



GUILDERLAND PLANNING BOARD
PLANNING BOARD
P A C K E T
JANUARY 11, 2023
07:00 PM

A G E N D A
GUILDERLAND PLANNING BOARD
PLANNING BOARD
JANUARY 11, 2023
07:00 PM

1. Call to Order

2. Approval of Minutes

3. PUBLIC HEARING. Possible Consideration of Final Plat Approval for a 4 Lot Minor Subdivision - 843 Altamont Voorheesville Road - Thomas Woods and Virginia Witter Woods

The applicant is proposing a 4 lot subdivision of 316.7 acres of land located in the RA3 and RA5 Districts. Lot 1 would consist of 209.96 acres and is undeveloped land; Lot 2 would consist of 32.16 acres and is undeveloped land; Lot 3 would consist of 66.47 acres and is undeveloped land; and Lot 4 would consist of 15.55 acres and contains a single-family dwelling, accessory structures and cemetery. The property has frontage on Altamont Voorheesville Road and Brandle Road.

Attachment: [Town Planner Memo](#)

Attachment: [843 Altamont Voorheesville Road Minor Subdivision Plans](#)

Attachment: [843 Altamont Voorheesville Road SEQR Resolution.FINAL.pdf](#)

Attachment: [843 Altamont Voorheesville Road Subdivision Application](#)

Attachment: [843 Altamont Voorheesville Road SEQR EAF](#)

Attachment: [Town of Knox Comments 06--25--2022.pdf](#)

Attachment: [Town of Knox referral.pdf](#)

Attachment: [Letter 2022--11--16 from OPRHP re No Phase IA IB Required.pdf](#)

Attachment: [Letter 2022--10--31 from SHPO re Woods Sub historic structure comments 1_.pdf](#)

Attachment: [SHPO Archaeology Comments - Woods Subdivision.pdf](#)

Attachment: [Letter 2022--11--07 from Arico re Woods Subdivision response to OPRHP.pdf](#)

Attachment: [GCAC Report - 843 Altamont Voorheesville Road.pdf](#)

Attachment: [ACPB Recommendations.pdf](#)

Attachment: [NOTICE OF PUBLIC HEARING -843 Altamont Voorheesville Road - Jan 11 Meeting.pdf](#)

4. Adjournment

TOWN OF GUILDERLAND

Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

Planning Department
Town Hall, Route 20
P.O. Box 339
Guilderland, NY 12084-0339
Phone: (518) 356-1980 x 1061
Fax: (518) 356-5514
Email: kovalchikk@togny.org



MEMORANDUM

TO: Stephen J. Feeney, Chairman
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: January 4, 2023

SUBJ: 4 Lot Minor Subdivision – 843 Altamont Voorheesville Road – Thomas Woods and Virginia Witter Woods
Public Hearing and Possible Consideration of Final Plat Approval

Background

The applicant is proposing a 4 lot subdivision of 316.7 acres of land located in the RA3 and RA5 Districts. Lot 1 would consist of 190.31 acres and is undeveloped land; Lot 2 would consist of 32.16 acres and is undeveloped land; Lot 3 would consist of 66.47 acres and is undeveloped land; and Lot 4 would consist of 19.59 acres and contains a single-family dwelling, accessory structures and two cemeteries. The property has frontage on Altamont Voorheesville Road and Brandle Road.

No public water or sewer is available in this area. On Lots 1-3 the plans depict concept locations for proposed dwellings, wells and leach fields. The plans also depict federal wetlands and a watercourse that exist on the property. The proposed house locations show the structures have been located with a minimum setback of 100' from the watercourse. No disturbance is proposed in any of the federal wetlands.

After reviewing the application materials and supporting correspondence from the Guilderland Conservation Advisory Council, Albany County Planning Board, NYS Office of Parks, Recreation and Historic Preservation and Town of Knox, the Town of Guilderland Planning Board determined that the Project will not have a significant adverse impact on the environment and issued a SEQR negative declaration at your December 14, 2022 meeting

At the December 14, 2022 meeting the Planning Board directed the applicant to make the following revisions to the plans:

1. Update the survey to remove the 2 acre parcel on Brandle Road from being part of the proposed subdivision. The plans have been updated.

Visit the Town of Guilderland Website at <http://www.townofguilderland.org>

2. Add a note to the plans stating that applicants for future building permits will need to contact the NYS Office of Parks Recreation and Historic Preservation to determine if a Phase I Archaeological Study will be required. A condition of subdivision approval will be for the note to be added to the plans prior to the Planning Board Chairman signing of the plans.

**TOWN OF GUILDERLAND
PLANNING BOARD
ALBANY COUNTY, NEW YORK**

**SEQR DETERMINATION
CLASSIFICATION OF ACTION AND NEGATIVE DECLARATION
843 ALTAMONT VOORHEESVILLE ROAD – FOUR LOT MINOR SUBDIVISION**

APPLICATION TYPE: Four Lot Minor Subdivision

APPLICANT/OWNER: Thomas Woods and Virginia Bitter Woods

PROJECT DESCRIPTION: The applicant is proposing a 4-lot subdivision of 316.7 acres of land located in the RA3 and RA5 Districts. Lot 1 would consist of 190.31 acres and is undeveloped land; Lot 2 would consist of 32.16 acres and is undeveloped land; Lot 3 would consist of 66.47 acres and is undeveloped land; and Lot 4 would consist of 19.59 acres and contains a single-family dwelling, accessory structures and two cemeteries. The property has frontage on Altamont Voorheesville Road and Brandle Road.

TYPE OF ACTION: TYPE I TYPE II UNLISTED

LEAD AGENCY: Town of Guilderland Planning Board

CONTACT: Kenneth Kovalchik, Town Planner
Town Hall, Route 20
Guilderland, NY 12084-0339
Phone: (518) 356-1980 x 1061

In accordance with Section 8-0113, Article 8 of the New York State Environmental Conservation law, this Agency has conducted an initial review to determine whether the above-named project may have a significant effect on the environment and on the basis of that review hereby finds:

The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement. This determination is based on the reasons stated below.

REASONS FOR DETERMINATION:

After review of the Environmental Assessment Form, the criteria contained in section 617.7 (c) of the SEQR regulations, and supporting correspondence from the Guilderland Conservation Advisory Council, Albany County Planning Board, NYS Office of Parks, Recreation and Historic Preservation and

Town of Knox, the Town of Guilderland Planning Board determined that the Project will not have a significant adverse impact on the environment.

