



GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
P A C K E T
APRIL 7, 2021
07:00 PM

A G E N D A
GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
APRIL 7, 2021
07:00 PM

1. Chairman's Welcome
2. Continued Cases
3. New Cases
 1. 746 Waldens Pond Road

Area variance to permit the construction of a portion of a single family dwelling beyond the safe setback line established with the approval of the subdivision

A. Application

Application, Narrative, Architectural Drawings, Site Plan, Geotechnical Report, Angle of Repose Profile

Attachment: [Application](#)
Attachment: [Narrative](#)
Attachment: [Architectural Drawings](#)
Attachment: [Site Plan](#)
Attachment: [Geotechnical Report](#)
Attachment: [Angle of Repose Profile](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

4. Others

5. Minutes

1. September 16, 2020
2. February 17, 2021

6. Signs

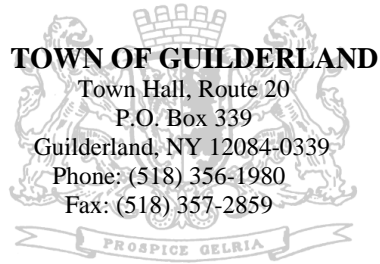
1. The Preserve at Winding Brook

Monument sign

Attachment: [Application](#)

General Attachments

[- Agenda](#)



PETER G. BARBER
SUPERVISOR

THOMAS REMMERT
CHAIRMAN
ZONING BOARD

ZONING BOARD

MEETING NOTICE

Wednesday, April 7, 2021

7:00 PM

746 Walden's Pond Road – Area Variance – Susan Hammerle

- Public hearing for an area variance to permit the construction of a portion of a single family dwelling beyond the safe setback

6792 Westfall Road – Area Variance – Kyle Bisnett

- Public hearing for an area variance to permit the construction of a storage building in a front yard exceeding 15ft in height

TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

RETURN TO:
ZONING ADMINISTRATOR
PO BOX 339
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50
(payable at time of submittal to
Town of Guilderland)

APPLICANT INFORMATION: PROPERTY

Name: Susan Hammerle

Address: 7 Palma Blvd

Albany NY Zip: 12203

Daytime Phone #: (518) 530-1258(c)

Date: 3/16/21

INFORMATION:

Owner: Susan Hammerle

Location: 746 Walden's Pond Rd W, Albany NY 12203

Tax Map #: 51819-13

Zoning: R 15

Acreage: 292.86 x 206.82

TO BE SUBMITTED:

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
 - side setback
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed variance

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.

To Zoning Administrative Officer
Of the Town of Guilderland

Date: 3/16/21

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Susan Hammerle of 7 Palma Blvd Albany N.Y. 12203
hereby appeal from the decision of the Zoning Administration Officer on my application
for zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 746 Walden's Pond Rd W. Albany NY. 12203 Zoning: R15

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:

* 4. Variance to the Zoning Ordinance is requested for:

Variance to the safe building limitline and the angle of repose

* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.


Signature of applicant

AREA VARIANCE CONDITIONS

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law:

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

NO

2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

NO

3) Whether the requested area variance is substantial;

NO

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

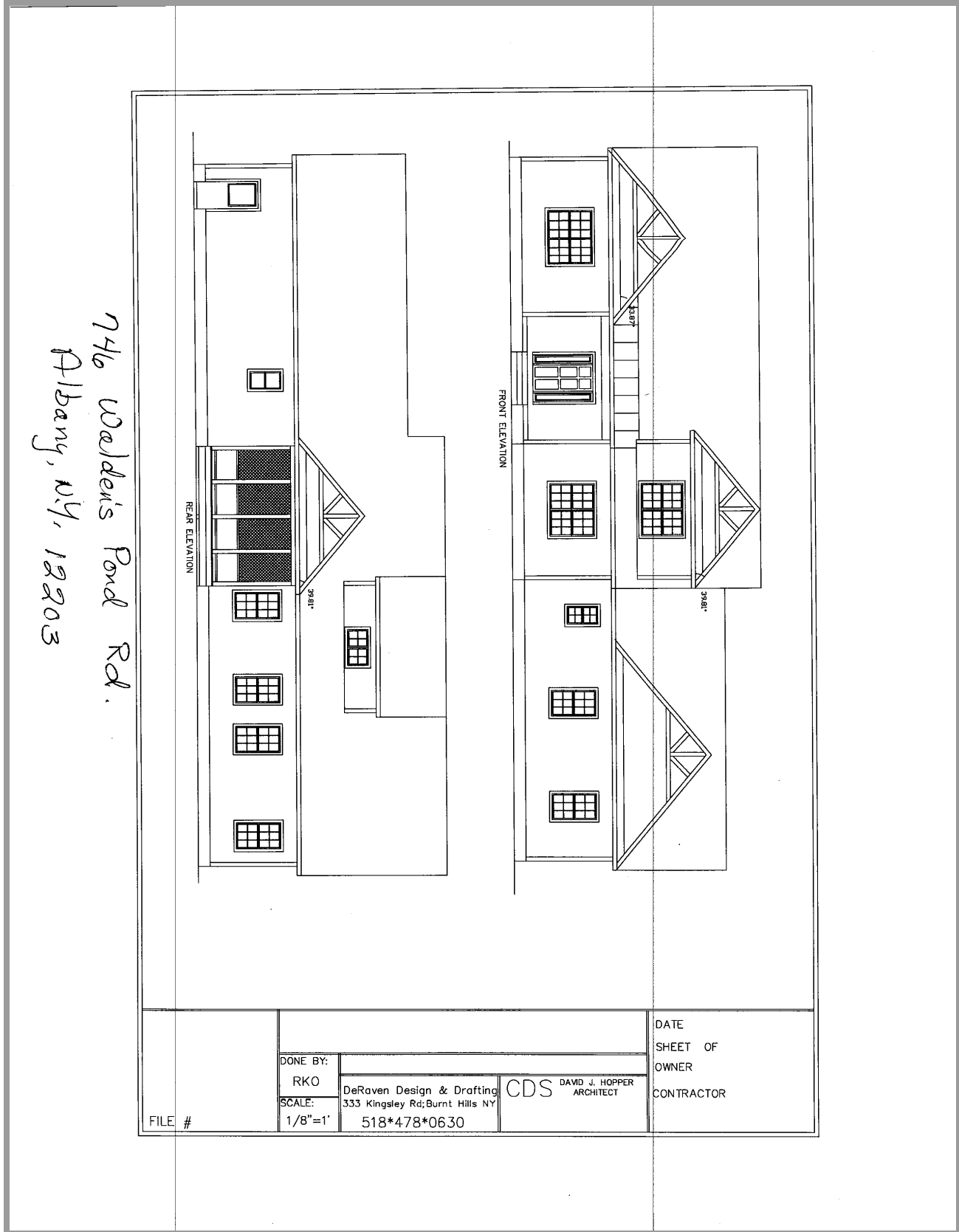
NO. Centering the house will lessen the impact on the closest neighbor and will be more attractive to the neighborhood.

