

**TOWN OF GUILDERLAND  
FINAL SITE PLAN APPROVAL  
BLACK CREEK RUN COUNTRY HAMLET DEVELOPMENT**

Developer/Owner: Chris Meyer

Engineer/Surveyor: Advance Engineering and Surveying, PLLC

SEQR:         NEGATIVE DECLARATION         POSITIVE DECLARATION

APPROVAL MOTION FOR:

FINAL SITE PLAN APPROVAL

Approved

Denied

Withdrawn

**CONDITIONS:**

Town Designated Engineer approval

Town Highway Superintendent approval (for any new curb cut)

Town Water & Wastewater Superintendent approval

Albany County Health Department approval (with building permit application)

Albany County Highway Department approval (for any work in Co. R-O-W)

NYS Department of Transportation approval (for any work in NYS R-O-W)

\$1,800 per single-family and townhome dwelling unit and \$300 per residential facility independent living unit – park & recreation fund (with building permit application)

\$2,085 sewer mitigation fee (with sewer hook-up application for single-family lots)

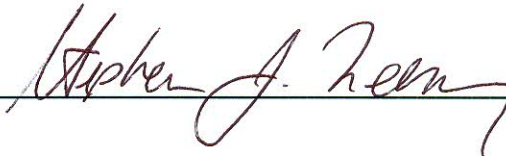
Other:

1. The proposed fencing around the detention basin should be reconsidered for aesthetic and wildlife impact reasons. The Town Engineer should confirm if a fence is required/desirable.
2. The Planning Board recommends the gravel access road between townhome units #8 and #10 be removed. The gravel access road adjacent to Lot 24 (26 Heron Way) should be utilized to access the stormwater detention basin and open space area.
3. A security gate should be considered near the entrance of the gravel access road from Heron Way to prevent unauthorized vehicle access.

4. The Town Board should determine what type of public access/activities will be permitted in the proposed open space areas. Passive recreation activities would seem reasonable.
5. The Owner(s)/Developer(s) are encouraged to install a greater variety of native landscape species. The landscape plan should be updated to incorporate landscape species identified in Exhibit A (see enclosed).
6. The Town Board should determine the mechanism for the long-term enforcement of the rain gardens on each of the single-family lots. Will enforcement be via a restriction in the deeds, maintenance agreement or other options.
7. The developer will be responsible for the maintenance of the wetland mitigation area for a period of 5 years.
8. The existing drainage ditch and mature trees adjacent to the southern property line with Lands N/F of Moak should be retained and not disturbed as part of the development.
9. Culvert details should be provided for all wetland road crossings, including the proposed access drive to the stormwater management area.
10. A portion of the existing drainage ditch crosses over Lot 24 (single-family lot). The lot lines for Lot 24 should be adjusted so that the drainage ditch is entirely within the proposed open space area (town property) to ensure access for any future maintenance.
11. The Army Corps of Engineers is in the process of reissuing the permit. The applicant shall comply with all conditions of the permit.
12. A note should be placed on the plans regarding the adjacent active farm. "Prospective residents are hereby notified that the property they are about to acquire is adjacent to an active farm in the County Agricultural District and that farming activities may occur including, but not limited to, activities that cause noise, dust, and odors."
13. The sidewalk terminus on Lot 25 should be extended to the easterly driveway.
14. Crosswalks should be considered to connect the senior apartments to the northerly side of Heron Way.

DATED: 5/10/2023

CHAIRMAN: \_\_\_\_\_



**EXHIBIT A**

**Grasses**

- *Andropogon gerardii* - Big bluestem
- *Schizachyrium* - Little bluestem

**Flowers**

- *Asclepias tuberosa* - Butterflyweed
- *Solidago caesia* - Blue stemmed goldenrod
- *Fragaria virginiana* - Wild strawberry
- *Eupatorium fistulosum* - Joe Pye Weed
- *Symphyotrichum novi-angliae* - New England aster
- *Symphyotrichum novi-belgii* - New York aster

