Possibly the large lot on which the existing residence is located would have a new driveway from Willow street or the existing driveway would be utilized. The Applicants who reside in the large residence are looking to sell the property.

Topography: Property described by the Applicant as being basically level. This was further noted as level by GCAC at time of site visit. To the rear of the property there is an upward slope but this slope is on the Pine Bush Preserve.

Vegetation/Trees: Applicant noted that the wooded area at the front of the property is wooded with 90% pine and the remainder being maple, oak and birch. At time of site visit, GCAC noted cherry but not birch. Much of the trees are of medium size. GCAC advised Applicant not to cut down trees.

Soil: According to Applicant, soil is sand.

A review of Sheet Number 11 in "Soil Survey of Albany County New York" by James H. Brown (1992) identifies the two soils on this property - EnA and CoC. Soil on all of the property is EnA except for a triangular shaped area containing CoC soil at the corner of the front north east lot. This area runs about 65 ft. along the north east side and across the front of this lot to its north west corner.

A brief description of these soils and some of their limitations are as follows.

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 coarse 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. 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.

CoC – Colonie loamy fine sand, rolling – This rolling soil which is very deep and well drained to somewhat excessively drained. Slopes range from 8 to 15 percent. The seasonal high water table in this Colonie soil is at a depth of more than six feet, but it may fluctuate to within 3 ½ feet of the surface for very brief periods in early spring. Depth to bedrock is more than 60 inches. Permeability is moderately rapid or rapid. The available water capacity is low, and surface runoff is medium. The main limitation of this soil on sites for dwellings with basements is the excessive slope on rolling topography. Designing dwellings to conform to the natural slope or landscaping helps overcome this limitation. The main limitation of this soil for local roads and streets is the slope. Grading and excavation costs are higher than in lesser areas of Colonie soils.

Constructing roads on the contour wherever possible or landscaping and grading help overcome the slope limitation. The main limitation affecting the use of this soil as a site for septic tank absorption fields is a poor filtering capacity. The soil has moderately rapid or rapid permeability and so is a poor filter of effluent. Consequently, ground-water contamination is a hazard. A specially designed septic tank absorption field or an alternative system will properly filter the effluent. Other soils that have a moderate permeability rate are better suited to this use.

Drainage/Wetlands: Applicant noted the property is level and has no puddles and that there are no wetlands. GCAC noted at time of site visit that the property was dry.

Septic/Wells: Plan is to hook up to Town water and sewer. Applicant noted that there is a well in the rear for irrigation.

Visual Impact: Applicant feels that development of the property should improve the visual appearance of the neighborhood. Plan is to have \$275,00 to \$350,00 residences on the new lots. GCAC agrees that these new dwellings will not adversely affect the neighborhood.

Endangered Species: Applicant claims no Karner Blue or Indiana bats on the property. There may be some of these butterflies to the rear on the adjacent Pine Bush Preserve. No endangered species seen by GCAC at time of site visit.

Historical Considerations: None known to Applicant and no indication thereof. Nothing of historical significance seen by GCAC at time of site visit.

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