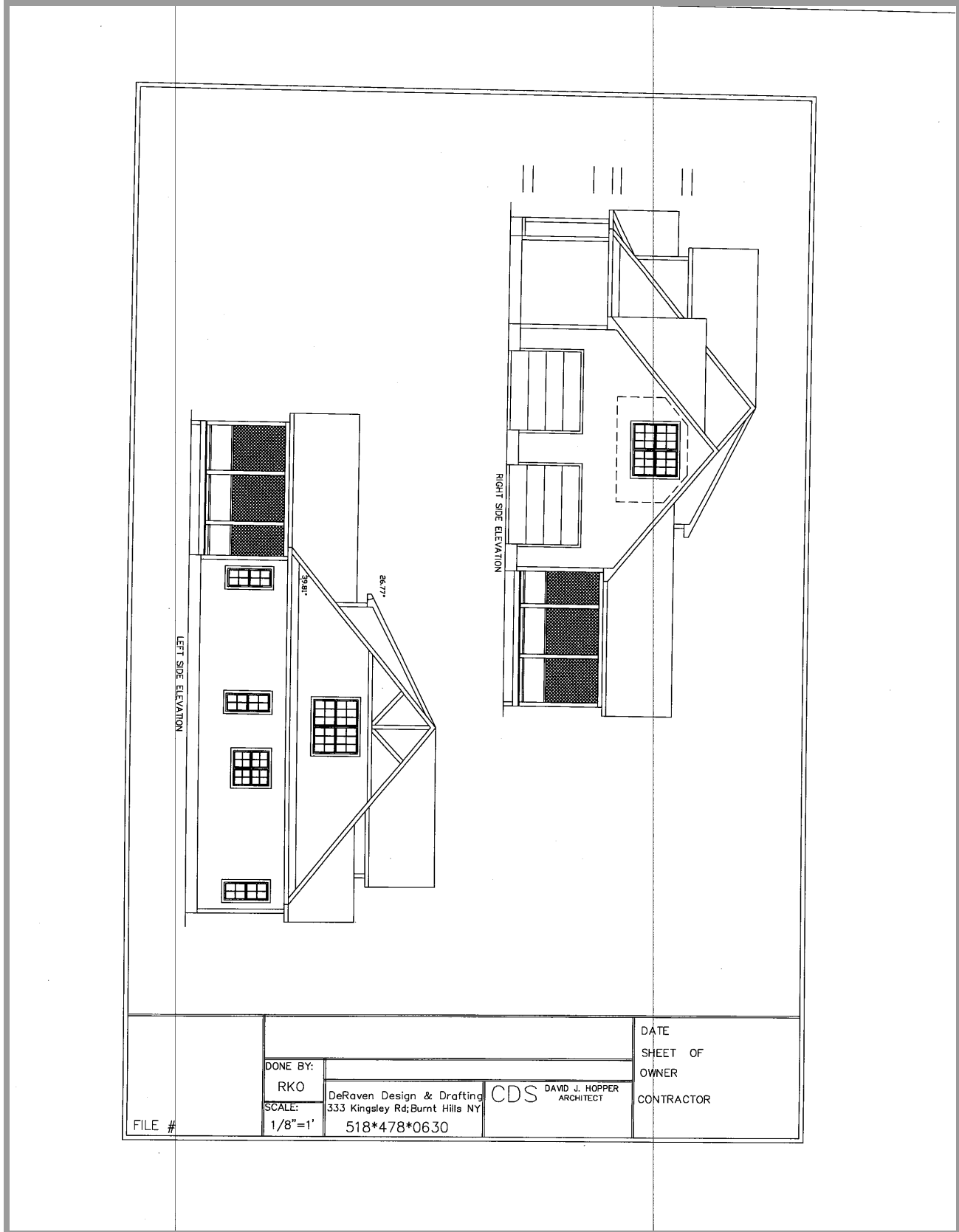
5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

NO

Project Narrative: 746 Walden's Pond Rd. W. Albany, NY, 12203

This is a new house of just under 3000 square feet. When planning the house, every attempt was made to have the house fit in the buildable footprint. The garage is narrower than the main part of the house which is narrower than the far end of the house. But in order to center the house on the property and provide a buffer between it and the nearest neighbor, it was necessary to get an engineer to assess the property for additional buildable area. This assessment is attached. The report identified additional buildable area which would enable the house to be centered on the lot.





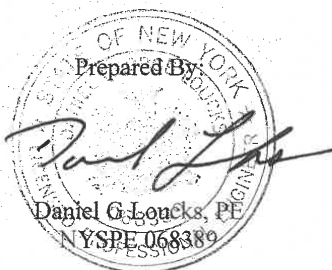
FILE #	DONE BY:	DeRaven Design & Drafting 333 Kingsley Rd; Burnt Hills NY	CDS DAVID J. HOPPER ARCHITECT	DATE
	RKO			SHEET OF
	SCALE:	518*478*0630		OWNER
	1/8"=1'			CONTRACTOR

DANIEL G. LOUCKS, P.E.
G E O T E C H N I C A L E N G I N E E R I N G

Geotechnical Report
For
742/746 Waldens Pond Road
Guilderland, New York

File No. 3822

Prepared For:
Susan Hammerle



9 March 2021

P.O. BOX 163, BALLSTON SPA, NY 12020 ■ 518-371-7622 ■ FAX 518-383-2069 ■ E-MAIL: DGLGEOENG@GMAIL.COM

INTRODUCTION:

The slope stability investigation for the proposed House at 742/746 Walden Pond Road, Guilderland, New York has been completed.

The scope of my work consists of an analysis of the stability of the slopes on the site and providing recommendations for establishing or defining the limits for close approach of building sites to the slopes. I have referred to this below as the "safe setback line." This line has also been referred to as a "Building Restriction Line" on some plans.

My investigation to date has allowed me to make a final recommendation for establishing a safe setback line anywhere on the site. This setback has been shown as a dashed line on the site plan found in the appendix of this report and is based on the existing grades at the site. Changes in the grading may affect the safe setback recommendations contained in this report. The final grading plan should be reviewed by my office. Where the resulting setback line can be accepted, no further testing or analysis is required.