SUPPORTING INFORMATION:

1. A short Environmental Assessment Form was prepared for the project by Dominick Arico, PE and reviewed and accepted by the Town Planner.
2. The Guilderland Conservation Advisory Council (GCAC) reviewed the application at their June 13, 2022 meeting and conducted a site visit on June 18, 2022. The GCAC they do not see any environmental impact from the proposed subdivision of the property. Considering the age of the house located on the property the GCAC recommended referral to the Town Historian as well as Chief Building and Zoning Inspector for recommendations to preserve the integrity of the residence and to preserve the historical significance it may it may have for the Town.
3. The application was referred to the Albany County Planning Board for their July 16, 2022 meeting. The ACPB found the proposed action will have no impact upon the jurisdictional determinant referring this case, nor will it have significant countywide or intermunicipal impact. The ACPB provided an advisory that the applicant should contact NYSDOT for point of access for future developments.
4. A portion of the subject parcel shares a municipal boundary with the Town of Knox. In accordance with General Municipal Law 239-nn, when a project is within 500 feet of a municipal boundary, the application was referred to the Town of Knox to allow the town to provide any comments they may have on the proposed subdivision. In an email dated June 25, 2022 the Chairman of the Knox Planning Board stated the Planning Board does not have any comments on the proposed subdivision.
5. In a letter dated October 31, 2022 the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) stated they note that the proposed subdivision includes the State and National Register (NR) listed Fredrick Crouse House at 3960 Altamont Voorheesville Road. In addition, the NR listed John and Henry Crouse Farm property is located just south of the project area. We understand that the proposed project will include subdivision of the existing 316.7-acre property into four lots, one of which will contain the Fredrick Crouse House.

If the project will include any new construction on the new lots, there would be potential visual impacts to the NR listed resources. The intact rural and agrarian setting surrounding the Crouse Houses contributes to their historic significance. Assuming there will be no new construction on Lot 1, the primary visual impact appears to be from potential new construction on Lot 3. In general, avoiding or minimizing visual impacts can be accomplished by employing existing or new landscape buffers, significant setbacks, height limitations, appropriate colors, and other design and landscape features that can help new construction blend into, or conform to, the surrounding landscape and built environment.

In a letter dated November 16, 2022 OPRHP stated they note that the project scope has changed to include only the subdivision of land (Arico Associates letter 11/7/22). No soil disturbance is proposed. OPRHP is hereby rescinding our recommendation for a Phase IA/IB Archaeological Survey. We have no further archaeological concerns for this project.



Planning Board Chairman

12/14/22
Date

TOWN OF GUILDERLAND
APPLICATION FOR SUBDIVISION

RETURN TO:

Planning Department, Attn: Town Planner
Guilderland Town Hall, Rte 20
Guilderland, NY 12084
(518)356-1980 ext 1061
(518)356-1990 (fax)

FEES:

Subdivision Application Fee: Subdivision Hearing Fee:
\$150 Minor Concept Plan \$150 \$200 Minor Final Plat - \$50 per lot
Major Concept Plan \$500 Major Preliminary Plat - \$75 per lot
Lot Line Amendment \$100
Fee in lieu of parkland reservation* - See §280-36 of Town Code
*Payable with building permit application

APPLICANT INFORMATION

Name: Thomas Woods + Virginia Witter Woods
Address: 843 Altamont Voorheesville Road
Allamont, NY
Zip: 12009
Phone #: 518-861-6933
Email: woo251@aol.com

SUBDIVISION INFORMATION

Name of Subdivision: Woods Subdivision
General Location: 843 Altamont Voorheesville Rd (aka NYS Route 156)
Zoning: RA3/RA5 Total Acreage: 316.7+/-
Tax Map number(s): 48.00-2-16.1
Number of Proposed Lots: 4

Relationship to property:

owner X
contract vendee
other, explain

ENGINEER, ARCHITECT OR SURVEYOR: (if other than applicant)

Name: Arico Associates
Address: 1407 Route 9, Suite 6, Bldg 2
Clifton Park, NY Zip: 12065
Phone: 518-573-6989
Email: aricoassociates@gmail.com

PROPERTY DESCRIPTION

Current land use of the property: Single family residential dwelling
Briefly describe proposed project: Subdivide the existing acreage into 4 single lots. Presently the land is divided by NYS Rt 156, Brandle Road and Delaware Hudson Railroad, thereby creating 3 of the 4 lots. The 4th lot will be created by separating 13+/- acres for the single family dwelling and accessory structures.
Generally describe any restrictions on the property (easements, deed restrictions, etc.): None, except for the state and town roads that bisect the property.

Does the property contain any of the following: X Stream ___ Pond X Wetlands ___ Other body of water
___ Floodplain X Steep Slopes ___ Pine Bush ___ Historic/Archeological Resources

If yes, please elaborate:

Water will be provided by:

X Well ___ Connect to existing Town water ___ Extension of Water district

Sanitary sewer will be provided by:

X Septic system ___ Connect to existing Town sewer ___ Extension of Sewer District

Will there be any land dedicated to the Town for a park or open space commonly owned by a Homeowner's Association? NO
If yes, what is the percentage and proposed ownership of the open space?

AGREEMENT

The applicant hereby certifies that he/she is the owner of record of the above property, or that he/she has been duly authorized by the owner of record to make this application. Further, by signing this application, the owner/designee gives permission for a representative(s) of the Town of Guilderland to walk the property for the purposes of conducting a site review.

