To: Guilderland Planning Board
From: Guilderland Conservation Advisory Council
Date: January 7, 2013
Re.: Michael Cristo, Inc., 2 Marian Ct., Altamont NY 12009

**APPLICATION**
Applicant(s): Michael Cristo, Inc.

Proposed Subdivision: A proposed  lot subdivision of  acres.

Location: In Altamont about ¼ mile north of Main St. opposite Bozenkill Park off Gun Club Road, on the north west side of at the bend of the feeder stream that goes into the Bozenkill.

Zoning: R-20.

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**Site Inspection Summary:**

Site Inspection Date: December 29, 2012

Meeting Attendees: Applicant Michael Cristo and Presenter Chris Meyer; GCAC Members David Heller, Gordon McClelland, Steven Wickham and John Wemple, Chair. (December 17, 2012).

Inspected by: Mike Maksymik for O J Meyer; GCAC Members Stephen Albert, David Heller, Gordon McClelland, Stuart Reese, Steven Wickham and John Wemple, Chair.

Conclusions: GCAC has no objection to this proposed subdivision so long as tree cutting is kept to a minimum and the relocation of the proposed dwelling be to the more open area to its west whereby reducing the number of trees that would need to cut. Since the area above the stream needs to be protected to reduce possible pollution, tree cutting and brush cutting should be kept to a minimum.

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

**INSPECTION DETAILS**

**Applicant(s):** Michael Cristo, Inc.
**Address:** 2 Marian Ct., Altamont, NY 12009

**Background:** Plan is for a two lot subdivision. According to the applicant, he has had the property for about two months. Property which had belonged to Ethel Davis Smith, listed on tax assessment roll as belonging to Robert Lane and Joseph E. Davis. Plan is to create a key hole lot in back of the existing residence, to rehab the front home and then either build on the new lot or sell the lot.

**Topography:** According to Presenter, the property is fairly flat with only a seven foot decrease in elevation from the front to the rear a distance of 100+ feet. He further noted that there is a buffer area from the stream which runs along the rear of the property. At time of December 29th site visit, it was observed that the west portion of the property going back to and beyond the treeline or brushline is fairly flat and then descends toward the stream. Likewise, there is a decrease in elevation to the north as the far north corner is approached which marks the culvert along Gun Club Road.

**Vegetation/Trees:** It was noted at the presentation that the property is treed with some mature growth and that the plan is that fifty percent of the lot will remain natural. Near the front north west corner of the property there is a large spruce tree which hopefully can be saved, provided it does not interfere with sight vision, when a driveway is constructed. There is also another evergreen tree near the southwest corner along Marian Court. From what could be observed at the time of the December 29th site visit, the wooded area at the rear which makes up much of the new proposed lot is treed with relatively small deciduous trees. Due to the hazard of the new fallen snow, GCAC did not see the need to venture too closely to the bottom of the hill near the stream.

**Soil:** Since the property was covered with snow at time of December 29thy site visit, GCAC is relying on data from the USDA site related to the soil on this property. A review of soil map from USDA Natural Resources Conservation Service website indicates that other than a small area of BuA soil at the south corner, the soil on the rest of the property is VaB. According to "Soil Survey of Albany County, New York" -1992 - by James H. Brown, a brief description and some of the limitations of these two soils is as follows.
BuA - Burdett silt loam, 0 to 3 percent slopes - This very deep soil is nearly level and somewhat poorly drained. The seasonal high water table in the Burdett soil is perched on the clayey subsoil at a depth of ½ foot to 1 ½ feet from December to May in most years. Permeability is moderate in the surface and subsurface layers and slow in the subsoil and substratum. Available water capacity is high, and surface runoff is slow. County soil survey notes that most of the acreage of this soil is used as hayland, pasture, or woodland. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Installing foundation drains and applying protective coatings to basement walls help prevent wet basements. Grading the land surface to divert runoff from the higher areas also helps reduce wetness. The main limitations for local roads and streets on this soil are the seasonal high water table and the frost-action potential. When wet this soil is soft and causes the pavement to crack under heavy traffic. Constructing the road on raised fill material will reduce wetness and prevent the road damage that the seasonal high water table causes. Providing a coarse textured subgrade or base material and installing surface or subsurface drainage will reduce the frost-action potential and enhance soil strength. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the

seasonal high water table and the slow percolation in the subsoil. A specially designed septic tank absorption field or an alternative system will properly filter effluent. An alternate system will include a drainage system around the filter to lower the water table, diversion ditches to intercept water from the higher areas, and an enlarged trench below the distribution lines to improve percolation.
VaB – Valois gravelly loam, 3 to 8 percent slopes – This gently slopping soil is very deep and well drained. It is on low-lying, gently rolling till plains. The seasonal high water table in this soil is at a depth of more than 6 feet. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and subsoil and moderate to moderately rapid in the substratum. The available water capacity is moderate, and runoff is medium. This soil is well suited to cultivated crops. It is among the best suited soils in the county for food and fiber production. Rock fragments are a slight limitation to cultivation. Erosion is a slight hazard. This soil has no limitations on sites for dwellings with basements. The main limitation of this soil for local roads and streets is the frost-action potential. Constructing roads on coarse textured, raised fill material will reduce the frost-action potential. The main limitation affecting the use of this soil as a site for septic tank absorption fields is slow percolation. Enlarging the absorption field or the trenches below the distribution lines will improve percolation.

**Drainage/Wetlands:** It was noted at the presentation that there is wetland along the stream within an area about ten feet wide. It was also noted that the rear (large) lot will have an impervious driveway. This will need clarification since an impervious driveway would not be recommended. It was noted at time of December 29th site visit that the front lot as well as the adjacent area of the new lot to the rear is fairly flat including most of the area where the proposed dwelling is shown on the drawing. There is more of a slope at the rear with the contour lines on the site drawing showing a drop in elevation of approximately three to four feet from the rear of the proposed dwelling to the stream at the rear. Since the trees and brush in this rear area undoubtedly act as a buffer for the stream, it would appear to be more prudent to minimize the tree and brush cutting in this area. Thus, if the location of the proposed dwelling could be moved forward, to the west, near the west edge of the building envelope it would cut down on at least some of the tree and brush cutting in order to decrease the amount of pollution to the stream caused by stormwater runoff resulting from development of the new lot.

**Septic/Wells:** Application indicates plan is to hook up to Town water and sewer.

**Visual Impact:** According to the presentation, the development will not impact to any great extent since there are trees that would hide a new residence from the next door neighbor to the north. GCAC does not foreseen much, if any, negative visual impact from the development of this new lot.

**Endangered Species:** No Indiana bats or Karner blue butterflies claimed on the property. No endangered species seen by GCAC at time of December 29th site visit.

**Historical Considerations:** No cemetery or Revolutionary War relics claimed on the property. Nothing of historical significance observed by GCAC at time of December 29th site visit.

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