This safe setback line is only valid provided no fill is placed on the slopes and any storm water management/detention pond areas on the property that are within 200 feet of the top of the slopes are lined with a geomembrane to prevent infiltration of water and that water is not allowed to collect at the top of the slope or flow down the slope. Failure to properly address each of these requirements may result in a lower factor of safety against sliding or even slope failures.

The scope of my services are limited to performing a slope stability analysis for the existing grades and providing my professional engineering opinion on the factor of safety for global slope stability for the proposed foundations for the building and the proposed grading at the site and that the construction of the building or existing grading activities would not result in a failure of the slope or in a danger to human health, welfare or property. The professional engineering opinion provided, regarding the stability of the slope at the site, is made with a reasonable degree of engineering certainty provided the recommendations in this report are followed and the proposed grading, as shown on the site plan provided is properly performed. The recommendations provided and statement offered above are based upon the slope stability analysis performed and attached as a part of this report. A minimum factor of safety for global slope

stability of approximately 1.3 was considered to be adequate and is typically considered acceptable in engineering analysis performed in this area for this type of construction. The placement of fill on adjacent sites or significant erosion of the adjacent drainage area could affect the global stability of the site, but these possible changes have not been addressed. Erosion control of all disturbed sloping areas should be addressed by others.

I have completed two site-specific analyses where the existing slopes are greater or steeper than 5:1 (horizontal: vertical).

Detailed results of the analysis of these areas can be found in the appendix of this report.

If desired by the client, I will complete any necessary additional work including further analysis including regrading and/or drainage of the specific areas. It is possible that this additional work will reduce the required setback.

The purpose of this report is to describe the investigation conducted and results obtained; to analyze and interpret the data obtained; and to make recommendations for the slope stability and the required safe setbacks for buildings near slopes. The recommendations contained in this report are based on the information that was provided up to the date the report was completed. Any changes in the design of the project or changes to the recommendations provided in this report should be brought to my attention to determine if there needs to be any revision of the geotechnical recommendations. I am not responsible for any changes in the recommendations provided in this report unless I have provided written approval of the changes.

The slope setback recommendations contained in this report can be considered final unless additional work is performed to alter these recommendations. This report does not address any other geotechnical aspects of the project such as the design of building foundations, streets, utilities, or general grading and erosion control.

FIELD INVESTIGATION PROCEDURES:

A soils engineer visited the site to observe the surface conditions on the slopes and adjacent areas. The surface soils and the condition of trees along the slopes were noted.

One soil boring was completed at the site by Aztech Environmental Technologies Inc of Ballston Spa, NY. A log of this boring along with a boring location diagram have been included in the appendix of this report.

The borings were extended by means of 3.25 inch ID, hollow-stem augers.

Representative samples were obtained from the boring holes by means of the split-spoon sampling procedure performed in accordance with ASTM D 1586. The standard penetration values obtained from this procedure have been indicated on the soil boring logs.

Soil samples obtained from these procedures were examined in the field, sealed in containers, and shipped to the laboratory for further examination, classification and testing, as applicable.

During the investigation, water level readings were obtained at various times where water accumulated in the boring hole. The water level readings, along with an indication of the time of the reading relative to the boring procedure, have been indicated on the soil boring logs.

LABORATORY INVESTIGATION:

All samples were examined in the laboratory by the soil engineer and classified according to the Unified Soil Classification System. In this system, the soils are visually classified according to texture and plasticity. The appropriate group symbol is indicated on the soil boring logs.

Samples exhibiting significant cohesion were tested with a calibrated, spring-loaded, penetrometer. This test is used to estimate the unconfined compressive strength of the soil sample by measuring the soil's resistance to the penetration of the penetrometer needle. The results of these tests are listed on the boring logs.

The deeper site soils have been conservatively assumed to be lacustrine clays and silts with an angle of friction of 25 degrees, a total unit weight of 115 pcf and 25 psf of cohesion. In the upper approximately 8 feet, a layer of lacustrine sand and silt soil was encountered, these soils have been assumed to have an angle of internal friction of 32 degrees, a total weight of 110 pcf and no cohesion. These values were selected based on past experience with similar soils and back-calculation.

4

For the purposes of this phase of the investigation, it was assumed that the silt and clay layers extend past any possible failure surfaces. Rock or hard strata have been assumed to be deep.

SUBSURFACE CONDITIONS:

The specific subsurface conditions encountered at each boring location are indicated on the individual soil boring logs. However, to aid in the evaluation of this data, I have prepared a generalized description of the soil conditions based on the boring data. Ground surface elevations as shown on the boring logs, when available, have been estimated from the existing topographic mapping as shown on the site plan provided to this office.

The boring encountered an upper layer of fine sand and silt soils. These soils are loose to medium dense and they extend to approximately 8 feet below the existing ground surface. Beneath the sand and silt soils is a layered silt with clay and a trace of fine sand. These layered soils extended to the bottom of the boring at 52 feet and they are loose to medium dense/soft to stiff.

SITE CONDITIONS:

At the time of my site visit I observed that a portion of the site had been cleared to allow access for the drill rig and the rest of the site was lightly wooded. The ground surface was slightly mounded in the center of the site and then slope gently down toward the road. The ground surface towards the lake had some terracing indicating possible some old fill and then it sloped steeply down to the lake shore (between approximately 1.5:1.0 to 3.0:1.0 slope). I did not observe any signs of past significant slope instability. There did appear to be a little erosion at the shore line and some minor creep movements in the steeper portions of the slope adjacent to the pond.

ANALYSIS AND RECOMMENDATIONS:*Slope Stability:*

The slopes adjacent to the proposed building were visually investigated and analyzed using a computer-aided stability analysis and my own experience.

The procedure used to determine a safe allowable setback for building is as follows:

1. The existing slopes were considered to have a factor of safety against sliding of slightly less than 1.0. This assumes that the existing slope is marginally stable with some creep movements. Soil strength parameters were assumed based on my experience in similar soils. Groundwater levels were established to represent the historical high groundwater conditions resulting in the slopes having this factor of safety of slightly less than 1.0.
2. Using the same soil parameters the representative cross sections of the slopes were investigated by computer analysis. In each case, a limit line was established where the ground surface would have a factor of safety of at least 1.3 against shear failure.

A dashed line was then drawn on the site plan showing the required safe setbacks. Buildings should be placed behind that line, further away from the slope.

No fill should be placed in the proposed building area or between the proposed building and the slope. Basement walls can be backfilled with free draining granular material up to approximately the existing adjacent grades. If limited areas require filling the areas will have to be individually analyzed to determine the required safe setback with the required amount of fill.

