

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: June 3, 2015

Re.: Pigliavento, Curry Road Extension

APPLICATION

Applicant(s): Raymond & Arlene Pigliavento  
2963 Curry Rd. Ext. Schenectady, NY 12303

Proposed Subdivision: A proposed two lot subdivision and amended lot line 39.5 of acres.

Location: Property is located in the northeast corner of the Town along the Town's border to Colonie and northeast of the NYS Thruway (I-90).

Zoning: R40 & Agriculture.

---

Site Inspection Summary:

Site Inspection Date: May 23, 2015

Meeting Attendees: ( May 18, 2015) Mark Blackstone (Presenter); GCAC Members David Bosworth, Kevin Connolly, Gordon McClelland, Stuart Reese, Gustavo Santos, Steve Wacksman and John Wemple (Chair).

Inspected by: Vince Pigliavento (Applicants' son); GCAC Members David Bosworth, Kevin Connolly, Stuart Reese, Gustavo Santos, Steve Wacksman and John Wemple (Chair).

Conclusions: Since the Applicants' plan is to subdivide the property in such a way as to discourage development and there is no plan for such development, GCAC does not see any negative environmental impact of this subdivision. As noted in the Soil section of this report, the main limitation on the areas having EnA and St soil, which includes the front section of the large lot, is the seasonal high water table which would call for appropriate coating and sealing of the foundations on dwellings with basements. One area of possible concern by GCAC is that in the wooded berm there is an area which appears to have been used to dump old tires. Due to this being a hazard in case they catch fire and also since they may be a breeding place for unwanted insects, GCAC recommends that they be removed.

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

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): Raymond & Arlene Pigliavento

Address: 2963 Curry Rd. Ext. Schenectady, NY 12303

Background: According to the Presenter Mark Blackstone, the property has been owned by the Pigliaventos for a long time and much of the acreage has been ongoing cultivated. He went on to say that on the property there are a

couple greenhouses and out buildings. The plan is to subdivide the existing acreage into three parts. A small segment that abuts existing keyhole Lot 28.00-1-10 would be annexed to that lot thus giving that lot more depth and width at its rear portion. To the east of that lot, a larger lot would be created which would have 100 foot frontage on Curry Road Ext. with the rest of the lot being to the rear of existing lots on that Road. The rear border of this larger lot would be approximately 615 feet back from the Road at its southeast corner and approximately 800 feet back from the Road at its south west corner. There are existing residences and garages on both these lots. It should be noted that the plan also includes adjusting the boundary line that abuts Lot 28.00-1-18.3. Near the south corner of that lot, there is a shed part of which slightly encroaches on the Lot being subdivided. To rectify this a small segment of the large acreage will be annexed to Lot 28.00-1-18.3 The remaining 28+ acres which has 352+ feet frontage on the Road will be deeded to the sons; and the Presenter noted that there is no plan to construct on these 28 acres at this time. Plan includes a desire to use the wooded berm which runs across the rear of the middle lot for control whereby it would act as a buffer from further development.

Topography: According to Presenter, the property is very level with a rise at the corner. Also see under the Drainage section more details related to the contour lines. At time of site visit, GCAC noted that the property is fairly level except for the wooded berm has a rise of about 20 + feet. Contour lines on the site drawing show most of the acreage is at 340 feet Above Mean Sea Level (AMSL) with three small areas at 350 ft. AMSL – one at the west corner of the small front lot (prior to its expansion); one along the mid point on the southwest border and one at the south corner.

Vegetation/Trees: Presenter noted that there is on going cultivation; he noted a row of trees along the berm. Most of the trees are deciduous and include locust, maple and oak. Besides the trees on the berm, there is a wooded area along the west boundary on the rear section. Vince noted that the property line is about 10 feet into this wooded area. Likewise, there is a wooded area at the south corner and a wooded area that juts in along the mid-section of the east side of the rear section. At the time of the May 23<sup>rd</sup> GCAC visit, the open fields were covered to a large extent with rye grass. Soil map aerial view shows heavy vegetation on about 40+% of the rear half of the property.

Soil: Soil is a mix according to the Presenter. A review of the soil survey map from the USDA Natural Resources Conservation Services website (Web Soil Survey) indicates there three types of soil on this property. The front 2/3 of the small lot prior to being enlarged is EnA with the exception of the driveway which has CoC soil on the forward 3/4. The additional land added to that lot also has CoC soil. The middle size lot has CoC soil on the entryway which goes across the very front portion along its northeast boundary. This CoC soil continues along the southeast side as well as much of the rear portion and accounts for about half of the soil on that lot. Remaining area has two large fingers of EnA which enters from the northwest and cut across much of the front portion and also much of the rear entering from the east. The large remaining lot has these same two soils plus St soil. The front portion along the highway has this St soil which extends about 100 feet back. To the rear of this and along a narrow strip along its north

Page 2 of 3 – Inspection (Continued) - Pigliavento – Curry Rd. Ext. - May 2015

west boundary is an area of EnA soil which extends back about 400 to 535 feet. To the southwest is CoC soil which runs across almost all the berm area as well as beyond. A finger of EnA soil extends into the acreage from along the northwest boundary. This finger is about 200 feet at the border and extends about 265 feet inward to the east. Further to the rear much of the remaining acreage has St soil with about 58 to 165 ft. wide which runs across most of it and another CoC area at the south corner which is about 250 ft. along the side border and about 800 feet along the rear border. 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. 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 coarse 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. The soil is rapidly permeable 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. 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 6 feet, but 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. The main limitation for dwellings with basements is the excessive slope of 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 poor filtering capacity.

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.

While the Town Tax map shows a large wet or swampy area about 30 feet to the rear of the middle lot, GCAC did not note this at time of site visit, but if this in fact does exist, it does not appear to impact this planned subdivision. Also, soil survey map shows two areas marked as gravel pits but GCAC did not see any at time of visit.

Page 3 of 3 – Inspection (Continued) - Pigliavento – Curry Rd. Ext. - May 2015

Drainage/Wetlands: Contour lines on the plan shows most of the acreage is at 340 ft. AMSL with a small area at 350 ft. AMSL at the south corner and another small 350 ft. AMSL area along near the midsection of the south east border. The northwest corner of the boundaries of the small lot also has an elevation of 350 ft. AMSL. Presenter indicated that drainage doesn't go anywhere. At time of site visit, GCAC did not see any evidence of standing water or wetlands. Subsequent to the site visit, in viewing the soil map, it was noted that a wet spot is indicated at the southwest corner. This will not impact the planned subdivision since it is far distant from any future planned development..

Septic/Wells: Plan is have well water and septic system. Site map shows that both existing residences have well on the east side and septic on the west side of the houses.

Visual Impact: No visual impact is anticipated since there is no plan for development. GCAC does not envision much if any negative visual impact to the area if the front portion of the large lot is developed.

Endangered Species: Presenter did not indicate any endangered species such as Indiana Bats on the property but did state there are deer and wild turkey. No endangered species seen by GCAC.

Historical Considerations: According to Presenter, there are on burial grounds or anything of historical significance on the property. None seen by GCAC at time of May 23<sup>rd</sup> site visit..

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

John G. Wemple, Jr. - Chair