Signature of Owner: Thomas H. Woods Date: 5/21/22
Virginia Witter Woods

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Woods Subdivision			
Name of Action or Project: 843 Altamont-Voorheesville Road			
Project Location (describe, and attach a location map): Western side of Altamont-Voorheesville Road (aka NYS Route 146) near intersection of Brandle Road			
Brief Description of Proposed Action: The subdivision will take a large portion of property along Altamont-Voorheesville Road (NYS Route 146) and subdivide into 4 individual parcels. Though one tax map parcel, presently the property has a single-family dwelling along Route 146 and is also divided by Route 146 and Brandle Road creating 3 separate parcels. Our proposal is to subdivide a parcel of 15+/- acres to include the single-family home and all amenities and create 3 additional parcels, that are already divided by state and town roads. This subdivision will create 4 tax map parcels within the town.			
Name of Applicant or Sponsor: Thomas Woods		Telephone: 518-861-6933	
		E-Mail: woo251@yahoo.com	
Address: 843 Altamont-Voorheesville Road			
City/PO: Altamont	State: NY	Zip Code: 12009	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		316.14+/- acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		316.14+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ on-site wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ on-site wastewater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Dominick Arico, PE, Sponsor for Applicant</u> Date: <u>05.26.22</u>		
Signature: <u></u> Title: <u>Project Engineer</u>		

PRINT FORM

6/27/22, 9:50 AM

Town of Guilderland Mail - Proposed 4 Lot Minor Subdivision-843 Altamont Voorheesville Road



Kenneth Kovalchik <kovalchikk@togny.org>

Proposed 4 Lot Minor Subdivision-843 Altamont Voorheesville Road

1 message

tbwolfe1064@aol.com <tbwolfe1064@aol.com>
Reply-To: "tbwolfe1064@aol.com" <tbwolfe1064@aol.com>
To: "kovalchikk@togny.org" <kovalchikk@togny.org>

Sat, Jun 25, 2022 at 7:53 AM

Dear Mr Kovalchik,

The Town of Knox Planning does not have any comments on the above referenced Minor Subdivision.

Please contact me if you have any questions.

Best,

Tom Wolfe
Chair, Town of Knox Planning Board.

[Sent from the all new AOL app for Android](#)

<https://mail.google.com/mail/u/0/?ik=891c08f431&view=pt&search=all&permthid=thread-f%3A1736607536724717317%7Cmsg-f%3A1736607536724...> 1/1

TOWN OF GUILDERLAND

Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

Planning Department
Town Hall, Route 20
P.O. Box 339
Guilderland, NY 12084-0339
Phone: (518) 356-1980 x 1061
Fax: (518) 356-5514
Email: kovalchikk@togny.org



June 6, 2022

Traci Schanz, Town Clerk
Knox Town Hall
PO Box 116
Knox, NY 12107

RE: Proposed 4 Lot Minor Subdivision – 843 Altamont Voorheesville Road

Dear Ms. Schanz,

In accordance with General Municipal Law 239-nn, enclosed is a minor subdivision plan application for a project within 500 feet of the Knox town line. We would appreciate receipt of any comments you may have regarding the proposal by July 8, 2022 so we may take them into consideration.

Should you have any questions, please contact me.

Regards.

Kenneth Kovalchik, AICP
Town Planner

Enc. Application materials

Visit the Town of Guilderland Website at <http://www.townofguilderland.org>



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

November 16, 2022

Kenneth Kovalchik
Town Planner
Town of Guilderland
5209 Western Turnpike
Guilderland, NY 12084

Re: SEQRA
Woods Minor Subdivision - Only Land Subdivision; No Buildings or Soil Disturbance
Proposed
843 Altamont Voorheesville Rd, Altamont, NY 12009
22PR04512

Dear Kenneth Kovalchik:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

We note that the project scope has changed to include only the subdivision of land (Arico Associates letter 11/7/22). No soil disturbance is proposed. OPRHP is hereby rescinding our recommendation for a Phase IA/IB Archaeological Survey. We have no further archaeological concerns for this project.

If you have any questions, I can be reached at Jessica.Schreyer@parks.ny.gov.

Sincerely,

Jessica Schreyer
Scientist Archaeology

New York State Office of Parks, Recreation and Historic Preservation
Division for Historic Preservation, Peebles Island, PO Box 189, Waterford, New York 12188-0189
(518) 237-8643 • <https://parks.ny.gov/shpo>



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

October 31, 2022

Kenneth Kovalchik
Town Planner
Town of Guilderland
5209 Western Turnpike
Guilderland, NY 12084

Re: SEQRA
Woods Minor Subdivision and Three New Single-Family Homes
843 Altamont Voorheesville Rd, Altamont, NY 12009
22PR04512

Dear Kenneth Kovalchik:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (NY Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR § 617).

We note that the proposed subdivision includes the State and National Register (NR) listed Fredrick Crouse House at 3960 Altamont Voorheesville Road. In addition, the NR listed John and Henry Crouse Farm property is located just south of the project area. We understand that the proposed project will include subdivision of the existing 316.7-acre property into four lots, one of which will contain the Fredrick Crouse House.

If the project will include any new construction on the new lots, there would be potential visual impacts to the NR listed resources. The intact rural and agrarian setting surrounding the Crouse Houses contributes to their historic significance. Assuming there will be no new construction on Lot 1, the primary visual impact appears to be from potential new construction on Lot 3. In general, avoiding or minimizing visual impacts can be accomplished by employing existing or new landscape buffers, significant setbacks, height limitations, appropriate colors, and other design and landscape features that can help new construction blend into, or conform to, the surrounding landscape and built environment.

Please note that these comments pertain only to historic built resources. Comments regarding archaeological resources are being provided separately from Jessica Schreyer in the Archaeology Unit; Jessica.schreyer@parks.ny.gov.

New York State Office of Parks, Recreation and Historic Preservation
Division for Historic Preservation, Peebles Island, PO Box 189, Waterford, New York 12188-0189
(518) 237-8643 • <https://parks.ny.gov/shpo>

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to a more rigorous review by those agencies and this office for impacts to historic and archaeological resources under Section 106 of the National Historic Preservation Act or Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,



Weston Davey
Historic Site Restoration Coordinator
518-268-2164 | Weston.Davey@parks.ny.gov

New York State Office of Parks, Recreation and Historic Preservation
Division for Historic Preservation, Peebles Island, PO Box 189, Waterford, New York 12188-0189
(518) 237-8643 • <https://parks.ny.gov/shpo>



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

ARCHAEOLOGY COMMENTS

Phase IA/IB Archaeological Survey Recommendation

Project: Woods Minor Subdivision and Three New Single-Family Homes

PR#: 22PR04512

Date: 10/26/2022

Your project is in an archaeologically sensitive location. Therefore, the State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation (SHPO/OPRHP) recommends a Phase IA/IB archaeological survey for components of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented. A Phase IA/IB survey is designed to determine the presence or absence of archaeological sites or other cultural resources in the project's Area of Potential Effects (APE).