The existing shoreline may continue to cut and increase the potential of slope instability over time. This cutting naturally occurs and depending on the rate of erosion may need to be addressed in the future. I recommend that the shoreline be monitored and if erosion is observed, erosion control could be placed in this swale to reduce additional slope movements and help maintain the slopes at their present degree of slope. If additional erosion is observed and then no erosion control is placed, the toe elevation would be lowered and the slope will eventually be eroded or sheared back until the same slope is recovered as prevailed prior to the toe erosion.

Differences in the slopes from those described by the map provided may affect the recommendations contained in this report. For the

setback shown, substantial erosion of the shoreline has not been allowed for. Increased discharges into the ravines may cause an acceleration of erosion.

Areas closer to the slope than the safe setback line or on the slope may have a lower factor of safety against sliding than the proposed building areas. Creep movement could occur in these areas without significantly reducing the factor of safety of areas behind the safe setback line. Any movements should be reported to the soil engineer to assess its effect.

The recommendations contained in this report are based on the topographical map provided and its accuracy.

Grading changes and fill placed on adjacent properties along with changes in drainage may affect the factor of safety against sliding for global stability. The soil engineer should be notified of any changes to assess their effects.

742/746 Waldens Pond Road
Guilderland, New York
File No. 3822

CONTENTS OF APPENDIX:

1. General Notes
2. Boring Location Diagram & Safe Setback Line
3. Boring Logs
4. Slope Stability Analysis Results
5. Unified Soil Classification System
6. Soil Use Chart
7. General Qualification

DRILLING & SAMPLING SYMBOLS

- SS : Split-Spoon — 1^{3/4} " I.D., 2" O.D., except where noted
- S : Shelby Tube — 2" O.D., except where noted
- PA : Power Auger Sample
- DB : Diamond Bit — NX: BX: AX:
- CB : Carboloy Bit — NX: BX: AX:
- OS : Osterberg Sampler — 3" Shelby Tube
- HS : Housel Sampler
- WS : Wash Sample
- FT : Fish Tail
- RB : Rock Bit
- WO : Wash Out

Standard "N" Penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2 inch OD split spoon, except where noted

WATER LEVEL MEASUREMENT SYMBOLS

- WL : Water Level
- WCI : Wet Cave In
- DCI : Dry Cave In
- WS : While Sampling
- WD : While Drilling
- BCR : Before Casing Removal
- ACR : After Casing Removal
- AB : After Boring

Water levels indicated on the boring logs are the levels measured in the boring at the times indicated. In pervious soils, the indicated elevations are considered reliable ground water levels. In impervious soils the accurate determination of ground water elevations is not possible in even several day's observation, and additional evidence on ground water elevations must be sought.

CLASSIFICATION

COHESIONLESS SOILS

- "Trace" : 1% to 10%
 - "Trace to some" : 10% to 20%
 - "Some" : 20% to 35%
 - "And" : 35% to 50%
 - Loose : 0 to 9 Blows
 - Medium Dense : 10 to 29 Blows
 - Dense : 30 to 59 Blows
 - Very Dense : ≥60 Blows
- } or equivalent

COHESIVE SOILS

If clay content is sufficient so that clay dominates soil properties, then clay becomes the principle noun with the other major soil constituent as modifiers: i.e., silty clay. Other minor soil constituents may be added according to classification breakdown for cohesionless soils; i.e., silty clay, trace to some sand, trace gravel.

- Soft : 0.00 — 0.59 tons/ft²
- Medium : 0.60 — 0.99 tons/ft²
- Stiff : 1.00 — 1.99 tons/ft²
- Very Stiff : 2.00 — 3.99 tons/ft²
- Hard : ≥ 4.00 tons/ft²

BORING LOG

BORING NO: 1
SHEET 1 of 2

PROJECT NAME: 746 Walden Pond Road

FILE NUMBER: 3822

LOCATION: Guilderland, NY

OFFSET: None

DATE STARTED/COMPLETED: March 2021

SURFACE ELEV.: 207+/- ft

ENGINEER/ARCHITECT:

DRILL CONTRACTOR: Aztech Environmental Technologies

DRILLING METHOD: Hollow Stem Auger

DRILL RIG TYPE: ATV

HAMMER WEIGHT: 140 Lbs

DROP: 30 Inches

CASING DIAMETER: OD/ID: 3.75 inch ID

WATER LEVEL DEPTH: 9.5 ft **TIME:** WS

Daniel G Loucks PE
PO Box 163
Ballston Spa, New York 12020
Phone: 518-371-7622
Fax: 518-383-2069

DEPTH	Sample Number	Sample Type	BLOW COUNTS per 6 inches	"N" Value	Recovery	DESCRIPTION
1	1	SS	5-2-3-3	5		Fine Sand and Silt, Brown, Moist, Loose (SM-ML)
2						
3	2	SS	4-3-4-4	7		Silt and Fine Sand, Brown, Moist, Loose to Medium Dense (ML-SM)
4						
5	3	SS	7-6-7-8	13		
6						
7	4	SS	3-4-7-6	11		Silt, some Clay, Brown/Gray, Moist, Medium Dense/Stiff (ML)(CL) Layered Unconfined Compressive Strength = 1.2 tsf
8						
9	5	SS	6-6-5-6	11		Silt, some Clay trace Fine Sand, Gray, Wet, Medium Dense/Soft (ML)(CL) Layered
10						
11						
12		PA				
13						
14						Silt and Clay Gray, Moist to Wet, Loose/Medium Stiff to Stiff (ML)(CL) Layered Unconfined Compressive Strength = 1.0 to 1.5 tsf
15						
16	6	SS	3-2-3-4	5		
17						
18		PA				
19						
20						
21	7	SS	2-3-2-3	5		
22						
23		PA				
24						Silt, trace to some Clay, trace Fine Sand, Gray, Wet, Loose/Soft (ML)(CL) Occasional Clay Layers
25						
26	8	SS	3-2-4-4	6		
27						

