



GUILDERLAND PLANNING BOARD
PLANNING BOARD
P A C K E T
JULY 12, 2023
07:00 PM

A G E N D A
GUILDERLAND PLANNING BOARD
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JULY 12, 2023
07:00 PM

1. Call to Order

2. Approval of Minutes

3. Concept Plan Review for a 3 Lot Minor Subdivision - Settles Hill Road/Furbeck Road - Michael Flocuzzio

The applicant is proposing a 3 lot minor subdivision of 15.31 acres of land located in the Rural Agricultural (RA5) District. The plans have been updated since the June 14th meeting. Lot 1 consists of 5.1 acres; Lot 2 consists of 5.1 acres and Lot 3 consists of 4.92 acres. An area variance for lot size is required for Lot 3, with a variance application having been submitted to the Zoning Board of Appeals. All lots will be on private wells and septic systems that will require approval from the Albany County Department of Health.

Attachment: [Town Planner Memo](#)

Attachment: [Settles Hill Road Minor Sub Plan - Color Rendering](#)

Attachment: [Settles Hill Road Minor Sub Plans rev 2023--06--30.pdf](#)

Attachment: [GCAC Report - Settles Hill Minor Sub- unsigned.pdf](#)

Attachment: [Settles Hill Road Minor Sub Application.pdf](#)

Attachment: [Settles Hill Road Minor Sub SEQR EAF.pdf](#)

4. Site Plan Review for a Change in Tenancy (Office) - 2555 Western Ave - Bridge Coast Enterprises, LLC

The applicant is proposing an office use within an existing 2,781 square feet building on 0.62 acres located in the Local Business (LB) District. The plans have been updated since the May 24th meeting, with revisions including a proposed 6' tall wooden fence on the east property line and a retention basin at the rear of the site.

Attachment: [Town Planner Memo](#)

Attachment: [Site Visit Photos - 2555 Western Ave](#)

Attachment: [2555 Western Ave Revised Plans 2023--06--29.pdf](#)

Attachment: [2555 Western Ave Architectural Plans.pdf](#)

Attachment: [2555 Western Ave Site Plan Application.pdf](#)

Attachment: [2555 Western Ave SEQR EAF.pdf](#)

Attachment: [Email 2023--06--05 from ACPB re Non-referral Item - 2555 Western Ave.pdf](#)

5. Extension of Time for Signing of the Final Plat for a 4 Lot Minor Subdivision - 843 Altamont Voorheesville Road - Thomas Woods and Virginia Witter Woods

On January 11, 2023 the Planning Board issued final plat approval for a 4 lot subdivision of 316.7 acres of land located in the RA3 and RA5 Districts. Lot 1 consists of 209.96 acres and is undeveloped land; Lot 2 consists of 32.16 acres and is undeveloped land; Lot 3 consists of 66.47 acres and is undeveloped land; and Lot 4 consists 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. The applicant is requesting a 60 day extension, which would extend the final plat approval until August 9, 2023.

Attachment: [2023-06-09 final plat extension letter.pdf](#)

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

6. Other Business

7. 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: July 6, 2023

SUBJ: 3 Lot Minor Subdivision – Settles Hill Road/Furbeck Road – Michael Flocuzzio
Concept Plan Review

Background

The applicant is proposing a 3-lot minor subdivision of 15.13 acres of land located in the Rural Agricultural (RA5) District. The RA 5 District requires a 5-acre minimum lot size. Lot 1 would consist of 5.1 acres; Lot 2 would consist of 5.1 acres and Lot 3 would consist of 4.92 acres. The property is bisected by Settles Hill Road, with approximately 4.92 acres located on the west side of Settles Hill Road and 10.48 acres located on the east/south side of Settles Hill Road.

There is no public water and sewer infrastructure in this area of town, therefore, each lot will be serviced private wells and septic systems that will need approval from the Albany County Department of Health. The concept plan includes a plan sheet depicting locations of proposed building footprints, wells and septic systems for each lot.

An area variance for lot size is required for Lot 3, with a variance application having been submitted to the Zoning Board of Appeals. All lots will be on private wells and septic systems that will require approval from the Albany County Department of Health.

National Grid Easements

There are existing overhead wires located on the property. A note on the plan's states:

"Utility easement to Niagara Mohawk Power Corporation (easement width, covenants and restrictions not researched).

The applicant should research the easement to confirm the proposed residential use, building locations and septic system locations are in compliance with any restrictions that may be included in the easement.

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

Federal Wetlands

The concept subdivision plan depicts federal wetlands in the following areas of the parcel:

10.48-acre portion of the parcel on the east/south side of Settles Hill Road

Lot 1 – Wetland Area 1 which consists of 2,131 square feet of federal wetlands with little to no disturbance proposed. A portion of Wetland Area 2, which is 1,439 square feet in size.

