

To: Guilderland Planning Board
From: Guilderland Conservation Advisory Council
Date: December 6, 2011
Re.: Richard Pangburn, 6099 Veeder Rd., Slingerlands, NY 12159

APPLICATION

Applicant(s): Richard Pangburn, Albany, NY 12203

Proposed Subdivision: A proposed two lot subdivision of 3.8 acres.

Location: On the north side of Veeder Road approximately ½ mile west of Johnston Rd.

Zoning: R-15

Site Inspection Summary:

Site Inspection Date: Nov. 26, 2011

Meeting Attendees: (Nov. 21, 2011) Applicant Richard Pangburn. Paul Biggness and Presenter David Osher. GCAC Members Stephen Albert, David Heller, Herbert Hennings, Gordon McClelland, Stuart Reese, Steven Wickham and John Wemple (Chair).

Inspected by: Same as at meeting except for Presenter who was not able to attend. Applicant lead the visit. Full GCAC council was present.

Conclusions: The one new lot planned for development on this property should not result in much if any negative environmental impact provided an appropriate drainage plan to manage stormwater as well as control of the lateral watercourse along the west side of the new lot is put in place.

Considering the wetness of the new lot and the type soil, it should prove to be a good decision not to have a basement, which is what GCAC understands to be planned. Nevertheless, secure footings will need to be put in place to prevent damage to the dwelling if this low area is susceptible to flooding. Due to the location of the property on a turn on Veeder Road, the location to the driveway may pose a problem whereby it may be necessary to use the existing driveway with an extension onto the new lot.

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

INSPECTION DETAILS

Applicant(s): Richard Pangburn
Address: 6099 Veeder Rd., Slingerlands,
NY 12159

Background: Plan is to subdivide property into two lots and build a 1,900 to 2,100 sq. ft. dwelling on a proposed small lot. The Applicant reportedly has owned for about 40 years.

Topography: The east side of the property is near road level but then goes down to the north. At the south east corner of the property along Veeder Road there is a noticeable rise in elevation or hill up to the adjacent property.

There is a steep drop in elevation of about 15 to 20 feet from Veeder Road down to the new lot. After an initial drop in elevation, the property is fairly level. A more exact determination of the topography could be possible if the Applicant had submitted a plan showing contour lines.

Vegetation/Trees: According to Presenter trees on the property include poplar, ash, white oak, maples and cherry as well as pine by the road. On the new lot it was observed that there are birch, oak, possibly poplar and cherry trees as well as the trees in the wet area beyond the stream. In addition to two or three cauliflower plants growing in the garden on the new lot it was noted that there is fern growing to the south of the proposed building site as well as in a wet area off its south west corner and along its east side.

The wooded area to the rear of the stream is primordially deciduous other than two pine trees. While it is not part of the next door neighbor's delineated wet lands, this area is very wet.

Soil: While the type soil was not noted at the Nov. 21st meeting, 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 – CoC and Ra. The front (southwest) portion of the property extending back approximately 75 to 100 feet from the front property line has CoC soil and to the rear of this is Ra soil.

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

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.

Ra - Raynham very fine sandy loam - The seasonal high water table is at a depth of ½ foot to 2 feet from November to May. Depth to bedrock is more than 60 inches. Main limitation on sites for dwellings with basements is the seasonal high water table. Foundation drains and interceptor

drains upslope from construction sites divert runoff and help prevent the damage that the seasonal high water table causes. Soil is better suited for dwellings without basements. Main limitations affecting local roads and streets are the seasonal high water table and frost action potential. Constructing roads on coarse textured fill material will reduce the frost action potential. Raising the level of the fill will reduce wetness. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and slow percolation.

Drainage/Wetlands: According to the Presenter, there is wet lands on both sides of the stream which is near the rear of the property. Stream flow to the west. Although the Presenter stated that there was no standing water, there was a high amount of standing water and wetness to the west of the proposed building envelope of the proposed new lot. There is a wet area on the north west portion of the large lot south of the stream. A stream runs across the rear portion of the property in a westerly direction. There is also a tributary which runs along the west side of the new lot.

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

Visual Impact: Due its rather isolated location below the roadway, the development should pose very little, if any, negative visual impact to the neighborhood. Presenter stated he is the only neighbor to the rear.

Endangered Species: None according to Presenter or Applicant who noted that there are deer and coyotes. No endangered species noted by GCAC at time of site visit.

Historical Considerations: At time of GCAC meeting, none were claimed, no arrow heads of family cemetery. Nothing of historical significance was observed by GCAC at time of site visit.

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