If you consider the entire project area to be disturbed, documentation of the disturbance will need to be reviewed by SHPO/OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition. Documentation of ground disturbance typically consists of soil bore logs, photos, or previous project plans. Agricultural activity is not considered to be substantial ground disturbance.

Please note that in areas with alluvial soils or fill archaeological deposits may exist below the depth of superficial disturbances such as pavement or even deeper disturbances, depending on the thickness of the alluvium or fill. Evaluation of the possible impact of prior disturbance on archaeological sites must consider the depth of potentially culture-bearing deposits and the depth of planned disturbance by the proposed project.

Our office does not conduct archaeological surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase IA/IB survey.

If you have any questions concerning archaeology, please contact Jessica Schreyer at Jessica.Schreyer@parks.ny.gov.

Division for Historic Preservation

P.O Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • <https://parks.ny.gov>



Civil • Environmental
Project Management • Feasibility Studies
Utility & Stormwater Design
Computer Aided Drafting • Permitting

MEMORANDUM

To: State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation
Division for Historic Preservation

Attn: Jessica Schreyer, Archaeology Unit
Weston Davey, Historic Site Restoration Coordinator

From: Dominick F. Arico, PE

Date: November 7, 2020

Re: SEQRA - Woods Minor Subdivision and Three New Single-Family Homes
843 Altamont Voorheesville Rd, Altamont, NY 12009
PR#: 22PR04512

The flowing information is to address comments expressed in your letters of October, 26, 2022 (from Jessica Schreyer) and of October 31, 2022 (from Weston Davey). We understand the importance of SHPO/OPRHP offices and recommendations for additional information though at this time we also wanted to clarify the intent and purpose of this proposed subdivision to the Town of Guilderland.

The owners, Mr. and Mrs. Woods have owned the property for many years and have maintained the property, as well as the historic significance of the Crouse House and cemetery on the property. The Woods, coming upon their senior years, are not longer going to be able maintain the property based on economy and the size of the home, accessory buildings and vacant lands, leaving the present size of the property very difficult, if not impossible for the Woods to sell and move on to smaller living accommodations.

The purpose of the proposed subdivision, as shown on the plans provided, it to provided smaller lots that would be more feasible for someone to purchase. The creation of the lots is essentially self-created by means of the Town and County roadways that have been shaped over the years, making each lot self-sufficient and able to stand on its own and sold to individual land owners. There is no intention to construct any dwelling on the properties, as this was a requirement by the Town of Guilderland, to show that at a minimum, a single-family dwelling, leach field and well could be placed on the proposed lot. As an additional effort to maintain the Crouse House, we encompassed the house, barns, cemeteries and other features within Lot 4, including a minimal 340-foot buffer from any existing or proposed division line for an adjacent lot, thereby creating a 15.5+/- acres parcel.

We also understand, that the remaining lands, as they are sold, will fall under the jurisdiction of the Town of Guilderland and SHPO/OPRHP for review of any development that may be proposed. We are respectively requesting that any further information being requested be waived for this application. The Woods interest in proposing this subdivision is solely to sell the property and move on in their golden years.

I trust this addresses your concerns and properly address the SHPO/OPRHP request at this time. Please call to discuss any questions or concerns your office may have.

Truly Yours,
ARICO ASSOCIATES

Dominick F. Arico, P.E.

C: Kenneth Kovalchik, Town of Guilderland

1407 ROUTE 9 – BLDG. 2 SUITE 6, CLIFTON PARK, NEW YORK 12065 518.573.6989

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: June 23, 2022

Re.: Woods Subdivision – 843 Altamont Voorheesville Rd., Altamont - June 2022

APPLICATION

Applicant(s): Thomas and Virginia Witter Woods, 843 Altamont Voorheesville Road, Altamont

Proposed Subdivision: A proposed four lot subdivision of 316.7 acres.

Location: Property is located about 1.6 miles south of the intersection of Main St. and Altamont Voorheesville Road on both sides of Altamont Voorheesville Road at the intersection with Brandle Road.

Zoning: RA3 and RA5 Rural Agricultural Districts

Site Inspection Summary:

Site Inspection Date: June 18, 2022

Meeting Attendees: (April 11, 2022) – Applicant’s Presenter Dominick Arico ; GCAC Members Darrell McKnight, Elizabeth Markham, Matthew Minniefield, Margaretann Paczkowski, Steve Sawicki, Caitlin Ferrante, Cody Arana and John Wemple Chair; and Town Supervisor Peter Barber, and Town Council Member Laurel Bohl. ;

Inspected by: Applicant Thomas Woods who spoke with GCAC while he was on his front porch; GCAC Members Darrell McKnight, Elizabeth Markham, Margaretann Paczkowski, Steve Sawicki, Caitlin Ferrante and John Wemple Chair. Drive-by by Cody Arana.

Conclusions: GCAC does not see any environmental impact from the proposed subdivision of the property since nothing will be changed or impacted from so doing. In checking on the age of the property, GCAC used the list of old buildings from the assessor’s office and found that this site was the first on the list with a date of 1700. Original part of the residence was built in 1730 as noted under Historical Considerations although Applicant noted it was 1750 and according to him it was added on to in 1789 and 1810. Inquiry to Wikipedia, shows The Frederick Crouse House is a historic house located at 3960 Altamont-Voorheesville Road in Guilderland but its current number is 843. Because of the age of the residence, it should be referred by the Planning Board to the Town Historian as well as to the Chief Building and Zoning Inspector for whatever action may be appropriate in order to preserve the integrity of the residence and to preserve the historical significance it may have for the Town.

Although a real property site on the internet advertises the property being a possible site for 59 residential lots, the Presenter feels if you were able to put in 20 homes that would be a lot. Looking at the terrain on the portion earmarked as Lots 1 and 4, it may appear that it is not a prime site for much development due to the steep slope to the rear of the residence, but a closer view indicates that the north west portion of the parcel, on proposed Lot 1, that is between the existing house and the Town of Altamont, has a much more gradual slope, and it may be possible for multiple houses to be constructed there. GCAC further noted a review of the Albany County

Conclusion (Continued) – Page 2 of 2 - Woods– Altamont – June 2022

Interactive mapping reveals that there are three NYS owned parcels that are directly abutted to proposed Lot 1, and several other NYS parcels tied to those totaling more than 1,000 state owned acres and connecting the parcel under review with Thacher Park lands. Finally, in order to preserve the environmental as well as the historical value of the property the question arises as to the possibility of the Town purchasing the property or at least suggesting to the owner or future owner a Conservation Easement.

