To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: December 30, 2015

Re.: Herchenroder, 4706 Hurst Road, Altamont, NY 12009

APPLICATION

Applicant(s): Patricia Herchenroder, 4706 Hurst Rd., Altamont, NY 12009

Proposed Subdivision: A proposed _two_ lot subdivision of __1.5__acres.

Location: Property is located near the center of the Town, south of the Watervliet Reservoir, on the south side of Hurst Road adjacent to the baseball diamonds of Keenholts Park.

Zoning: RA-3.

Site Inspection Summary:

Site Inspection Date: December 19, 2015

Meeting Attendees: (December 14, 2015) Patricia Herchenroder (Applicant), GCAC Members Kevin Connolly, Gordon McClelland, Stuart Reese, Gustavo Santos, Steve Wacksman and John Wemple (Chair).

Inspected by: Allan and Patricia Herchenroder (Applicants), GCAC Members Kevin Connolly, Gordon McClelland, Stuart Reese, Gustavo Santos, Steve Wacksman and John Wemple (Chair).

Conclusions: GCAC did not envision any problem with this subdivision until the time of the site visit; at which time it became clear that there may be a problem with the planned location of the modular home on the proposed new lot. There is a need to stay away from the top of the rear slope. Since in the estimation of GCAC, the angle of the slope at the rear of the property is in excess of 12º and plays an important part in the location of the structure on the proposed new lot, Section 247-31 B of the Town Code needs to be followed whereby the Applicant of the subdivision shall be required to provide slope stability data, grading plans and erosion control plans with their Application to the Planning Board. Once this protected slope reserve is determined and provision is made for the structure not to be located within the thirty foot setback, GCAC does not see much of any negative impact resulting from locating a modular home on the site. Care will also have to be made to determine what the angle of the slope on the east side of the property with a similar procedure followed if needed to determine the setback. It can be anticipated that the building envelope is considerably reduced than may have been planned since setbacks from the road and existing lot also need to be considered. Prior to developing their final plan, it would appear advisable for the applicants to seek advice from the County Health Department related to the location of the septic system on the new lot due to the nature the soil, the soil's possible limitations and the slope limitations.
NOTE - Since the existing slope and the need for a protected slope reserve have been brought forward, the location of the existing garage needs to be reviewed. The Planning Board should be

able to do this when the slope stability plan is submitted to determine if this garage is too close to the rear embankment. If it turns out that the Application is dropped, the location of the garage should be referred to the Building Department to review whether or not the location was considered in the processing of the building permit.

Submitted by: _____

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant: Patricia Herchenroder

Address: 4706 Hurst Rd., Altamont, NY 12009

Background: Property listed in the names of Allan and Patricia Herchenroder. According to Applicant, they built a log home in 1989 o0n the first half of the property and subsequently the other half which brings the total of the lot to 1½ acres. In 200, they built a garage. Applicant went on to say they are lifetime residents of Guilderland and that her mother-in-law lives next door, to the west on Hurst Road. They now plan to divide the parcel in two and put a small modular home on the newly created lot. Applicant indicated no plan to sell the new lot. A question arises – Since the zoning is listed as RA-3 – is a rezoning needed or is this property somehow exempt from the zoning provision related to the size of the lots?

Topography: According to the Applicant, the parcel is fairly flat. At time of site visit GCAC noted that the parcel is fairly flat on the front and main portion but at the rear there is a very steep slope leading down to the access road to the Park. Applicant noted that at least part of that road is on their property. There is brush on this slope and GCAC was warned to stay away from the edge of it which is filled with leaves. On the east side of the property, the land also slope downward. While the subdivision application did not include a contour map showing elevations, in the judgment of GCAC the angle of the slope is in excess of 12 degrees. Thus the slope is being treated as a protected slope and will play a significant part in determining where the planned modular home can be located.

Vegetation/Trees: Applicant indicated the property is lawned with pine and maple trees and possibly oak. At time of site visit, the following trees were identified – white pine, oak, birch and scrub pines.

Soil: Applicant described the soil as dirt as hard as a rock. A review of the soil map on Sheet Number 10 found in "Soil Survey of Albany County, New York" (1992) by James H. Brown and the soil map from the USDA Natural Resources Conservation website indicates all except the southeast corner of the occupied lot has ChB soil with the corner noted having Pm soil. The front northwest portion of the new lot has ChB soil and the rest of that lot has Pm soil with the exception of a small area at the northeast corner which appears to have RkB soil. Based on data in the Soil Survey a brief description of the above soils and some of their limitations is 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.
Pm – Pits, gravel. – Areas of this map unit are generally unsuited to farming because of the very low moisture levels and the high proportion of gravel and cobblestones. The droughty conditions limit pasture and woodland use. Areas of this map unit are limited in suitability for most urban uses. They are droughty, and vegetation is difficult to establish. If they are used as sites for septic

tank absorption fields, ground-water contamination is a hazard. RkB – Riverhead fine sandy loam, 3 to 8 percent slopes – The gently sloping soil is very deep and well drained. 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 moderately rapid in the surface layer and the subsoil and very rapid in the substratum. The available water capacity is moderate, and runoff is medium. This soil has no limitations on sites for dwellings with basements. Erosion is a hazard on areas of bare soil. The main limitation of this soil for local roads and streets is the frost-action potential. Constructing roads on coarse textured subgrade material will reduce the frost-action potential. Erosion is a hazard on this gently sloping soil. The main limitation affecting the use of this soil as a site for septic tank absorption fields is a poor filtering capacity. The soil is rapidly permeable in the substratum and 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.

Drainage/Wetlands: Application indicates no wetlands, streams or ponds. Applicant stated when it rains, the water goes down into the ground and if there is any runoff it goes toward the road. As noted under the Topo section, the rear of the property has a significant slope downward toward the Park, which would appear to be a natural direction for stormwater to flow off the rear (south side) as well as off the east side of the property where it was noted the terrain also slopes downward.

Septic/Wells: Plan is to have Town water and a septic system which would be to the rear of the modular home. Above section regarding Soil should be reviewed due to limitations of the Pm soil related to septic tank absorption fields. Applicants will need to consult with the County Health Department for assistance in proper location of the septic fields especially since the rear portion may have some limitations due to the slope.

Visual Impact: Applicant feels the development of the new lot will blend in with the rest of the street. GCAC does not see any real negative visual impact of having a modular home on the new lot.

Endangered Species: None known to the Applicant. None observed by GCAC at time of site visit.

Historical Considerations: None according to the Applicant. None observed by GCAC at time of site visit.

Submitted by: _____

John G. Wemple, Jr. - Chair