

To: Guilderland Planning Board
From: Guilderland Conservation Advisory Council
Date: January 24, 2013
Re.: Sholtes, 1365 Kings Rd., Schenectady, NY 12303

APPLICATION

Applicant(s): Joyce J. Sholtes, 1365 Kings Rd., Schenectady, NY 12303

Proposed Subdivision: A proposed two lot subdivision of 8.7 acres.

Location: Along the northeast boundary of the Town, on the north side of the Thruway between Curry and East Old State Roads.

Zoning: R-40.

Site Inspection Summary:

Site Inspection Date: January 19, 2013

Meeting Attendees: January 14, 2013 - Joyce and Bob Sholtes (Applicant and Presenters); GCAC Members Stephen Albert, Gordon McClelland, Stuart Reese, Steven Wickham and John Wemple (Chair).

Inspected by: Bob Sholtes (Presenter); GCAC Members Stephen Albert, Gordon McClelland, Steven Wickham and John Wemple (Chair).

Conclusions: The Sholtes noted that they realize that they need to increase the frontage along Kings Road of the smaller lot in order to have it conform to Town Code. Also they realize that the location of the new house may need to be adjusted in order to comply with the setback requirements.

From an environmental standpoint, GCAC does not see any reason for not allowing this planned subdivision provided tree cutting is kept to a minimum, well and septic system are completed under County Dept. of Health criteria and any excavation is done in an appropriate way to control drainage that may result from development of the new lot.

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

INSPECTION DETAILS

Applicant(s): Joyce J. Sholtes
Address: 1365 Kings Road, Schenectady,
NY 12303

Background: According to the presenters, Joyce and Bob Sholtes, they have lived at the Kings Road property for about thirty years; they had been looking for a smaller place but have decided to stay where they are, have the property subdivided and build a new home to move into on the smaller of the two lots they are proposing.

Topography: According to the presenters, the property is relatively flat except for a small hill, as shown on the site drawing on the forward half along the north west side of the lot and also an area of higher elevation at the south corner of the property. Contour lines on the drawing show an elevation at this high point to be 340 ft AMSL or about ten feet higher than the main portion of the property. At time of January 19th site visit, GCAC noted that the elevation of the neighbor to the west is about 8 to 10 feet higher than that of the Applicant. To the rear of this neighbor the Applicant's lot dips down for about 50 to 100 feet but then rises up to an area which may be suitable for their proposed new home and garage. Remainder of the rear of the property is relatively flat other than the gradual elevation as noted above with the high point being at hill near the south corner.

Vegetation/Trees: According to the presenters, and as observed at the 1/19 site visit, the undeveloped portion of the property is all wooded with mostly locust trees. Presenters noted that there are also some white birch. Plan will necessitate removal of some trees.

Soil: According to presenters, soil is very sandy. Property was covered with snow at time of 1/19 site visit, but a review of Sheet Number 12 from "Soil Survey of Albany County, New York" -1992 – by James H. Brown, indicates that there are two types of sandy soil on this property, Colonie loamy fine sand, rolling (CoC) and Elnora loamy fine sand, 0 to 3 percent slopes (EnA). Back from the Road (to the south west) the front half, including all of the "proposed new lot", is covered by CoC. This area of CoC also includes the portion showing the proposed new driveway, house and garage as well as septic area and well. There is also a relatively small area of CoC at the south corner of the property. This area is approximately 220 feet back from the east corner and runs diagonally east to west across the southmost portion of the property. Remainder of the rear portion, which comprises about half of the property, has EnA soil.

-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 course 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: Application indicates there are no wetlands, streams or ponds on the property nor any steep slopes. According to presenters, they see no drainage problems and stated that there is no puddling anywhere on the property apparently due to the nature of the soil. No streams, ponds or standing water observed by GCAC at time of 1/19 site visit.

Septic/Wells: Site plan shows well to the front of the existing house and septic to the rear. Plan for new lot is similar although they have not had any tests yet.

Visual Impact: Development of the new lot should have minimal visual impact on the neighborhood due to the trees between the applicant and the neighbor(s) as well as the difference in elevation between the neighbor on the northwest and the proposed new lot. Although some trees will be removed for the driveway, there would still be trees along this driveway for the new keyhole lot.

Endangered Species: Presenters do not know of any Karner Blue butterflies or Indiana bats or any endangered species on the property. They do have a lot of birds which they feed. No endangered species observed by GCAC at time of 1/19 site visit; but it should be noted that the Pine Bush Preserve is on the other side of the Road and the butterflies may cross the Road. It is doubtful that the developing of the Sholtes property as the owners intend would disturb any nesting habitats any more than the environmental rehabilitation currently occurring across the Road where so much of the wooded area has been cut down.

Historical Considerations: Presenters do not know of any cemetery or old barn or anything of historical significance on their property. Nothing of historical significance observed by GCAC at time of 1/19 site visit.

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