



Jessica Montgomery [REDACTED]

AGENDA ITEM # 1

Guilderland Conservation Advisory Council Annual Report 2025

Caitlin Ferrante [REDACTED]

Mon, Dec 22, 2025 at 2:19 PM

To: Peter Barber [REDACTED], Jessica Montgomery [REDACTED], Kenneth Kovalchik

[REDACTED], Mansi Parmar [REDACTED]

Peter -

Please find attached the CAC's 2025 Annual Report for the Town Board's January meeting, as well as forwarding to the DEC Commissioner.

Let me know if you need anything else. Thank you again for the opportunity to serve the Town and our natural resources.

Hope you all have a lovely holiday!

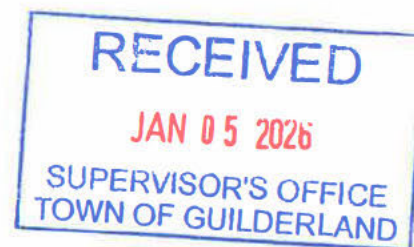
Best,

Caitlin



GCAC Annual Report 2025.pdf

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Guilderland Conservation Advisory Council

ANNUAL REPORT FOR THE YEAR 2025

As required under article 12-F, Section 239-x, 1.f. of the General Municipal Law, the following is a report of the activities of the Guilderland Conservation Advisory Council (GCAC) for the calendar year 2025.

A major responsibility of GCAC, which now stands at nine members, continues to be the review of applications for subdivisions for the Town of Guilderland. GCAC's part in the overall approval process for subdivisions has been and continues as follows:

After initial review of an Application by the Town Planner, the name of the applicant is placed on the calendar for the monthly meeting of GCAC as designated by Schedule B (a schedule determined and approved at the annual organizational meeting of the Town Board). Prior to each GCAC meeting, the GCAC chair and members review the application and related documents, and make note of the various aspects of the proposal that may be of concern related to the environment.

At the start of each meeting, the GCAC chair introduces herself to the Applicant and/or representative and gives them an outline of what topics GCAC will expect the Applicant to discuss in his/her presentation of the proposed project. The meetings have been hosted in the large Town Board Room, and are also televised.

At the meeting itself, the Applicant(s) and/or a representative for the project makes a presentation on the proposal including a concept plan showing how they wish to divide the property, along with building envelopes within which structures would be developed. At a minimum, the information covered either in the Applicant's presentation or through questions and answers by GCAC, includes background information such as how long the Applicant has owned the property and what the plan is to do with the property, the topography, vegetation and trees on the property, type(s) of soil on the property, watercourses, drainage and possible wetlands, proposed water and sewer systems, visual impact of the development, and known endangered species on the property (such as the Karner Blue butterfly, Indiana bats, etc). And input regarding historical considerations in the development on the property (i.e. Native American relics or old barns and cemeteries).

Before the meeting and presentation is finished, arrangements are made with the Applicant for the GCAC to conduct an on-site inspection of the property (usually the Saturday following the date of the GCAC meeting), at which time the Applicant or representative is expected to be available to accompany GCAC as they do the site inspection.

During the site visit, the GCAC walks the property and makes observations of what effect the proposed plan may have on the existing environment.

Along with the site inspection, GCAC reviews the soil survey map of the property as shown in the "Soil Survey of Albany County New York" by James H. Brown in addition to the information provided by the Albany Interactive Mapping and the Town of Guilderland Interactive Mapping online resources. GCAC has become more dependent upon the information provided by the County mapping site since that site provides detailed overlay environmental information on individual parcels identified by tax map numbers. The soil information gathered is included in the GCAC reports on each property to show what limitations the particular soil types have, related to the planned development, as well as how well the soil drains and its suitability related to septic systems and roadways. Usually, it is found that a particular lot has more than one type of soil - in some cases as many as ten or more types - which in turn helps dictate what areas on the property are more suited than others when development is being considered.

Upon completion of the Applicant's presentation and the site inspection, a written report completed by the GCAC is directed to the Town Planning Board containing the pertinent information and observations related to the concept plan, along with the conclusions and recommendations of the GCAC. The report is sent to the Town Planner for the Chair of the Planning Board, as well as sent to the Town Supervisor and Confidential Assistant to the Town Supervisor for official filing. A copy is kept on file by the Chair of the GCAC. Copies of the GCAC reports are posted to the Town website, as well as sent to the Town Board Member who has been designated as the liaison to GCAC.

Compared to the previous year, GCAC had fewer applications for review. In 2024, there were ten (10) subdivision applications which GCAC reviewed, totaling approximately 763 acres. In 2025, there were seven (7) subdivision applications which GCAC reviewed, totaling approximately 191 acres. By the end of 2025, all reports related to applications referred to GCAC were completed.

Of the subdivision sites noted above, three was termed as a major subdivision, since they were for five lots or more. The first major subdivision site was for a 15-lot major subdivision, the second major subdivision was for an 8-lot major subdivision, and the third was for a 14-lot cluster subdivision. Of the other sites, 2 were for two lots, 1 for three lots, and the remaining subdivision was for four lots. Total acreage of these 7 applications was approximately 191 acres, 572 acres less than the previous year. It should be noted that the applicant at 6900 Fuller Station Road - LJC Properties, LLC (Tax IDs: 27.00-1-13.1, 27.00-1-27) planned to keep 52% of the project site as open space, with a lot size of 28.13 acres. Zoning of the properties reviewed were as follows - RA3 (2 applications), RO30 (2 applications), RO40 (1 application), R15 (1 application), and R40 (1 application). Also, several of the planned subdivisions had rather large plots that the applicant had no plans to develop. The GCAC recommended Conservation Easements to these applications as well.