Submitted by: John G. Wemple, Jr. 6/23 /22
John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): Thomas and Virginia Witter Woods

Address: 843 Altamont Voorheesville Road, Altamont, NY 12009

Background: According to Mr. Woods, they have owned the property for about 37 years. He noted related to the trees, that they have had a forester although apparently nothing has been set up formally. Inquiry to County Real Property site shows that the Woods purchased the property in 1985 from A and J Gabriels who had purchased it from Ruth Gilbert in 1967. Presenter noted that the Applicants are looking to sell their residence but are having trouble selling it due to the size; and in an effort to make it easier to sell, they are proposing the four lot subdivision. The site plan has been updated to include possible location of dwellings on lots 1, 2 and 3. On Lot 4, where the current residence is located, there is a cemetery to the rear of the house which was there when the Woods bought the property. Applicant noted there are five buried in the cemetery plus there is another site nearby for burial of slaves. While there are no trails noted on the site plan, the County map shows a trail near the top of proposed lot 1.

Topography: Topo map shows the front portion of Lot 4 to have a slight slope toward the highway. This developed portion includes the residence, barn, garage, swimming pool and cemetery with a very large front lawn and circular driveway. There is a pond in the wooded area south of the residence which is man made according to the Applicant. Size of the pond is about 40 by 40. To the rear of the developed area is a large portion of Lot 1 where the terrain has a very steep slope. The slope on Lot 1 drops 1000 feet being 1440 ft ABMS at the west area near the top of the escarpment and decreases to 400 ft AMSL at the highway. Presenter noted this is a 30 to 40 percent drop in elevation. Lots 2 and 3 have a relatively much gentler slope of 20 to 30 feet from west to east. Presenter noted lots 2 and 3 had been farm land. At time of site visit, GCAC noted a field of corn along the highway on Lot 2 and another such area on same lot along Brandle Road after it makes its turn to the north toward the village of Altamont.

Vegetation/Trees: Presenter noted that Lot 1 is heavily treed for the most part. Presenter stated that there will be no tree clearing other than possibly at the north corner near the highway of lot 1. He further noted that about 300 feet back from the road the grade gets very steep and the property is heavily treed. Some of the property was farmland and some wetland. Of the trees GCAC noted there are maple, oak, locust, hickory, pine, cedar and willow. On Lot 3 across from Lot 4 there is an open field which may have been a hay field. To the north of that is a large corn field as well as the corn field along Brandle Road already noted above.

Soil: Presenter noted that the soil is moderately well drained but there has not been any soil testing. GCAC's review of the County Interactive Mapping site shows that the property has twelve types of soil – BuB, CeB CeA ChB CkB FrB FrF In Ma MbE NuC NuE NuD RhA RhB and Te. On Lot 1 there is an area FrB soil at the far north wesy corner which also covers much of the south west corner that extends as a southern leg of the Lot. East of this FrB area is a relatively wide area of FrF soil which covers nearly half of the Lot. To the east is a stripe about 499 feet wide of MbE soil. To the east is a stripe of NuE soil which is a little wider and runs in a similar diagonal direction. A relatively narrow stripe about 60 feet wide of NuE soil runs along a little more than half of the northern most border and to its east at the northeast corner is an area of CkB soil. South of this is an area of RhB soil which runs along the highway to the border Lot

Inspection (Continued) – Page 2 of 8 - Woods– Altamont – June 2022

1 has with Lot 4. To the rear of this there is a small area of BuB soil and an even small area of NuC which is in the shape of a triangle. Lot 2 has wide area of Te soil which runs down the middle of the lot and covers about half of the lot. To the west between this area and the highway is an area of RhB soil. To the east is an area of RhA soil which starts out narrow at the north border and gradually gets wider to a width of about 300 feet and then decreases in width to a point where it meets the Te soil about 225 feet from the south east corner of the lot. It should be noted that there is a small wedge shaped area of ChB at the north east corner and an even small wedge of RhA soil just below to the south of the ChB soil area. This ChB area extends to the east and covers much of the west side of Lot 3 adjacent to Brandle Road which marks the boundary between lots 2 and 3. Lot 3 has an area of CeB soil to the east of this ChB area. At the northeast corner of the lot is area of Ma soil through which the railroad tracts run. South of the CeB area is an area of RhA soil and to the east of this is a CeA area which is partly separated from the east border by a narrow stripe of ChB soil. The south west corner of the lot has a wedge shaped area of BuB soil which is about 225 feet wide at the southern border and extends a little more than half way up along the highway between the south border and Brandle Road. Along this south border to the west of this BuB area is the end of a wide finger of In soil which extends almost to Brandle Road and to the east of that is a little larger area of NuD soil. Lot 4 where the current residence is located has a large area of NuC soil on which the residence and other buildings are located as well as the cemetery. This area of soil extends to the west almost to her rear boundary which has a narrow stripe of NuD along the border followed by a longer stripe of NuE along this western border. To the south of the NuC area is stripe of BuB soil; about 150 feet wide which continues southward to the south border. To the east of the NuC area is the same BuB soil just noted which is separated from the north east corner of the lot by a wedge shaped area of RhB soil.

Using data from "Soil Survey of Albany County, New York" -1992 – James H. Brown, a brief description of these soils and some of the limitations of the particular soils are as follows:

BuB – Burdett silt loam, 3 to 8 percent slopes - This gently sloping soil is very deep and somewhat poorly drained. The seasonal high water table in this Burdett soil is perched on the clayey subsoil at a depth of ½ foot to 1 ½ feet from December to May in most years. Permeability is moderate in the surface and subsurface layers and slow in the subsoil and substratum. Available water capacity is high. Surface runoff is medium. County soil survey notes that most of the acreage of this soil is used as hayland, pasture, or woodland. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Installing foundation drains and applying protective coatings to basement walls help prevent wet basements. Land grading and properly placed diversions will remove surface water. The main limitations for local roads and streets on this soil are the seasonal high water table and frost-action potential. This soil is soft when wet and causes the pavement to crack under heavy traffic. Constructing roads on raised fill material will reduce wetness and prevent the road damage that the seasonal high water table causes. Providing a coarse textured subgrade or base material and providing surface or subsurface drainage will reduce the frost-action potential and enhance soil strength. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and the slow percolation in the subsoil. A specially designed septic tank absorption field or an alternative system will properly filter effluent. An alternate system will include a drainage system around the filter field to lower the water table, diversion ditches to intercept water from the higher areas, and an enlarged trench below the distribution line to improve percolation.

