

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: June 3, 2015

Re.: Kit-Kat Environmental Realty Group

APPLICATION

Applicant(s): Henry LaBarba & Margot Thomas  
Albany, NY 12203

100 Trillium Lane,

Proposed Subdivision: A proposed tow lot subdivision and relocation of lot lines of 1.1 acres.

Location: Property is located in the south east corner of the Town approximately 0.6 mile south of Western Avenue on the west side of Schoolhouse Road.

Zoning: BNRP and R40.

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Site Inspection Summary:

Site Inspection Date: May 23, 2015

Meeting Attendees: (May 18, 2015) – Applicants Henry LaBarba & Margot Thomas GCAC Members  
David Bosworth, Kevin Connolly, Gordon McClelland, Stuart Reese, Gustavo Santos, Steve Wacksman and John  
Wemple (Chair).

Inspected by: Applicant Henry(Hank) LaBarba; GCAC Members David Bosworth, Kevin Connolly, Stuart Reese,  
Gustavo Santos, Steve Wacksman and John Wemple (Chair).

Conclusions: Other than the loss of a few trees for additional parking as well as possibly a few trees if Parcel C is developed, GCAC does not see much negative environmental impact from the proposed lot line changes so long as tree cutting is kept to a minimum.

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

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): Henry LaBarba & Margot Thomas

Address: 100 Trillium Lane, Albany, NY 12203

Background: GCAC inspected this property about nine years ago when owner applied for approval of a large multiple lot subdivision, the development of which apparently did not happen. Presently the applicants are requesting approval of moving lot lines to accommodate more parking. They have an office building and two parking lot areas; and are desirous of ten additional parking spaces to help market the office building. In order to provide more space for the front triangular shaped lot where the office buildings are located, it is proposed that the east boundary of the large rear keyhole lot be moved westward fifty feet thus providing the business lot with an additional 0.499+ acres. In turn, a small portion of the office lot would be added to the front portion of the large rear lot as well as the existing smaller keyhole lot located to the rear of the small residential Schoolhouse Road lot which will become larger by adding approximately 105 feet to its depth and 20 feet to its width via lot line change through transfer of this addition from the large rear lot. As a result of these lot line changes, both keyhole lots will have appropriate space for driveways while still allowing a 26.45 ft. wide lane for access to the office lot. At the time of the May 23<sup>rd</sup> site visit, GCAC concentrated looking at the front area of the property. Applicant showed GCAC the area which will be impacted by his plan. Expanded parking will be on the north side of the existing driveway which runs to Applicant's residence which is on the west side of his property.

Topography: According to Applicant Hank LaBarba. The property is mainly flat with a ridge on the back part. Since the subdivision does not effect the major portion of the large part of the acreage, GCAC limited the site visit to the front portion where it is generally flat.

Vegetation/Trees: Applicant LaBarba noted that there are lots of oak and pine trees and poplars in the front. It was also indicated that some trees will need to cut down when driveway is put through the treed area and possibly by Power Company. Applicant figures eight to ten trees will need to be taken down. GCAC viewed the area of Parcel B on the Concept Plan which will be used for additional parking. Applicant noted that the parking area will be angle parking located on the north side of the existing driveway. Only a few trees will need to be taken down. Trees on the expanded Parcel C are a mix of medium size trees including a birch

Soil: Applicant LaBarba noted that the soil is sand. Through the use of the soil survey map from Web Soil Survey site of the USDA Natural Resources Conservation Service, it was determined that the large acreage on the rear portion of the property is primarily CoC on the southwest and north. Down the center are two fingers of Gr and St soil. These three soils continue to the east across the annexed area of which part will be the parking area. A large finger of Uf soil also comes in from the east and covers the front area of the office area and the front and north side of the Schoolhouse Road lot. South portion of that lot is mainly St soil which also covers about 40% of the south half of Parcel C. Remaining portion of Parcel C has Uf soil. In viewing the soil map, it was also noticed that there is a very small area of St soil along the southwest boundary line to the rear of the residence on the large rear lot. Using data from "Soil Survey of Albany County, New York" -1992 – James H. Brown, descriptions of these three soils and some of their limitations is as follows.