BORING LOG

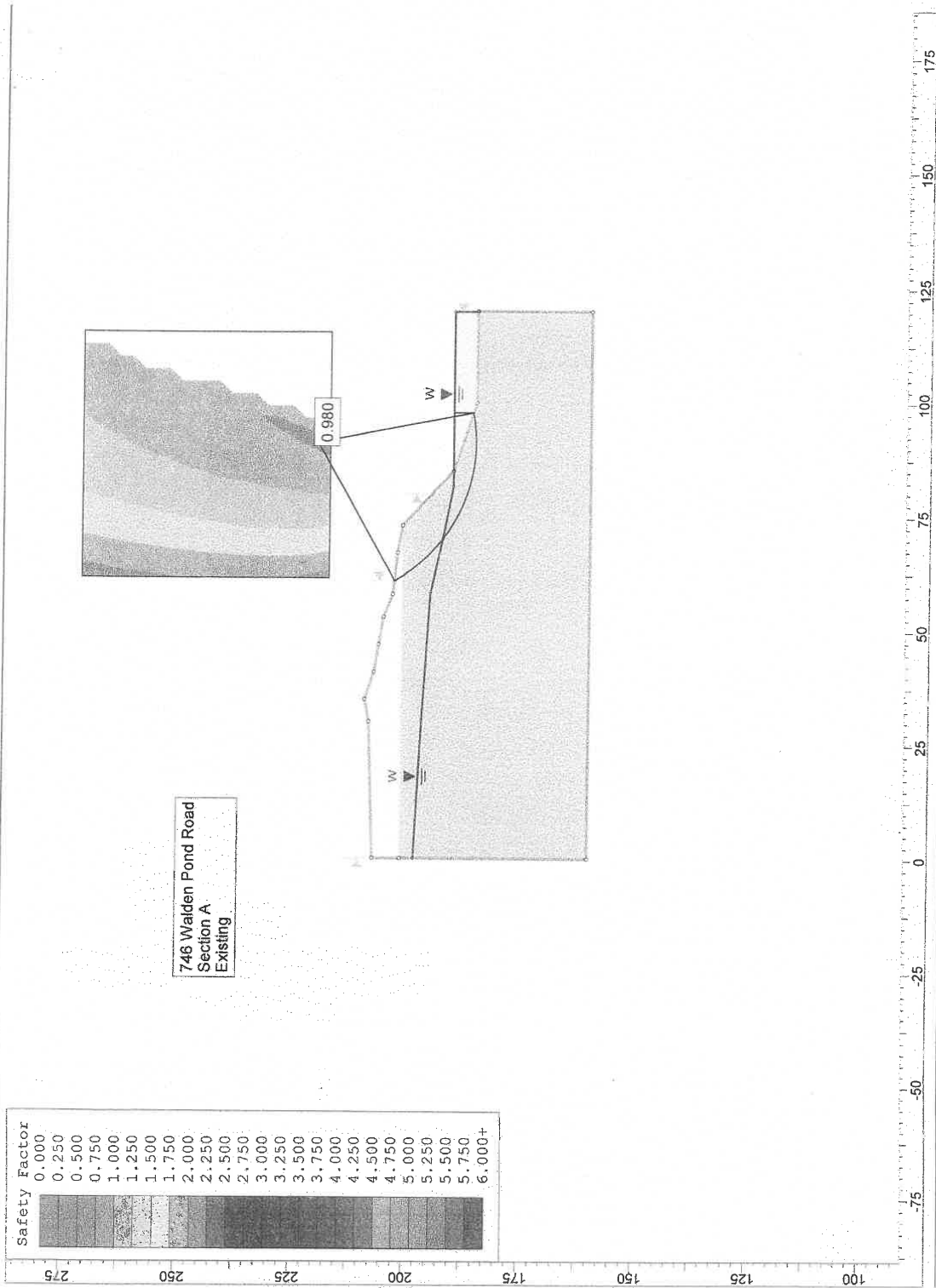
BORING NO: 1
SHEET 2 of 2

PROJECT NAME: 746 Walden Pond Road
LOCATION: Guilderland, NY
DATE STARTED/COMPLETED: March 2021
ENGINEER/ARCHITECT:
DRILLING METHOD: Hollow Stem Auger
DRILL RIG TYPE: ATV
HAMMER WEIGHT: 140 Lbs
DROP: 30 Inches
CASING DIAMETER: OD/ID: 3.75 inch ID
WATER LEVEL DEPTH: 9.5 ft **TIME:** WS

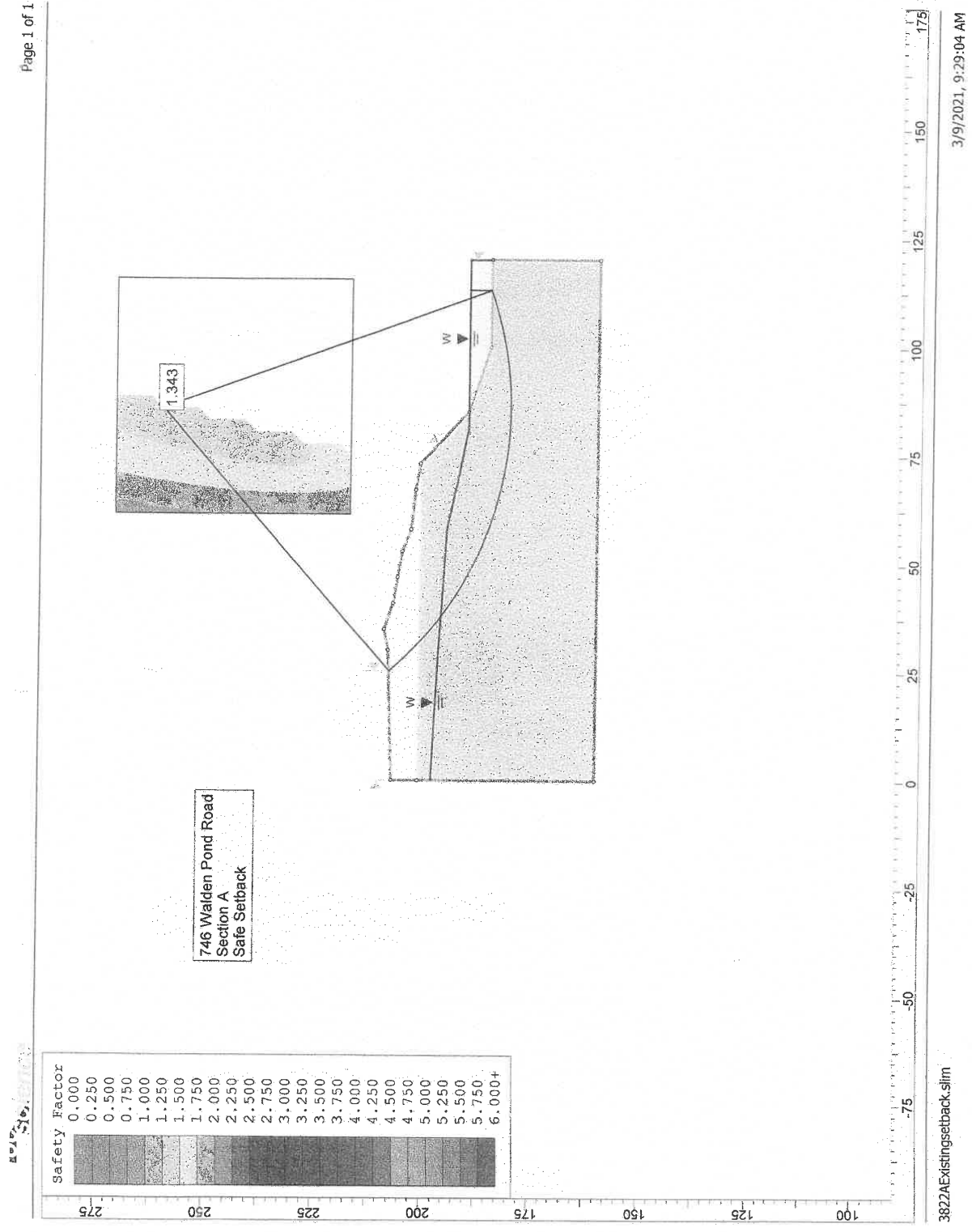
FILE NUMBER: 3822
OFFSET: None
SURFACE ELEV.: 207+/- ft
DRILL CONTRACTOR: Aztech Environmental Technologies