CeA - Castile gravely loam, 0 to 3 percent slope – This nearly level soil is very deep and moderately well drained. It is on outwash terraces and kames. Areas of this soil are irregularly

Inspection (Continued) – Page 3 of 8 - Woods– Altamont – June 2022

shaped and range from 5 to 80 acres in size. Typically, the surface layer is dark brown gravelly loam about 5 inches thick. The subsoil extends to a depth of 28 inches. The upper part is brown gravelly loam and the lower part is dark yellowish brown gravelly loam. The substratum is dark brown, stratified sand and gravel to a depth of 60 inches or more. The seasonal high water table is at a depth of 1 ½ to 2 feet from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate to moderately rapid in the surface layer and subsoil and rapid or very rapid in the substratum. The available water capacity is moderate, and surface runoff is slow. The main limitations on sites for dwellings with basements is the seasonal high water table. Foundation drains and protective coatings on basement walls help prevent wet basements. Also, diversions and interceptor drains placed between the house and nearby hills will carry some of the excess water away from the site. The main limitation for local roads and streets is the frost-action potential. Using coarse textured subgrade or base material as fill material for roads helps reduce frost action. A drainage system will remove excess water in areas of this soil.

CeB – Castile gravelly loam, 3 to 8 percent slopes – This gently sloping soil is very deep and moderately well drained. It is on outwash terraces and kames. The subsoil extends to a depth of 28 inches. The seasonal high water table in this soil is at a depth of 1 1/2 to 2 feet from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately rapid in the surface layer and subsoil and rapid or very rapid in the substratum. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Foundation drains and protective coatings on basement walls will help prevent wet basements. Also, diversions and interceptor drains placed between the house and nearby hills will carry some of the excess water away from the site. The main limitation of this soil for local roads and streets is the frost-action potential. Using coarse textured subgrade or base material as fill material for roads helps reduce frost action. The main limitations affecting the use of this soil for septic tank absorption fields are the seasonal high water table and poor filtering of effluent. An alternate system with a special design to filter out effluent will reduce ground-water contamination in the substratum. A drainage system around the filter field will lower the water table, and diversions will intercept water from the higher areas.

ChB - Chenango gravelly silt loam, loamy substratum, 3 to 8 percent slopes. - This gently sloping soil is very deep and well drained to somewhat excessively drained. The seasonal high water table is at a depth of more than 5 feet in most areas. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately rapid in the subsoil and moderately rapid in the substratum. The available water capacity is moderate, and surface runoff is slow. There are no limitations to use of this soil as a site for dwellings with basements. The main limitation of this soil for local roads and streets is the frost-action potential. Constructing roads on raised fill that consists of coarse-grained base material will reduce frost action. The main limitation of this soil for septic tank absorption fields is slow percolation in the subsoil. Enlarging the trenches below this distribution lines will increase percolation.

CkB – Chenango channery silt loam, fan, 3 to 8 percent slopes - This gently sloping soil is very deep and well drained to somewhat excessively drained. The seasonal high water table in this Chenango soil is at a depth of 3 to 5 feet in most areas. The soil is subject to rare flooding. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately rapid in subsoil and rapid in the substratum. The available water capacity is low, and surface runoff is slow. This soil is well suited to pasture, but midsummer droughtiness retards plant growth. Proper stocking rates, rotation grazing, and yearly mowing help keep the pasture in good condition. The main limitations affecting this use of this soil as site for septic tank absorption fields are rare flooding

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and a poor filtering capacity in the substratum. The rapidly permeable filtering substratum is a poor filter of effluent. Consequently, ground-water contamination is a hazard. Nearby soils, such as the more sloping areas of Chenango soils that are not subject to flooding are better suited to this use.

FrB - Farmington-Rock outcrop complex, 0 -8 percent slopes -This unit consists of a nearly level and gently sloping, shallow Farmington soil and areas where bedrock is exposed at the surface. The Farmington soil is well drained and somewhat excessively drained. Depth to bedrock in the Farmington soil is 10 to 20 inches. It restricts the rooting depth of plants. Permeability is moderate throughout. Available water capacity is low, and surface runoff is slow. Most of the acreage is woodland or pasture. The main limitations of the Farmington soil for dwellings with basements is the shallow depth to bedrock. The source book indicates that adding fill material and grading to modify the site help overcome this limitation. The main limitations of the Farmington soil for local roads and streets are the shallow depth to bedrock, bed rock exposures, and small edges. Careful placement of roads and planning of road grades will eliminate some bedrock removal. Constructing roads on raised fill material, especially in areas of rock outcrop, helps overcome this limitation. The main limitations affecting the use of the Farmington soil as a site for septic absorption fields is the shallow depth to bedrock. Also, ground-water contamination is a hazard in areas of creviced or jointed bedrock. Other nearby soils that are deep and well drained are better suited to this use.

FrF – Farmington-Rock outcrop complex, 25 to 60 percent slopes -This unit consists of a steep and very steep Farmington soil and areas of exposed bedrock. The Farmington soil is well drained and excessively drained. Depth to bedrock in the Farmington soil is 10 to 20 inches. It restricts rooting depth. Permeability is moderate throughout. Available water capacity is low, and surface runoff is rapid or very rapid. Most of the acreage is woodland or pasture. The main limitations of the Farmington soil on sites for dwellings with basements are the shallow depth to bedrock and the slope. The main limitations of the Farmington soil for local roads and streets are the shallow depth to bedrock and the slope. Roads should be planned around this map unit wherever possible. Designing roads to conform to the shape of the land and constructing them on raised fill help overcome these limitations. The main limitations affecting the use of the Farmington soil as a site for septic absorption fields are the shallow depth to bedrock and the slope. Also, ground-water contamination is a hazard in areas of limestone crevices. Other soils are better suited to filtering effluent.

