

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: May 23, 2014

Re.: Valarie Harris and Elizabeth (Lisa) Luyckx, 9 Malpass Rd., Albany, NY 12203

APPLICATION

Applicant(s): Elizabeth Luyckx and Valarie Harris, 9 Malpass Road, Albany, NY 12203.

Proposed Subdivision: A proposed two lot subdivision 0.47 acre.

Location: Property is in a portion of the Westlawn Subdivision in the south east section of the Town, three blocks south of Western Avenue (Route 20) on the north side of Malpass Road between Venezia Avenue and Palma Blvd.

Zoning: R-15

---

Site Inspection Summary:

Site Inspection Date: May 19, 2014

Meeting Attendees: May 19, 2014. Applicants Valarie Harris and Elizabeth Luyckx; GCAC Members Kevin Connolly, Jacob Crawford, Sean Maguire, Gordon McClelland, Stuart Reese, Steven Wacksman and John Wemple (Chair).

Inspected by: Applicants Valarie Harris and Elizabeth Luyckx; GCAC Members Kevin Connolly, Jacob Crawford, Sean Maguire, Gordon McClelland, Stuart Reese, Steven Wacksman and John Wemple (Chair).

Conclusions: According to the Town Code §280-14.D.(1), the lot area minimum is 15,000 sq.ft., for R-15 zoning which also calls for a building line of 100 feet, with front set back of 35 feet, side setbacks of 15 feet and rear setback of 35 feet and maximum lot coverage of 30%. A review of Town tax map shows that the frontage of the lots on both sides of Malpass Road, with the exception of one lot (three lots to the west of the Applicants') and one near the opposite end of the street, all the lots have frontage that is near the minimum 100 feet requirement for R-15 zoning. The lot three lots to the west has a frontage of 66 feet and the one near the opposite end of the street is 66.5 feet wide. The proposed width of the subdivision lots are 75 feet and 90 feet. Thus, Applicants will need to request a variance from the Zoning Board.

So long as there are no unforeseen difficulties met related to drainage in the development of the new lot and that tree cutting is kept to a minimum, GCAC does not see any negative environmental impact resulting from this proposed subdivision other than one more residence requiring Town water and sewer services.

Submitted by: \_\_\_\_\_

John G. Wemple, Jr. - GCAC Chair

## INSPECTION DETAILS

Applicant(s): Valarie Harris and Elizabeth Luyckx

Address: 9 Malpass Road, Albany, NY 12203

Background: At the meeting of May 19<sup>th</sup>, Mrs. Harris was lead Presenter. According to Applicants, they bought the residence about fifteen years ago.. The house has five bedrooms and the reason for wanting to have the lot subdivided is that they don't want such a large lot. Their initial plan, which was given to GCAC, indicated the new lot would be 65 feet wide, but apparently as a result of conferring with the Planning Board, the width of the lot has been increased to 75 ft. In turn, the width of the lot containing the existing residence would be 95 ft. According to Town Assessor's website, residence was built in 1955.

Topography: Applicant described the lot as basically flat. At time of 5/19 site visit, GCAC noted that the property is indeed basically flat with a very slight decline in elevation from the residence toward the west and slightly downward from the front toward the street. .

Vegetation/Trees: Property is nicely lawned and landscaped. On the front portion of the lot, there is a red maple in front of the residence; to the west of which there is another hardwood,. To the west and set back a little more from the street is a hemlock. Nearer the southwest corner is a swamp maple. Along much of the front border of the open area adjacent to the south west corner of the residence is a row of bushes which according to the Applicant (Ms Harris) are red twig dogwood bushes. There is a garden area of a variety of plants and flowers along the west and rear border of the property including a small vegetable garden. A fence runs along the rear boundary line. Near the rear of the proposed new lot is a cherry tree.

Soil: According to Applicant, the soil is Pine Bush sand. A review of soil survey map on USDA Natural Resources Conservation service Soil Survey website indicates the soil on this property is CoC. Following is a brief description and some limitations of this soil as found in "Soil Survey of Albany County, New York" -1992 – James H. Brown. **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.

Drainage/Wetlands: No wetlands claimed on the subdivision application by the Applicants nor observed by GCAC at time of site visit. Applicant noted that water does not stand on the property and just goes down. As to the drainage, the natural slight slope to the west would indicate if there is any drainage, it would go in that direction toward the garden area along that border of the property.

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

Visual Impact: Applicants indicated that they do not see any negative visual impact on the neighborhood if the new lot is developed since would be consistent with the existing lots in the neighborhood. Applicants are aware that the width of the new lots and the side setback of the existing residence would require a zoning variance which would be up to the Town Zoning Board.

Endangered Species: Applicants are not aware of any Karner Blue or Indiana bats on the property. No endangered species observed by GCAC at time of the site visit.

Historical Considerations: Applicant not aware of any cemetery or Indian relics on the property and GCAC did not observe anything of Historical significance on the property.

Submitted by: \_\_\_\_\_

John G. Wemple, Jr. - GCAC Chair