

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: May 20, 2016

Re.: Meyer, 2751 West Lydius Street, Schenectady, NY 12306

APPLICATION

Applicant(s): Carol Meyer, 24 Breeman St., Albany, NY 12205

Proposal: A proposed development of a 1.65 acres two lot site.

Location: Property is located on the west side of W. Lydius St. in the upper north east portion of the Town about 3/10 mile east of the Conrail tracks and approximately 8/10 mile south of the Albany/Schenectady County line.

Site Inspection Summary:

Site Inspection Date(s): May 14, 2016 and May 13, 2016.

Meeting Attendees: (May 9, 2016) Presenter Gregg Meyer; GCAC Members Stephen Albert, Martin Gnacik, Martha Haraus, Gordon McClelland, Stuart Reese and John Wemple (Chair).

Inspected by: May 14 th - Presenter Gregg Meyer; GCAC Members Stephen Albert, Martin Gnacik, Martha Haraus and John Wemple (Chair). May 13th - GCAC Members Gordon McClelland and Stuart Reese.

Conclusions: It appears very little will be done to the property if and when it is developed into two lots other than placing another dwelling and possibly garage on the second lot. Although, Presenter does not want to cut down any trees, it may be necessary to remove a very few to accommodate a residence on Lot 2. Provided an appropriate plan is included for stormwater management and approved water and sewer systems are installed, GCAC does not foresee any environmental problem with this subdivision.

Submitted by: _____

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): Carol Meyer, 24 Breeman St., Albany, NY 12205

Address: 2751 West Lydius Street, Schenectady, NY 12206

Background: According to Presenter, Gregg Meyer, his sister Carol Meyer purchased the property last September from Mr. Dollard who went into a nursing home. County records show deed dated 9/28/2015 from William R.

Dollard. Presenter noted the house was built about sixty years ago, and that it was on well and septic system but the water and sewers were extended and plan is to connect to Town water and Town sewer for the new lot. As to the layout of lots, Presenter further noted that the existing driveway has been changed and moved further north whereby it will not extend onto the new lot as shown in the plan drawing. The two large trees which reportedly were not in good condition and stood between the driveway and the house have been removed. It was also noted that the south corner of the existing house is too close to the proposed side lot line; thus, Presenter noted that the line will be amended to satisfy the 20 foot requirement. Also, since the width of the proposed new lot (Lot 2) does not meet the 125 ft. requirement for R-20 zoning, applicant will be requesting a zoning variance. There will also be a need for a curb cut to accommodate driveway to Lot 2 garage which would be at the north end of the proposed house. Since the property is near a curve in the road, line of sight for the driveway will need to be considered. Presenter also noted that his sister (the Applicant) has a contract to sell July 1st.

Topography: Property is described by Presenter as being relatively flat with a drop in elevation at the road. GCAC noted that the property is quite flat with a slight decline in elevation from the road. As noted under Drainage/Wetlands section, there is a ditch, which could be referred to more properly as a watercourse or stream which runs along the north side of the property. According to Presenter, there is water in it for most of the year with exception of about two months. Depth of water appeared to be about a foot to was about 12 to 18 inches and if there was any motion it was slightly toward the rear (to the north west).

Vegetation/Trees: According to Presenter, plan is not to take down any live trees. He further noted that there is skunk cabbage on the wet area on the rear of the property. While he noted the trees are all pine, GCAC made note that the trees include a mix of coniferous and deciduous including pine, yellow pine, willow, and a poplar. As noted by the Presenter, the rear part of the property is wet and has what appear to be wetland type plants. There is no planned disturbance in this wet area.

Soil: A review of soil map on Sheet Number 4 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. There is EnA on most of the east third except for a triangular shaped area of Gr at the north east corner. The rear (west) two thirds has St soil. A brief description and some limitations of these soils as noted in the source book are as follows. **EnA – Elnora fine sandy loam, 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. Permeability is moderately rapid to rapid. The available water capacity is low, and surface runoff is slow. The surface layer ranges from very strongly acid to slightly acid. 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 a moderate frost-action potential and the seasonal high water table. Adequate drainage of surface water and constructing the road on a

Inspection (Continued) - Page 2 of 3 – Meyer – W. Lydius Rd. - May 2016

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. This soil is rapidly permeable 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 adequately filter the effluent. Other less sandy soils in the higher landscape positions are better suited to this use.

Gr
– **Granby loamy fine sand.** This nearly level soil is very deep and poorly drained to very poorly drained. The seasonal high water table is at a depth less than one foot from November to June. Bedrock is more than 60 inches deep. Permeability is rapid. The available water capacity is moderate, and surface runoff is very slow or ponded. The surface layer and subsoil are moderately acid to neutral. The seasonal high water table causes shallow root development, which results in seedling mortality and windthrow hazard. Main limitations on sites for dwellings with basements are the seasonal high water table and ponding. Similar limitation for local roads and streets due to the 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. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table, ponding, and poor filtering capacity. Other nearby soils are better suited to this site.

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: Presenter noted that the rear portion of the property is wet but does not have ponding; that there is a ditch which runs along the north side of the property. He said the ditch does have water in it; where it ends up is a question mark. See above for more regarding the ditch containing a slow moving stream. Attempt was made to determine on maps of the area where this watercourse goes but GCAC was not successful in so doing. One possibility is that it meets up with another stream which in turn feeds into the Watervliet Reservoir. Presenter further noted that if you dig, water is hit at a depth of 4 to 4 ½ feet. A review of the Albany County interactive mapping indicates there are no wetlands or flood zones on this property. National Wetlands Inventory as shown on the US Fish and Wildlife Service map indicates freshwater wetlands about 500 + feet to the north of the property. At time of May 14 site visit there was some standing water on the driveway area but this apparently was what remained after previous day's rain.

Septic/Wells: As indicated on the Application for subdivision, plan is to hook up to Town Water and sewer. Presenter stated, plan is to use a grinder pump for both houses for hook up to the Town sewer system. He noted that there will be independent hook ups for the sewers. Site of

Inspection (Continued) - Page 3 of 3 – Meyer – W. Lydius Rd. - May 2016

septic system for existing residence is to the rear of the garage. There is a sump pump line from the residence which daylight at the edge of the stream on the north edge of the property.

Visual Impact: Presenter feels the proposed new house would fit right in with the existing neighborhood but would be newer. Until the houses on the opposite side of the Road are complete and until a possible new residence is built on proposed lot 2, it is difficult to really determine what, if any, visual impact the planned subdivision will have on the neighborhood.

Endangered Species: No lupine, Karner blue or Indiana bats known to the presenter. No endangered species seen by GCAC at time of May 14th site visit.

Historical Considerations: Nothing of historical significance known to the Presenter. Nothing of historical significance seen by GCAC at time of May 14th site visit.

Submitted by: _____

John G. Wemple, Jr. - Chair