

To: Guilderland Planning Board  
From: Guilderland Conservation Advisory Council  
Date: Dec. 6, 2011  
Re.: Schworm Lands, 200 Foster Lane, French Mill Road,

**APPLICATION**

Applicant(s): Glenn Schworm, 110 Morning Glory Way, Schenectady, NY 12306

Proposed Subdivision: A proposed three lot subdivision of 7 acres.

Location: Near the northwest corner of French Mill Road and Route 146 in Guilderland Center. It is south of Keenholts Park.

Zoning: R 15 & RA3

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**Site Inspection Summary:**

Site Inspection Date: Nov. 26, 2011

Meeting Attendees: (Nov. 21, 2011) Presenter Joe Bianchine; GCAC members Stephen Albert, David Heller, Herbert Hennings, Gordon McClelland, Stuart Reese, Steven Wickham and John Wemple (Chair).

Inspected by: Full GCAC Council. Presenter unable to be present at site visit but did have property flagged and also provided GCAC with an areal photo of the property.

**Conclusions:** GCAC sees no adverse effect on the environment if this property is subdivided provided tree cutting is kept to a minimum and storm water is contained on the property itself in a manner by which any contamination of the Black Creek is avoided. Care will also need to be taken to avoid storm water run off onto the Church parking lot to the south west.

Submitted by: \_\_\_\_\_  
John G. Wemple, Jr. - Chair

## **INSPECTION DETAILS**

**Applicant(s): Schworm Lands**  
**Address: 200 Foster Ln., French Mill Rd.,**  
**Altamont, NY 12009**

**Background:** According to the Presenter, this property was just purchased a few months ago and is currently vacant.

**Topography:** Presenter states the property is flat with a gentle slope to the west toward the land fill. At time of site visit, it was observed by GCAC that the property has a gradual drop of about 4 to 5 feet at the rear of Lots 1 and 2. On Lot 2, near or partly within the area marked off as the building envelope, the property drops down about 10 to 20 toward the west. On Lot 2, there is a drop in elevation to the south. Lot 2 has a slight slope toward the south.

**Vegetation/Trees:** According to the Presenter, much of the property is wooded with a mix of deciduous trees and pines. Except for the area leading up to the existing residence and its surrounding area, the property is heavily treed. Large area east of the house is heavily wooded with deciduous trees. Lot 2 is also covered with deciduous trees except for a couple pine. Besides pine, rest of the treed area on the property contains ash, cherry, maple, and oak. It was also observed by GCAC at time of site visit that there is a small amount of fern and moss on the rear portion of the property.

**Soil:** The Presenter describes the soil as gravelly silty Chenango.

A review of Sheet Number 11 in "Soil Survey of Albany County New York" by James H. Brown (1992) identifies the three soils on this property – ChB, ScA and Ug. Soil on Lot 1 is almost entirely ChB with the exception of a small area of ScA at the rear. North east third of Lot 2 is primarily ChB and to the south thereof is ScA. Soil on Lot 3 is ChB on a small strip about 50 to 65 feet wide along the north edge. This same soil (ChB) is on the upper portion of the area including the driveway and area to the north of a line that roughly runs from the south west corner of Lot 1 across Lot 3 to a point on the rear of Lot 2 approximately 150 feet perpendicular and south from the north boundary line of the driveway for Lot 3. Remainder of soil on Lot 3 is ScA.

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

ChB- Chenango gravelly silt loam, loamy substratum, 3 to 8 percent slopes. - This gently sloping soil is very deep and well drained to somewhat excessively drained. The seasonal high water table is at a depth of more than 5 feet in most areas. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately rapid in the subsoil and moderately rapid in the substratum. The available water capacity is moderate, and surface runoff is slow. There are no limitations to use of this soil as a site for dwellings with basements. The main limitation of this soil for local roads and streets is the frost-action potential. Constructing roads on raised fill that consists of coarse-grained base material will reduce frost action. The main limitation of this soil for septic tank absorption fields is slow percolation in the subsoil. Enlarging the trenches below this distribution lines will increase percolation.

ScA - Scio silt loam, 0 to 3 percent slopes. This nearly level soil is very deep and moderately well drained. Seasonal high water level is at a depth of 1 ½ to 2 feet from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and subsoil. The available water capacity is very high, and runoff is slow. Main limitation for dwellings with basements is the seasonal high water table. Installing foundation drains with adequate outlets will lower the water table. Erosion is a hazard during construction. Excavations and cutbacks cave or

slough easily. Main limitation for local roads and streets is the frost action potential. Constructing roads with coarse textured fill material and installing surface and subsurface drainage reduces the frost-action potential. Cutbacks cave or slough. The main limitation affecting the use of this soil as a site for septic tank absorption fields is the seasonal high water table. Installing drainage around the field and intercepting runoff from the higher areas will reduce wetness.

Ug - Udorthents, loamy – This map unit consists of very deep, level to gently sloping areas of well drained and moderately drained, loamy soil material that resulted from manmade cuts and fills in loamy upland soils. These soils are highly variable in composition. Soil properties, such as permeability, available water capacity, and soil reaction, vary from area to area. The properties of adjacent map units commonly provide clues to the soil properties of these soils. These soils vary from poorly suited to well suited to use for cuts or fills for farming and for urban uses. On site investigation is needed on each individual site for any proposed use.

**Drainage/Wetlands:** Application indicates no wetlands on the property. According to the presenter, there are no streams nor wetlands. He described the property as dry.

Property is located approximately 500 feet from the Black Creek which is on the other side of Route 146.

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

**Visual Impact:** Presenter feels development of Lot 3 would have no visual impact, and development of Lot 2 is between two existing houses. Large house already on Lot 1 is set back a considerable from the road and is almost out of sight due to the large number of trees adjacent to it. A proposed dwelling on Lot 3 would also be pretty well hidden from view if the enough of the tress are left in place thus providing a buffer from neighbors and church goers using the nearby church parking lot off its west side. Lot 2 has sufficient trees that could form a buffer if left at least along most of its perimeter.

**Endangered Species:** Presenter states there are none according to the State website. None were observed by GCAC at time of site visit.

**Historical Considerations:** Nothing known to the Presenter. Nothing of historic significance observed by GCAC at time of site visit.

Submitted by: \_\_\_\_\_  
John G. Wemple, Jr. - Chair