**Trees and Shrubs**

Sun, droughty soil

- *Aretosphylos uva-ursi* - Bearberry
- *Juniperus virginiana* - Eastern red cedar
- *Myrica pensylvanica* - Bayberry
- *Ostrya virginiana* - Ironwood
- *Pinus rigida* - Pitch pine
- *Physocarpus opulifolius* - Eastern ninebark
- *Sassafras albidum* - Common Sassafras
- *Viburnum dentatum* - Arrow wood

Sun, well drained soil

- *Abies concolor* - Concolor fir
- *Acer rubrum* - Red maple
- *Acer sacrum* - Sugar maple
- *Aesculus pariflora* - Bottlebrush buckeye
- *Ceanothus americanus* - New Jersey tea
- *Celtis occidentalis* - Common hackberry
- *Cercis canadensis* - Eastern redbud
- *Chionanthus virginicus* - Fringetree
- *Hamamelis virginiana* - Common witch hazel
- *Ilex glabra* - Inkberry

- *Itea virginica* - Sweetspire
- *Juniperus virginiana* - Eastern red cedar
- *Myrica pensylvanica* - Bayberry
- *Ostrya virginiana* - American Hophornbeam
- *Physocarpus opulifolius* - Eastern ninebark
- *Pinus strobus* - White pine
- *Quercus spp.* - Oak, various species
- *Vaccinium spp.* - Blueberry
- *Viburnum dentatum* - Arrow-wood
- *Viburnum lentago* - Nannyberry
- *Viburnum trilobum* - American cranberry bush viburnum

### Moist Soils

*Acer rubrum* - Red maple

*Aesculus parviflora* - Bottlebrush buckeye

*Aronia spp.* - Chokeberry

*Betula alleghaniensis* - Yellow birch

*Calycanthus floridus* - Carolina allspice

*Carpinus caroliniana* - American hornbeam (muscle wood)

*Cercis canadensis* - Eastern redbud

*Chionanthus virginicus* - Fringetree

*Cornus spp.* - Dogwood

*Ilex verticillata* - Winterberry

*Itea virginica* - Virginia sweetspire

*Lindera benzoin* - Spicebush

*Nyssa sylvatica* - Black sweetgum

*Salix discolor* - Pussywillow

*Sambucus canadensis* - Elderberry

*Vaccinium corymbosum* - Highbush blueberry

Wetlands

*Acer rubrum* - Red Maple

*Cornus racemosa* - Grey dogwood

*Ilex glabra* - Inkberry  
*Ilex verticillata* - Winterberry  
*Lindera benzoin* - Spicebush  
*Nyssa sylvatica*- Black Gum  
*Quercus bicolor* - Swamp white oak  
*Salix discolor* - Pussy willow  
*Vaccinium corymbosom* - Highbush blueberry  
*Viburnum dentatum* - Arrowwood

### Trees & Shrubs to Attract Birds

*Amelanchier spp.*- Shadbush  
*Arctostaphylos uva-ursi* - Bearberry  
*Aronia spp.* - Chokeberry  
*Celtis occidentalis* - Common hackberry  
*Cornus alternifolia* - Alternate leaf dogwood  
*Cornus amomum* - Silky dogwood  
*Cornus racemosa* - Grey dogwood  
*Crataegus phaenopyrum* - Washington hawthorn  
*Gaylussacia spp.* - Huckleberry  
*Ilex glabra* - Inkberry  
*Juniperus virginiana* - Eastern red cedar  
*Myrica pensylvanica* - Bayberry  
*Prunus serotina* - Black Cherry  
*Sambucus canadensis* - Elderberry  
*Vaccinium spp.* - Blueberry  
*Viburnum spp.* - Viburnum, various species

### **Hightshoe's "Native Trees, Shrubs, and Vines for Urban and Rural America".**

- Plant no more than **twenty** percent from one family, no more than **ten** percent from one genus and no more than **five** percent from one species (including cultivars). This safe guards from disease or insects that can destroy every tree, like the emerald ash borer. Lessons learned the hard way.