In – Ilion silt loam - This nearly level soil is very deep and poorly drained. The seasonal high water table in this Ilion soil is perched at a depth of less than 1 foot from November to May. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately slow in the surface layer and is slow or very slow in the subsoil. Available water capacity is high. Surface runoff is very slow. County soil survey notes that most of the acreage is used as woodland or brushland. The seasonal high water table or ponding is the main limitation of this soil on sites for dwellings with basements. Foundation drains, subsurface drainage systems, and protective coatings for basement walls help overcome these limitations. Grading to move surface water away from dwellings and diverting runoff from the higher areas also reduce wetness. The main limitations of this soil for local roads and streets are the seasonal high water table, ponding, and the frost-action potential. Wetness softens this soil most of the year and causes the pavement to crack under heavy traffic. A coarse textured subgrade or base material and surface or subsurface drainage away from the road site lower the water and reduce frost action. 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 slow percolation in the subsoil. Other nearby soils are better suited to this

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use. A specially designed septic tank absorption field or an alternative system will properly filter effluent. A drainage system around the filter field and diversions to intercept water from the nearby higher areas will reduce wetness.

Ma – Madalin silt loam – This nearly level soil is very deep and poorly and very poorly drained. It is in depressions on plains and near hillsides. Areas of this soil are long and narrow or irregularly shaped and range from 5 to 80 acres in size. Slopes range from 0 to 3 percent. The seasonal high water table of this Madalin soil is at a depth of less than ½ foot between November and June. Depth to bedrock is more than 60 inches. Permeability is moderately slow in the surface layer, slow in the subsoil, and very slow in the substratum. The available water capacity is high. This soil is poorly suited to cultivated crops. The seasonal high water table is a limitation. Closely spaced subsurface drains in combination with open ditch drainage lower the water table. Drainage outlets are generally difficult to establish because of the basinlike topography of this soil. A conservation tillage system, cover crops, and tillage at the proper moisture content help maintain soil tilth and organic matter content. This soil is moderately suited to pasture. Rotation grazing, proper stocking rates, and restricted grazing during wet periods help keep the pasture in good condition. The main limitation of this soil for dwellings with basements is the seasonal high water table. Diversions placed above the building site, foundation drains, and a protective coating on basement walls help prevent wet basements. The main limitations of this soil for local roads and streets are the seasonal high water table, the low strength, and the frost-action potential. Constructing roads on raised fill material and installing drainage systems will increase soil strength. Providing graded subgrade or base material to frost depth will reduce frost action. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and slow percolation. Adjacent soils that are higher on the landscape are better suited to this use. Septic systems on the higher areas of this Madalin soil and on areas of better drained included soils will adequately filter effluent. A drainage system around the absorption field and diversions to intercept runoff from the higher areas will reduce wetness. Enlarging the absorption field or the trench below the distribution lines will improve percolation.

MbE - Manlius channery silt loam, 25 to 35 percent slopes -This steep soil is moderately deep and well drained to somewhat excessively drained. Depth to bedrock is 20 to 40 inches. It limits rooting to 15 to 24 inches. Permeability is moderate. Available water capacity is low. The main limitations of this soil for dwellings with basements are the depth to bedrock and the slope. Areas of included soils in this unit and nearby soils that are less steep and deeper to bedrock are better suited to this use. The main limitation of this soil for local roads and streets is the slope. Laying out roads on the contour and landscaping and grading help overcome the slope limitation. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the depth to bedrock and the slope. Other soils that are deeper and less sloping are better suited to this use.

NuC – Nunda silt loam, 8 to 15 percent slopes– This strongly sloping soil is very deep and moderately well drained. The seasonal high water table is at a depth of 18 to 24 inches from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and in the upper part of the subsoil and slow or very slow below. The available water capacity is high, and runoff is medium or rapid. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Foundation drains and interceptor drains upslope from construction sites divert runoff and reduce wetness. Erosion is a hazard during construction. Maintaining the vegetative cover adjacent to the site and diverting runoff from the higher areas help control

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erosion. The main limitation of this soil for local roads and streets is the frost-action potential. Constructing roads on coarse textured fill material provides drainage away from the roadway. Erosion is a hazard if these sloping soils are left unprotected. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and the slow percolation in the subsoil and substratum. A drainage system around the absorption field and diversions to intercept runoff from the higher areas will reduce wetness. Enlarging the absorption field or the trench below the distribution lines will improve percolation.

NuD – Nunda silt loam, 15 to 25 percent slopes. - This moderately 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. Permeability is moderate in the surface layer and in the upper part of the subsoil and slow or very slow below. The available water capacity is high, and runoff is rapid. The main limitations of this soil on sites for dwellings with basements are the seasonal high water table and slope. Foundation drains and interceptor drains upslope from construction sites divert runoff and reduce wetness. Cutting and filling in construction benches and grading help overcome the slope limitation. Erosion is a severe hazard during construction. Maintaining the vegetative cover adjacent to the site, diverting runoff from the higher areas, and mulching help control erosion. The main limitations of this soil for local roads and streets are the slope and the frost-action potential. 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. Installing a drainage system around the absorption fields and diversions to intercept runoff from the higher areas will reduce wetness. Enlarging the absorption field or the trench below the distribution lines will improve percolation. Installing distribution lines on the contour with drop boxes or other structures will ensure even distribution of effluent.

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 seasonal 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.

RhA – Rhinebeck silty clay loam, 0 to 3 percent slopes. - This nearly level soil is very deep and somewhat poorly drained. The seasonal high water table in this Rhinebeck soil is at a depth of ½ foot to 1 ½ feet. Depth to bedrock is more than 60 inches. Permeability is moderately slow in the surface and subsurface layers and slow below. The available water capacity is moderate, and runoff is slow. The county soil survey noted that most of the acreage is used as cropland, hayland, or pasture. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Foundation drains and interceptor drains upslope from construction sites will divert runoff and help prevent wet basements. The main limitations of this soil for local roads and streets are the seasonal high water table, the low strength, and the frost-action potential. Constructing roads on raised, coarse textured fill material will reduce the frost-action potential and improve soil strength. Raising the level of fill material will 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 and slow percolation. Installing a drainage system around the

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absorption field and intercepting runoff from the higher areas will reduce wetness. Enlarging the absorption field or the trenches below the distribution lines will improve percolation. This soil, especially when wet, has low bearing capacity. Excavations and cutbacks will cave or slough.

