

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: May 20, 2016

Re.: Friedlander – 6338 Gun Club Road, Altamont, NY 12009

APPLICATION

Applicant(s): Richard Friedlander

Proposal: A proposed development of a 23.4 acres two lot site.

Location: Gun Club Road is the first road east of the Village of Altamont and runs northwest from Route 146.

Site Inspection Summary:

Site Inspection Date: May 14, 2016 and May 13, 2016`

Meeting Attendees: (May 9, 2016) Applicant Richard Friedlander and wife Gail; GCAC Members Stephen Albert, Martin Gnacik, Martha Haraus, Gordon McClelland, Stuart Reese and John Wemple (Chair).

Inspected by: May 14<sup>th</sup> - Applicant Richard Friedlander and wife Gail; GCAC Members Stephen Albert, Martin Gnacik, Martha Haraus, and John Wemple (Chair). May 13<sup>th</sup> by Gordon McClelland, Stuart Reese

**Conclusions:** Since no changes are planned for this property other than a subdivision whereby the occupied quadplex would be separated from the rest of the acreage and subsequently sold, GCAC sees no impact environmentally on the community. It appears that the acreage leased out for farms would continue with the only concern being that appropriate good agricultural practices be followed to minimize or eliminate possible pollution caused by fertilizer runoffs. At time of site visit, GCAC did note that, if in the future, the present or future owner of the remaining large lot, wished to develop that acreage, that there is sufficient room to accommodate one of more residences. The soil survey notes that the main area of the property has VaB soil which is described as among the best suited soils in the county for food and fiber production. Also, this soil has no limitations on sites for dwellings with basements. The main limitation of this soil for local roads and streets is the frost-action potential. Thus, it appears to be possible to utilize some of this farmland for a residence if so desired in the future.

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

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): Richard Friedlander, 5 Sheridan Ct., Clifton Park, NY 12065

Address: 6338 Gun Club Road, Altamont, NY 12009

Background: Applicant, Richard Friedlander, noted that the property has been in the family for over forty years and that there is an offer to buy the 1+ acre lot containing the existing quadplex. Applicant made special note that the remainder of the acreage would remain as is - much of which is leased out for farm(s). Applicant is executor of the Property which is still listed in Applicant's mother's name, Dorothy, who passed away January 2013.

Topography: As indicated by the contour lines, and a description of the soils, the main area of the property is fairly flat and rolling with sharp decline in elevation at the rear (west corner) as it draws close to the Bozenkill. The area where the quadplex is located is relatively flat although the building itself is on a portion elevated above Gun Club Road. The access road along the south end of the property leading to the rear farmland is also relatively flat. While walking the land on May 14<sup>th</sup>, GCAC appears to have inadvertently looked at an area of farm land which is not actually a part of the acreage to be subdivided, but is adjacent to it. In so doing, GCAC also walked along a road which runs through the rear east edge of the wooded area. It was noted that the wooded area slopes to the east toward this roadway.

Vegetation/Trees: The northeast (rear) portion of the property appears to be well forested as is the lower south portion and also along much of the west boundary. The midsection is well plowed and is as farmland. Trees appear to be mainly deciduous. To the rear of the quadplex, there are five or six large trees which initially appear to be dying but after closer attention, it may be a case of these trees just being late in blooming.

Soil: A review of soil map on Sheet Number 10 in "Soil Survey of Albany County, New York" -1992 – by James H. Brown and the soil map from the USDA soil survey website indicates that there are three types of soil on the property. Almost the entire property has VaB soil except for a strip of NuE soil covering an area about 100 to 200 feet wide along the north east border the north corner of which has a small wedge shaped area of Fx soil as the property nears the Bozenkill. There is also a small area of NuE along another segment at its north boundary. A brief description and some limitations of these soils as noted in the source book are as follows. **VaB – Valois gravelly loam, 3 to 8 percent slopes** – This gently sloping soil is very deep and well drained. It is on low-lying, gently rolling till plains. 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 moderate in the surface layer and subsoil and moderate to moderately rapid in the substratum. The available water capacity is moderate, and runoff is medium. This soil is well suited to cultivated crops. It is among the best suited soils in the county for food and fiber production. Rock fragments are a slight limitation to cultivation. Erosion is a slight hazard. This soil has no limitations on sites for dwellings with basements. The main limitation of this soil for local roads and streets is the frost-action potential. Constructing roads on coarse textured, raised fill material will reduce the frost-action potential. The main limitation affecting the use of this soil as a site for septic tank absorption fields is slow percolation. Enlarging the absorption field or the trenches below the distribution lines will improve percolation. **NuE – Nunda silt loam, 25 to 35 percent slopes** - This steep soil is very deep and moderately well drained. The seasonal high water table in this Nunda soil is at a depth of 1 ½ to 2 feet from March to May. Depth to bedrock is more than 60 inches. The available water capacity is high, and runoff is rapid. The main limitations of this soil on sites for dwellings with basements are the

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high water table and the slope. These limitations make construction operations difficult. The main limitations of this soil for local roads and streets are the slope and the frost-action potential. Coarse textured fill material will reduce frost heave. The slope makes locating roads difficult. Erosion is a severe hazard. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table, the slow percolation, and the slope. Other nearby soils that are less sloping are better suited to this use. Finding suitable sites and installation are difficult on this soil.

**Fx - Fluvaquents-Udifuvents complex, frequently flooded** - This soil unit consists of very deep, nearly level, very poorly drained to moderately well drained loamy soils formed in recent alluvial deposits on flood plains. These soils are subject to frequent flooding and are commonly wet. Bedrock is generally at a depth of more than 5 feet. Permeability, the available water capacity, organic matter content, and soil reaction vary with the composition of alluvium. County soil survey notes that most of the acreage is used as woodland or pasture or is idle. These soils are not suited to urban uses because of periodic flooding and prolonged wetness.

Drainage/Wetlands: Albany County interactive Mapping shows no DEC or NWI wetlands on the property; but it does show FEMA flood zones to the west of the property and along the north border including a small area of the northmost corner of the property. US Fish and Wildlife Service – National Wetlands Inventory map shows freshwater wetlands about 1800 feet northeast of the property. Road at the south end leading to the rear acreage has standing water in some of its ruts apparently from previous day's rain. In general, at least the portion GCAC walked on May 14<sup>th</sup> visit the property did appear to be well drained.

Septic/Wells: According to Applicant, existing building has public water and septic system.

Visual Impact: The subdivision of this property should have no visual impact since nothing is planned to change.

Endangered Species: None that Applicant knows of and no endangered species noted by GCAC at time of site May 14<sup>th</sup> visit..

Historical Considerations: No cemetery or anything of historical note known to Applicant. Nothing of historical significance noted by GCAC at time of May 14<sup>th</sup> site visit.

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

John G. Wemple, Jr. - Chair