As part of the GCAC review process, the Council considers what effect the proposed subdivision may have of historical significance on the property. Of the seven applications, six properties had an indication of a potential historical significance flag. See a summary of those below, as well as the stage in the process of review each property was currently in at the time of the GCAC review:

Polsinelli Estates - 15 Lot Major Subdivision - East Old State Road (Tax ID# 27.19-2-78):

The dunes, located on proposed lots 5, 6, 7, and 8, are a "Geological Feature" that should qualify this site as a National Natural Landmark, and thus require the protections that come along with this designation. It is worth noting that during the site visit, the GCAC observed that the dunes already appear to be disturbed/dugout.

Additionally, in the EAF submitted by the applicant, question E.3.f was checked "Yes": *"Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory?"* The applicant has submitted this information to SHPO, but has not yet heard back regarding what could be located on the property. GCAC did not see any signs of historical features during our site visit and awaits SHPO's response and expertise on the project.

Michael J Della Rocco III, 2272 W Old State Rd, Altamont, NY 12009 (Tax ID# 26.00-1-39):

The Albany County Interactive Mapping tool identifies a structure on the site as listed on the National Register of Historical Places. In discussing with the applicant, the farmhouse on proposed Lot 2 is believed to be a home built by Charles Parker, built in 1858. This was confirmed by the Albany County website. Additional information:

Charles Parker House, listed on the National Register on 11/09/1982 and listed on the State Register on 09/16/1982 (NYSHPO National Register Number: 90NR01663). No development/disturbance is proposed for the farmhouse.

JRG Builders, LLC., Gari Lane & W Lydius Street, Guilderland, NY 12303 (Tax ID# 15.14-1-23): At the time of the GCAC March 10th meeting, the applicants indicated that they had contacted the New York's State Historic Preservation Office (SHPO) regarding the property. The Applicants provided the GCAC with the response they received from NYS's Office of Parks, Recreation and Historic Preservation as of March 13th: "Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

Dale Houck, Sandy Crest Ct, Guilderland, NY 12303 (Tax ID# 15.20-2-1):

The Environmental Assessment Form submitted with the subdivision application had checked "yes" to question #12b: *is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory?*

At the time of the GCAC August meeting and site visit, the Applicant indicated that he was not aware of the proposed site, but will be contacting New York's State Historic Preservation Office (SHPO) regarding the property.

Eddie Salisbury, Jr, 50 Hanley Lane & end of Kaine Dr, Albany, NY 12203 (Tax ID# 63.00-1-15):

The Environmental Assessment Form submitted with the subdivision application had checked "yes" to question #12b: *is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory?*

At the time of the GCAC August meeting and site visit, the Applicant indicated that he was not aware of the proposed site, but will be contacting New York's State Historic Preservation Office (SHPO) regarding the property.

John Roth, LJC Properties, LLC, 6900 Fuller Station Rd, Schenectady, NY 12303 (Tax ID#s: 27.00-1-13.1, 27.00-1-27):

The Environmental Assessment Form submitted with the subdivision application had checked "yes" to question #12b: *is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory?*

At the time of the GCAC September meeting and site visit, the Applicant indicated he had been in touch with New York's State Historic Preservation Office (SHPO) regarding

the property. See the letter from SHPO [here](#). The Applicant had hired a firm for a 1B Shovel Test. The results of the test found nothing indicative of any historical features. The property was used for decades as a farm, but hasn't been actively farmed for 20 years, though, as indicated above, the fields have been continuously hayed. The house was demolished several years ago. The small barn that had been located along Fuller Station Rd on proposed Lot 12 was torn down several years ago as well. Much of the wood was salvaged by a business that reclaims barn timber.

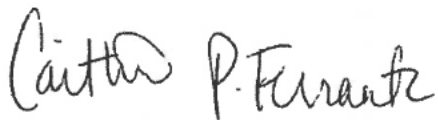
While completing this annual report, the attendance of GCAC members at GCAC Meetings was also reviewed and it was found that all nine Members were in compliance with Section 62-8 of Article II of the Town Code.

In an effort to continue to gain additional knowledge related to conservation practices and the environment, GCAC members attended webinars and even several in person trainings conducted by NYS DEC on the following topics: Identifying Small Streams and Wetlands (Field Workshop); Amphibian Migrations; Case Studies in Reducing Mortality at Road Crossings; Land Use Leadership Alliance for Flood Resilience; Conserving Natural Areas in the Hudson Valley.

It is well to note that a former GCAC member who received training in 2021 to become a Master Gardener is now on the Town Planning Board, but has voluntarily joined GCAC on several of our site visits. She has contributed to the reports, especially in the identification of plants and trees on the sites visited.

Of further note is the added responsibility assigned to GCAC in 2022 whereby they have been designated the Town Conservation Easement Review Board. There were no Conservation Easements to review in 2025, though the GCAC did recommend to several applicants the opportunity to take advantage of this program as they look to next steps in their subdivision application.

Respectfully submitted:

A handwritten signature in black ink, reading "Caitlin P. Ferrante". The signature is written in a cursive, flowing style.

Caitlin P. Ferrante - GCAC Chair, 12/22/2025