Daniel G Loucks PE
 PO Box 163
 Ballston Spa, New York 12020
 Phone: 518-371-7622
 Fax: 518-383-2069

DEPTH	Sample Number	Sample Type	BLOW COUNTS per 6 inches	"N" Value	Recovery	DESCRIPTION
28		PA				Silt, trace to some Clay, trace Fine Sand, Gray, Wet, Loose/Soft (ML)(CL) Occasional Clay Layers
29						
30						Silt, some Clay, Gray, Loose to Medium Dense/Medium Stiff (ML) (CL) Layered Unconfined Compressive Strength = 1.0 tsf
31	9	SS	3-3-4-4	7		
32						
33		PA				
34						
35		PA				
36	10	SS	2-3-4-5	7		
37						
38						
39		PA				
40						
41	11	SS	2-3-3-5	6		
42						
43		PA				
44						
45		PA				
46	12	SS	8-7-7-6	14		
47						
48						
49		PA				
50						
51	13	SS	9-7-8-7	15		
52						End of Boring at 52.0 Feet
53						
54						



3822AExisting.slm 3/9/2021, 9:29:04 AM



Slide Analysis Information

SLIDE - An Interactive Slope Stability Program

Project Summary

File Name: 3822AExistingsetback
 Last saved with Slide version: 6.039
 Project Title: SLIDE - An Interactive Slope Stability Program
 Date Created: 3/9/2021, 9:29:04 AM

General Settings

Units of Measurement: Imperial Units
 Time Units: days
 Permeability Units: feet/second
 Failure Direction: Left to Right
 Data Output: Standard
 Maximum Material Properties: 20
 Maximum Support Properties: 20

Analysis Options

Analysis Methods Used


- Bishop simplified
- Janbu simplified

Number of slices: 25
 Tolerance: 0.005
 Maximum number of iterations: 50
 Check $\alpha < 0.2$: Yes
 Initial trial value of FS: 1
 Tefensen Iteration: Yes

Groundwater Analysis

Groundwater Method: Water Surfaces
 Core Fluid Unit Weight: 62.4 lbs/ft³
 Advanced Groundwater Method: None

Random Numbers



	Project		
	SLIDE - An Interactive Slope Stability Program		
	Analysis Description		
	Drawn By	Scale	Company
<small>VE 6.039</small> Date	3/9/2021, 9:29:04 AM	File Name	3822AExistingsetback.slim

Pseudo-random Seed: 10116
 Random Number Generation Method: Park and Miller v.3

Surface Options

Surface Type: Circular
 Search Method: Grid Search
 Radius Increment: 10
 Composite Surfaces: Disabled
 Reverse Curvature: Invalid Surfaces
 Minimum Elevation: Not Defined
 Minimum Depth: Not Defined

Material Properties


Property	Fine Sand and Silt	Silt with Clay Layers
Color		
Strength Type	Mohr-Coulomb	Mohr-Coulomb
Unit Weight [lbs/ft3]	110	115
Cohesion [psf]	1	25
Friction Angle [deg]	32	25
Water Surface	Water Table	Water Table
Hu Value	1	1

List Of Coordinates

Water Table

X	Y
0	198
30.282	196.488
58.25	194.777
70.195	192.155
81.557	190
85	190
120	190
120	185

External Boundary

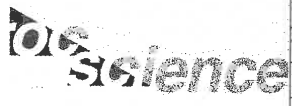
	Project SLIDE - An Interactive Slope Stability Program		
	Analysis Description		
	Drawn By	Scale	Company
	Date 3/9/2021, 9:29:04 AM	File Name 3822AExistingsetback.slim	

IE 6.039

X	Y
0	160
120	160
120	185
100	185
85	190
73	201
67	202
58	203
53	205
47	206
41	207
35	209
30	208
0	207
0	201

Material Boundary

X	Y
0	201
73	201

	<i>Project</i>		
	SLIDE - An Interactive Slope Stability Program		
	<i>Analysis Description</i>		
	<i>Drawn By</i>	<i>Scale</i>	<i>Company</i>
<i>Date</i>	3/9/2021, 9:29:04 AM	<i>File Name</i>	3822AExistingsetback.slm

