

To: Guilderland Planning Board  
From: Guilderland Conservation Advisory Council  
Date: January 7, 2013  
Re.: Winne, 311 Dr. Shaw Rd., Slingerlands, NY

**APPLICATION**

Applicant(s): Troy Miller, 2390 Western Ave., Guilderland, NY 12084

Proposed Subdivision: A proposed two lot subdivision of one acre.

Location: south east of the corner of Veeder and Dr. Shaw Roads adjacent to the Kennewyck Development.

Zoning: R-20.

---

**Site Inspection Summary:**

Site Inspection Date: December 29, 2012

Meeting Attendees: Presenter Troy Miller; GCAC Members David Heller, Gordon McClelland, Steven Wickham and John Wemple, Chair. (December 17, 2012).

Inspected by: GCAC Members David Heller, Gordon McClelland, Stuart Reese, Steven Wickham and John Wemple, Chair. It should be noted that no one presented themselves at time of site visit to represent the applicant/owner.

Conclusions: GCAC was at a bit of a handicap due to the Applicant or Presenter not be present for the December 29<sup>th</sup> site visit. Nevertheless, the site visit was conducted and observations noted. Provided an appropriate stormwater management plan is made in the development of the plan for the proposed new lot, GCAC does not see any negative environmental impact of this planned subdivision provided a variance is granted by the Zoning Board related to the frontage. As to the plan to raise the roof, build and then replace the roof on the existing dwelling, GCAC wonders if this can be accomplished after observing the configuration of rear portion of this building.

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

## **INSPECTION DETAILS**

**Applicant(s):** Troy Miller. 2390 Western Ave., Guilderland, NY 12084 for Peter Winne  
**Address:** 311 Dr. Shaw Rd., Slingerlands, NY

**Background:** According to Presenter, Troy Miller, the Dr. Shaw property has been in the Peter Winne family for some time. It consists of one acre lot with a house that is about forty years old. Plan is to change the existing house from a one story to a two story dwelling. Part of the process of so doing is to lift the roof, do construction and then put the roof back in place. A second residence would be similar in style. Presenter noted that a zoning variance will be needed since when the existing lot is divided in half the width of each lot will be less than the width required under the zoning – they would each be 104 feet wide while they should be 125 feet. Presenter feels that the size of the proposed lots would be similar to some of those in the neighborhood.

**Topography:** Lot is flat according to the Presenter. At time of December 29<sup>th</sup> site visit, GCAC noted that although the property was relatively flat, there is a noticeable roll across the midsection of the proposed new lot with the elevation of the lot near the southeast boundary line being about 4+ feet higher than that of the adjacent neighbor lot. Furthermore, there is a slight rise at the rear along the fence line, and about 6+ feet rise from Dr. Shaw Road to the midsection of the proposed new lot.

**Vegetation/Trees:** According to the Presenter, there are no trees on the property. The one exception to this, as noted by GCAC at time of Dec. 29<sup>th</sup> site visit, was a large tree in front of existing residence. The new proposed lot has an area of milkweed just beyond the midpoint of the lot. Although covered with a few inches of snow, it appears that at least part of this lot is covered with long grass and weeds.

**Soil:** Since the property was covered with snow at time of December 29<sup>th</sup> site visit, GCAC is relying on data from the USDA site related to the soil on this property. A review of soil survey map from [websoilsurvey.nrcs.usda](http://websoilsurvey.nrcs.usda) site indicates that except for a small area at the northwest corner, where there is EnA soil, the rest of the property including all of proposed new lot, has CoC soil. A brief description and limitations of these two soils as noted in “Soil Survey of Albany County, New York” -1992 – James H. Brown is 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.

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.

**Drainage/Wetlands:** As noted on the Application, plan is to hook up to existing Town water and sewer. From the impression the Presenter gave, there are no drainage problems, and that drainage is toward the road. From observation by GCAC at time of December 29<sup>th</sup> site visit, it does that the natural drainage on the proposed lot would be toward Dr. Shaw Road and possibly toward the neighbor to the southeast. Since the property seems to fall off in that direction, this should be taken into consideration in developing the property in order to avoid stormwater drainage onto the adjacent property.

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

**Visual Impact:** Presenter noted that the planned development will be beneficial and will fit in better with the neighboring properties. GCAC does not envision any adverse visual impact to the neighborhood with the addition of the planned dwelling.

**Endangered Species:** Presenter claims no bats and no butterflies. GCAC did not observe any endangered species at time of December 29<sup>th</sup> site visit.

**Historical Considerations:** According to Presenter, there is no cemetery on the property. GCAC did not observe anything of historical significance on the property at time of December 29<sup>th</sup> site visit.

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