RhB – Rhinebeck silty clay loam, 3 to 8 percent slopes. – This gently sloping soil is very deep and somewhat poorly drained. The seasonal high water table in this Rhinebeck soil is at a depth of 6 to 18 inches from January to May. Depth to bedrock is more than 60 inches. The seasonal high water table limits the rooting depth. Permeability is moderately slow in the surface layer and subsurface layer and slow below. The available water capacity is moderate, and runoff is slow. The County survey notes that most of the acreage is used as cropland, hayland, or pasture. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Foundation drains and interceptor drains upslope from construction sites will divert runoff and help prevent wet basements. The main limitations of this soil for local roads and streets are the seasonal high water table, low strength, and the frost-action potential. Constructing roads on raised, coarse textured fill material will reduce the frost-action potential and improve soil strength. Raising the level of fill material will 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 and slow percolation. Installing a drainage system around the absorption field and intercepting runoff from the higher areas will reduce wetness. Enlarging the absorption field or the trenches below the distribution lines will improve percolation. This soil has a low bearing capacity, especially when it is wet. Excavations and cutbacks will cave or slough.

Te - Teel silt loam. This nearly level soil is very deep and moderately well drained. The seasonal high water table in this Teel soil is at a depth of 1 ½ to 2 feet from February to April. The soil is subject to occasional flooding for brief periods from November to May. Depth to bedrock is more than 60 inches. Permeability is moderate. Surface run off is slow. The available water capacity is high. The main limitations of this soil on sites for dwelling with basements are flooding and the seasonal high water table. The main limitations for local roads and streets are flooding and the frost-action potential. Constructing roads on coarse textured fill material may reduce flood damage and frost heave. Laying out roads around the flood plain will reduce construction costs.

While the soil on the location of the existing residence is NuC, it should be noted that the soil on the possible location of residences on the other tree lots is as follows: Lot 1 – RhB soil; Lot 2 – ChB soil; and Lot 3 – RhB soil.

Septic/Wells: Presenter noted that the existing home has well water and septic system and the residences on the proposed other lots would also have wells and septic.. He further noted that there is no intention to build, but just subdividing so the owner can downsize the property.

Visual Impact: The Presenter does not see much if any negative impact of the subdivision since there are no plans for development. GCAC feels similarly since the residence sits back from the main highway and since no development is planned; visual impact of the subdivision is unknown at this time and depends on how a future owner of the property decides to develop the property. It is further noted that the lots are in view from the escarpment trails such as Hang Glider's Cliff lookout, Thatcher Park trails and portions of the Long Trail.

Endangered Species: Answer to question 15 on the Short Environmental Assessment Form indicates there are a species of animal or associated habitats listed as threatened or endangered on the property. Presenter stated the species referred to is the Indiana bat, and he is unsure of

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anything else. There is no proposed clearing as part of the subdivision application other than a small portion on Lot 1 which would possibly be cleared along Altamont Voorheesville Road.

Historical Considerations: A review of the list from the Assessor’s office of old buildings in the Town has the buildings on this property at the top of the list, having been built in the 1700’s and is coded as property class 240 – rural residence with acreage. Site plan drawing shows a cemetery to the rear of the existing residence on Lot 4. Presenter noted that a description in the deed allows anyone to visit the cemetery which he thinks contains three stones. The deed may need to be updated to allow for access to the cemetery. At the time of the site visit, the owner also noted that there was a second cemetery, existent on what would become Lot 1. He said it is overgrown but that someone does stop on occasion and leave flags. He was unsure who was buried there. There is also a historic marker on the property which states it was the “farm of Frederick Crouse , officer 3D Albany Co. Militia in Revolution. Carried food to Army Battle of Saratoga. Buried Here.”

Submitted by: John G. Wemple, Jr. 6/23/22
John G. Wemple, Jr. - Chair



**ALBANY COUNTY PLANNING BOARD
NOTIFICATION**

RECOMMENDATION DATE: June 16th, 2022

Case #: **10-220604009**
Applicant: **Woods Subdivision**
Project Location: 843 Altamont Voorheesville Road
Tax Map Number: 48.00-2-16.1
Referring Agency: Town of Guilderland Planning Board
Considerations: Subdivision review to divide the parcel into four(4) individual parcels. Lot 1 is to be 209.96 acres, Lot 2 is to be 32.16 acres, Lot 3 is to be 66.47 acres and Lot 4 is to be 15.55 acres.

ACPB Recommendation: Defer to local consideration

1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

Advisory: 1. The Town should note that the state road is named as 146 Altamont-Voorheesville Road on the ACPB Referral Form whereas it is 156 Altamont-Voorheesville Road. 2. The ACPB advises that the applicant should contact NYSDOT for point of access for future developments.

Gopika Muddappa, Senior Planner
Albany County Planning Board

NOTE:

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

**449 New Salem Road, Voorheesville, NY 12186
TELEPHONE: (518) 655-7932 FAX: (518) 765-3459**

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

LOCAL ACTION ON ACPB RECOMMENDATION:

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

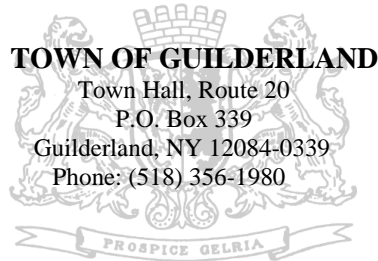
LOCAL DECISION ON PROJECT:

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: _____ DATE OF LOCAL ACTION: _____

Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):

SIGNED: _____ TITLE: _____



PETER G. BARBER
SUPERVISOR

STEPHEN J. FEENEY
CHAIRMAN
PLANNING BOARD

NOTICE OF PUBLIC HEARING

PUBLIC HEARING NOTICE, TOWN OF GUILDERLAND, ALBANY COUNTY, NY. Notice is hereby given that the Planning Board will conduct a public hearing as part of its regularly scheduled Board meeting on Wednesday, January 11, 2023 commencing at approximately 7:00 p.m. at the Guilderland Town Hall, Rte., 20, Guilderland, NY. regarding a 4 Lot Minor Subdivision application at 843 Altamont Voorheesville Road submitted by Thomas Woods and Virginia Bitter Woods. Application materials can be viewed in the Planning Dept. at Town Hall, M-F, 9:00 a.m. - 4:30 p.m. For further information, please contact the Guilderland Planning Board, c/o Kenneth Kovalchik, AICP, Town Planner, via email at kovalchikk@togny.org.