IE 6.039

Soil Characteristics Pertinent to Roads and Airfields

Major Divisions	Letter (1)	Name	Value as Subgrade When Not Subject to Frost Action	Value as Subbase When Not Subject to Frost Action	Values as Base When Not Subject to Frost Action	Potential Frost Action	Compressibility and Expansion	Drainage Characteristics	Compaction Equipment	Unit Dry Weight lbs. per cu. ft.	Typical Design Values		
											CBR (2)	Subgrade modulus x 100,000 lbs. per sq. ft.	
GRAVEL AND GRAVELLY SOILS	GW	Well-graded gravels or gravel-sand mixtures, little or no fines	Excellent	Excellent	Good	None to very slight	Almost none	Excellent	Crawler-type tractor, rubber-tired roller, steel-wheeled roller	125-140	40-80	300-500	
		Poorly graded gravels or gravel-sand mixtures, little or no fines	Good to excellent	Good	Fair to good	None to very slight	Almost none	Excellent	Crawler-type tractor, rubber-tired roller, steel-wheeled roller	110-140	30-60	300-500	
	GM	Silty gravels, gravel-sand-silt mixtures	Good to excellent	Good	Fair to good	Slight to medium	Very slight	Fair to poor	Rubber-tired roller, sheepfoot roller; close control of moisture	125-145	40-60	300-500	
			Good	Fair	Poor to not suitable	Slight to medium	Slight	Poor to practically impervious	Rubber-tired roller, sheepfoot roller	115-135	20-30	200-500	
	OC	Clayey gravels, gravel-sand-clay mixtures	Good	Fair	Poor to not suitable	Slight to medium	Slight	Poor to practically impervious	Rubber-tired roller, sheepfoot roller	130-145	20-40	200-500	
			Good	Fair to good	Poor	None to very slight	Almost none	Excellent	Crawler-type tractor, rubber-tired roller	110-130	20-40	200-400	
	SW	Well-graded sands or gravelly sands, little or no fines	Good	Fair	Poor to not suitable	None to very slight	Almost none	Excellent	Crawler-type tractor, rubber-tired roller	105-135	10-40	150-400	
			Fair to good	Fair	Poor	Slight to high	Very slight	Fair to poor	Rubber-tired roller, sheepfoot roller; close control of moisture	120-135	15-40	150-400	
	SAND AND SANDY SOILS	SP	Poorly graded sands or gravelly sands, little or no fines	Fair to good	Fair	Poor to not suitable	Slight to high	Slight to medium	Poor to practically impervious	Rubber-tired roller, sheepfoot roller; close control of moisture	100-130	10-20	100-300
				Fair	Poor to fair	Not suitable	Slight to high	Slight to medium	Poor to practically impervious	Rubber-tired roller, sheepfoot roller	100-135	5-20	100-300
FINE-GRAINED SOILS	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Poor to fair	Not suitable	Not suitable	Medium to high	Slight to medium	Fair to poor	Rubber-tired roller, sheepfoot roller; close control of moisture	90-130	15 or less	100-200	
			Poor to fair	Not suitable	Not suitable	Medium to high	Medium	Practically impervious	Rubber-tired roller, sheepfoot roller	90-130	15 or less	50-150	
FINE-GRAINED SOILS	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	Poor to fair	Not suitable	Not suitable	Medium to high	Medium to high	Poor	Rubber-tired roller, sheepfoot roller	90-105	5 or less	50-100	
			Poor	Not suitable	Not suitable	Medium to high	High	Fair to poor	Sheepsfoot roller, rubber-tired roller	80-105	10 or less	50-100	
FINE-GRAINED SOILS	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	Poor	Not suitable	Not suitable	Medium to very high	High	Fair to poor	Sheepsfoot roller, rubber-tired roller	90-115	15 or less	50-150	
			Poor	Not suitable	Not suitable	Medium	High	Practically impervious	Sheepsfoot roller, rubber-tired roller	80-110	5 or less	25-100	
FINE-GRAINED SOILS	CH	Inorganic clays of medium to high plasticity, organic silts	Poor to fair	Not suitable	Not suitable	Medium	High	Fair to poor	Sheepsfoot roller, rubber-tired roller	90-115	15 or less	50-150	
			Poor to very poor	Not suitable	Not suitable	Medium	High	Practically impervious	Sheepsfoot roller, rubber-tired roller	80-110	5 or less	25-100	
HIGHLY ORGANIC SOILS	OH	Organic clays of high plasticity, fat clays	Poor to very poor	Not suitable	Not suitable	Medium	High	Practically impervious	Sheepsfoot roller, rubber-tired roller	80-110	5 or less	25-100	
			Not suitable	Not suitable	Not suitable	Slight	Very high	Fair to poor	Compaction not practical	---	---	---	

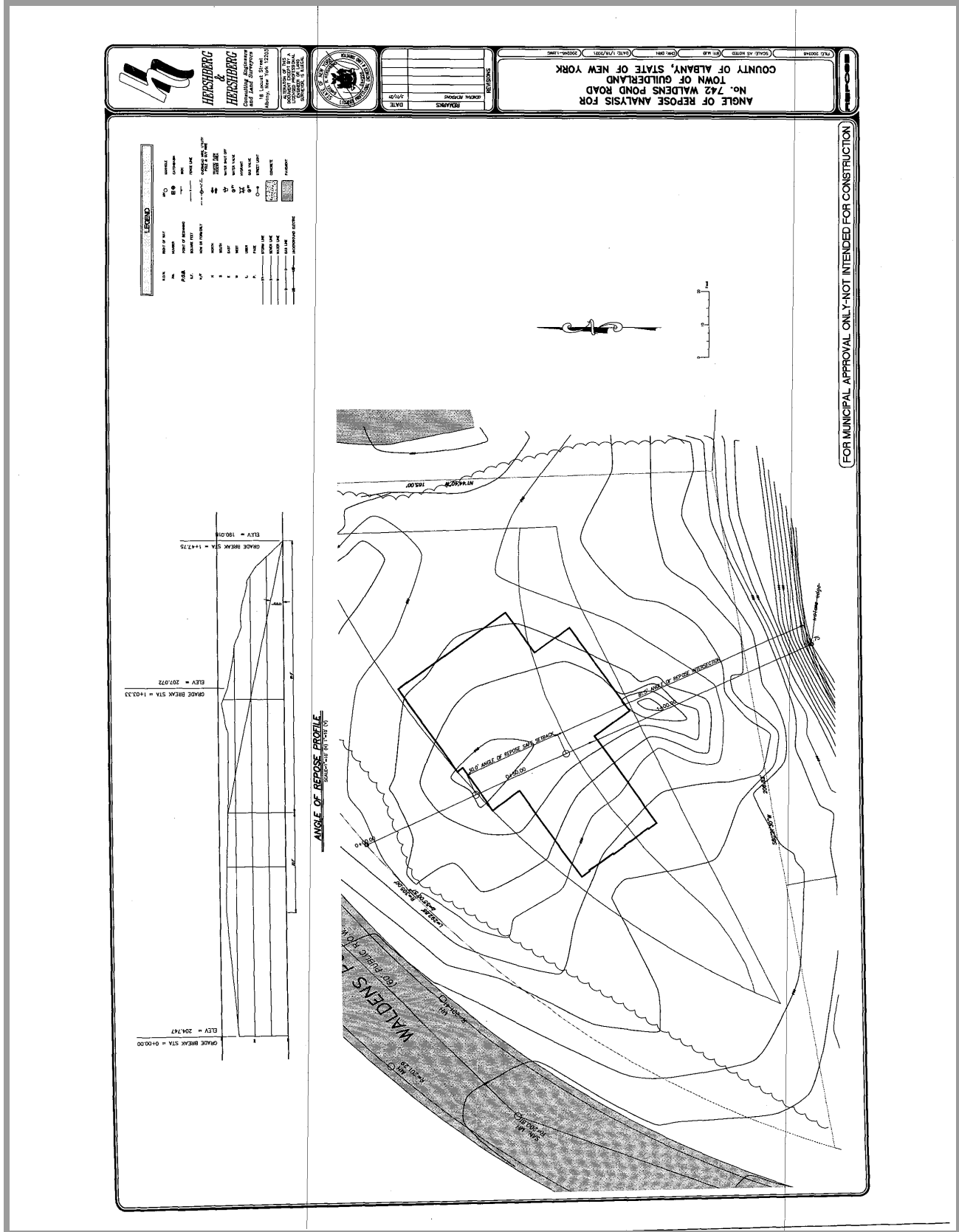
Note:
 (1) Unit Dry Weights are for compacted soil at optimum moisture content.
 (2) The maximum value that can be used in design of airfields is, in some cases, limited by gradation and plasticity requirements.