CoC –  
Colonie loamy fine sand, rolling This rolling soil is very deep and well drained to somewhat excessively drained. The seasonal high water table is at a depth of more than six feet, but may fluctuate to within 3 ½ feet of the surface for brief periods in early spring. Depth to bedrock is more than 60 inches. The main limitation for dwellings with basements is the

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excessive slope on rolling topography. Designing dwellings to conform to the natural slope or landscaping helps overcome this limitation. Main limitation for local roads and streets is the slope. Soil has a poor filtering capacity.

Gr – Gramby loamy fine sand - This nearly level soil is very deep and poorly drained to very poorly drained. High water table is at a depth less than one foot from November to June.

Bedrock is more than 60 inches deep. Main limitations on sites for dwellings with basements are the seasonal high water table and ponding. Similar limitations for local roads and streets due to high water table and ponding. Installing drainage will lower the water table near road sites.

Constructing roads on raised fill material will also reduce wetness.

Uf - Udipsamments-Urban land complex - This map unit consists of nearly level to gently sloping, very deep, well drained to somewhat excessively drained cuts and fills in sandy soils and areas of Urban land. Udipsamments are generally soils that have been disturbed as a result of manmade cuts or fills. Slopes range from 0 to 8 percent. Typically, the surface layer is brown loamy fine sand or fine sand and as much as 10 percent gravel. The seasonal high water table in

this soil is generally at a depth of more than 6 feet but in some areas is at a depth of 4 feet. Depth to bedrock is more than six feet. Udipsamments are suitable for most building uses. In some places, excavations deeper than 48 inches reach finer textured materials or the seasonal high water table. If the soils are exposed, soil blowing is a hazard. Steep cuts should be avoided because cutbacks tend to cave or slump. Areas of these soils are difficult to stabilize because of droughtiness, and irrigation will help establish vegetative cover. Onsite investigation is needed to determine the potential or limitations of these soils for any proposed land use.

St - Stafford loamy fine sand - This nearly level soil is very deep and somewhat poorly drained. Seasonal high water table is ½ ft. to 1 ½ ft. below the surface from January to May. Depth to bedrock is more than 60 inches. This soil is moderately suited to cultivated crops. The seasonal high water table can cause delays in farming operations and is the main management concern. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Foundation and footing drains reduce wetness. Adequately sealing foundations and grading the land so that runoff is diverted from the site also reduce wetness. The soil is better suited to dwellings without basements. For local roads and streets the limitation is also the seasonal high water table. The main limitation of this soil for local roads and streets is the seasonal high water table. Constructing roads on rased fill of coarse textured material will reduce wetness. Excavations and cutbacks in this soil are subject to sloughing and caving. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and a poor filtering capacity. The soil 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: While there is a large area of wetland on the rear portion of the property, Applicant LaBarba noted that it is wet only for two weeks of the year. GCAC did not encounter any wet areas at time of this May 23<sup>rd</sup> site visit and did not feel it necessary to rewalk the wetland area which was reviewed in 2007. To do so could create unnecessary disturbance of that area. In viewing Parcel C it was observed that it did contain some fern but the area did not appear to be wet.

Septic/Wells: While the application indicates plan is to have well water and septic system, Applicant LaBarba stated that it could be either that or Town hookups once he has access to the Town systems.

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Visual Impact: No visual impact is anticipated by Applicant or GCAC. New parking area is in a wooded area which should not be noticed to any great extent from the highway. Expanded Parcel C will also have trees as a buffer.

Endangered Species: Applicant LaBarba knows of nothing endangered including the Karner butterfly, although he noted that the Audubon organization had identified over one hundred different species of wildlife on the property. No endangered species were noted by GCAC at time of site visit.

Historical Considerations: According to Applicant LaBarba, there is nothing of historical on the property. Nothing of historical significance noted by GCAC at time of May 23<sup>rd</sup> site visit.

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

John G. Wemple, Jr. - Chair