GENERAL QUALIFICATIONS

This report has been prepared in order to aid in the evaluation of this property and to assist the architect and/or engineer in the design of this project. The scope of the project and location described herein, and my description of the project represents my understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the proposed facilities, as outlined in this report, are planned, I should be informed so the changes can be reviewed and the conclusions of this report modified or approved in writing by myself.

It is recommended that all construction operations dealing with earthwork and foundations be inspected by an experienced soil engineer to assure that the design requirements are fulfilled in the actual construction. If you wish, I would welcome the opportunity to review the plans and specifications when they have been prepared so that I may have the opportunity of commenting on the effect of soil conditions on the design and specifications.

The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings and/or test pits performed at the locations indicated on the location diagram and from any other information discussed in the report. This report does not reflect any variations which may occur between these boring and/or test pits. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. However, it is a well-known fact that variations in soil and rock conditions exist on most sites between boring locations and also such situations as groundwater conditions vary from time to time. The nature and extent of variations may not become evident until the course of construction. If variations then appear evident, it will be necessary for a reevaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of any variations.



**TOWN OF GUILDERLAND
PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS**

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4826


Request of Susan Hammerle for a Variance of the regulations under the Zoning Law to permit: the construction of a portion of a single family dwelling within 100ft of a watercourse and beyond the angle of repose and safe building line established with the subdivision approval.

Per Articles IV & V Sections 280-30 & 280-51 respectively

For property owned by Susan Hammerle
Situated as follows: 746 Waldens Pond Road Albany, NY 12203
Tax Map # 51.19-1-3 Zoned: R15

Due to COVID-19 gathering restrictions, plans are only available for public inspection on the Town website at <https://www.townofguilderland.org/zoning-board-appeals>. Said hearing will take place on the 7th of April, 2021 at 7:00pm. Members of the public may listen to and view the meeting live on Verizon channel 34 and Spectrum channel 1303, on the Town website, and may dial 1-929-205-6099 for meeting id 829 6543 3671 using passcode 106410 to participate in the public comment period.

Dated: March 18, 2021


Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	51.15-3-22	Daniel J Bowman	735 Waldens Pond Rd,Albany, NY 12203	
013089	51.15-3-24	Gauri Brar	801 Huntington Ct,Albany, NY 12203	
013089	51.15-3-25	Matthew Rowe	805 Huntington Ct,Albany, NY 12203	
013089	51.15-3-28	Jose M David	804 Huntington Ct,Albany, NY 12203	
013089	51.15-3-29	Michael A Devito	751 Walden's Pond Rd,Albany, NY 12203	
013089	51.15-3-30	Brij Gupta	800 Huntington Ct,Albany, NY 12203	
013089	51.19-1-1	Joshua King	755 Walden's Pond Rd,Albany, NY 12203	
013089	51.19-1-2	John J Capobianco Jr	759 Walden's Pond Rd,Albany, NY 12203	
013089	51.19-1-3	Susan Hammerle	7 Palma Blvd,Albany, NY 12203	
013089	51.19-1-4	Yevgeny Sosnovsky	742 Waldens Pond Rd,Albany, NY 12203	
013089	51.19-1-5	Peter D Foland	738 Waldens Pond Rd,Albany, NY 12203	
013089	51.19-1-6	Timothy R Owens	734 Waldens Pond Rd,Albany, NY 12203	
013089	51.19-1-7	Lyn B Shanley	730 Walden's Pond Rd,Albany, NY 12203	
013089	51.19-1-51	Norman I Burman	771 Walden's Pond Rd,Albany, NY 12203	
013089	51.19-1-52	Bentwood III Land Corp	P.O. Box 10879,Albany, NY 12201	
013089	51.19-1-53	Tahir Abbas	774 Waldens Pond Rd,Albany, NY 12203	
013089	51.19-1-58.2	Guilderland Town of	P.O. Box 339,Guilderland, NY 12084	

Town of Guilderland
PO Box 339
Guilderland, NY 12084
(518) 356-1980 - Phone
(518) 356-1990 - Fax



Application for Sign Permit

DATE: 3/29/21

APPLICANT INFORMATION:

Name AJ Signs
Mailing Address 842 Saratoga Rd
Burnt Hills NY 12027

Owner Winding Brook LLC
Mailing Address 427 Newkammer Rd
Suite 2
Albany NY 12205

Daytime Phone # 518-399-9291
Property Address Winding Brook Dr

Daytime Phone # (518) 869-5587

Please fill in the appropriate information:

SIGN: permanent free standing permanent bldg. mounted * temporary free standing * temporary bldg. mounted
* please indicate length of time requested

SIZE OF SIGN: 35 X 7 & 35 X 7
 size of letters/symbols
 one sided or two sided ESTIMATED COST _____
25 sf per side 50 total sf of signage FEE _____
6' total height of sign
total sf of other signs for property _____
total sf of all signs combined for business _____

** No more than 2 rectangles may be used to enclose and measure the area of a sign


ILLUMINATION: internal external (if external, where would lighting be placed)

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

COLORED RENDERING SHALL INCLUDE THE FOLLOWING:

dimensions on all items, including letters or symbols on signs
 colors shown to be exactly as actual sign
 materials used

*****NO CARDBOARD RENDERING WILL BE ACCEPTED*****

 <p>PH. 518.399.9291 FAX. 518.688.0729 842 Sardinia Road Barnt Hills, New York 12027</p>		<p>CUSTOMER WINDING BROOK APTS E32667</p>		<p>ADDRESS</p>		<p>CUSTOMER SIGNATURE</p>		<p>DATE - 2/6/2021</p>		<p>SURVEY BY - DRAWN BY - WW SALES PERSON - TW</p>	
<p>Customer accepts responsibility for job specifications by signing this document. This also pertains to accompanying documentation, including estimate, and other job specifications as required. Price does not include fees and labor to secure and install signs. This document is for informational purposes only and cannot be used or reproduced in any way without express permission given by AJ Signs.</p>											
<p>BRICK TO MATCH BUILDINGS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 3M MAHOGANY BROWN 19 <input checked="" type="checkbox"/> BLACK <input type="checkbox"/> 3M PEARL GREY 11 											
<p>THE PRESERVE AT WINDING BROOK</p> 