Lot 2 - A portion of Wetland Area 2, which is 1,439 square feet in size.

4.92-acre portion of the parcel located on the west side of Settles Hill Road

Federal wetlands are located on portions of each of the 3 lots located on this side of the road. No construction activity/disturbance is proposed within the portions of the 3 lots located on this side of the road.

Guilderland Conservation Advisory Council

The Guilderland Conservation Advisory Council (GCAC) reviewed the application at their June 12th meeting and conducted a site visit on June 24th. The GCAC concluded GCAC does not think the development of this property will have much negative impact on the environment provided the developer does not indiscriminately cut down too many trees and that excavation is done prudently. Driveways to the residences will need to take into consideration the flow of traffic near the sharp turn of the Road at the northwest corner.

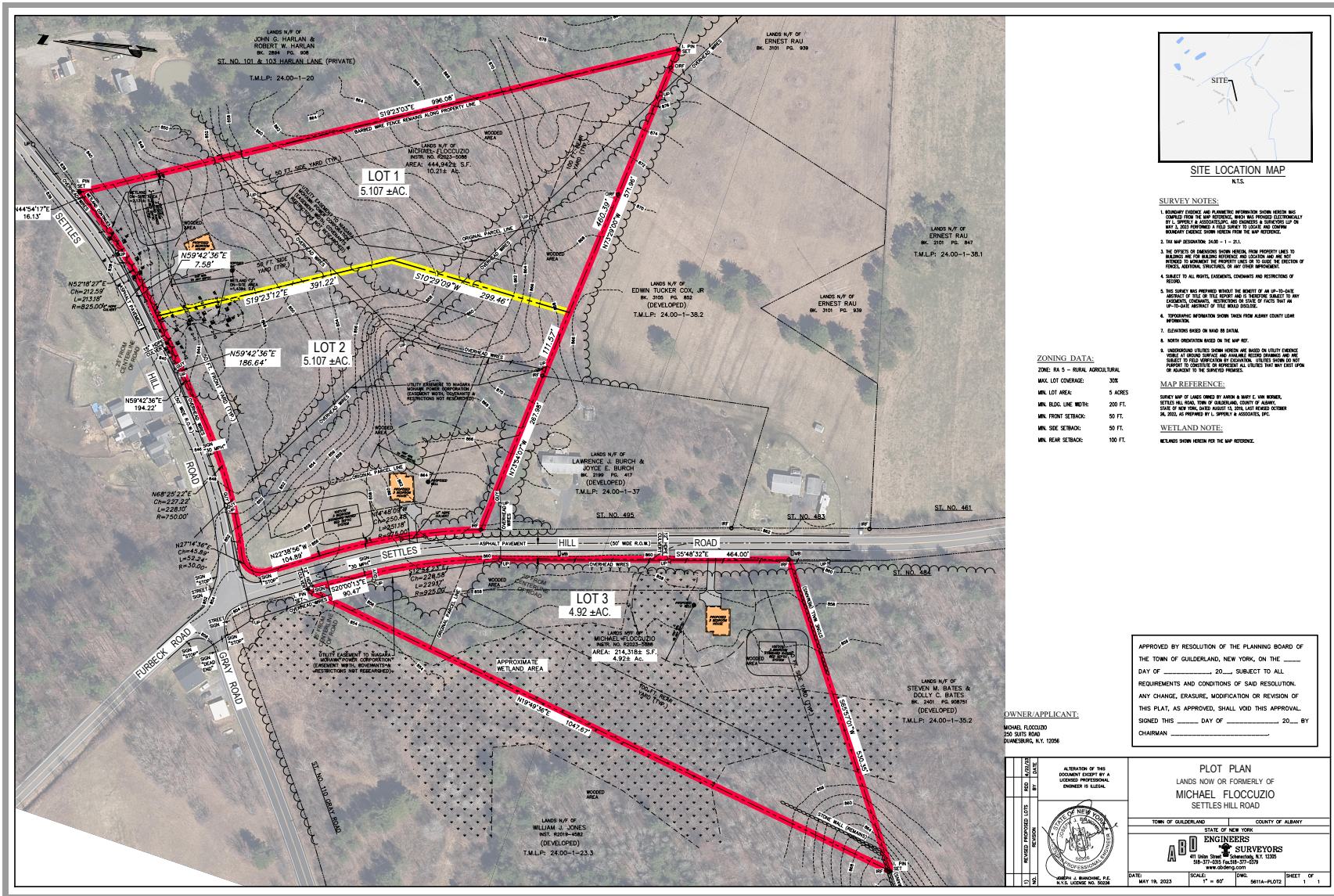
A question arose regarding the way the proposed lots are planned with three residential lots on one side of the Road and the three associated wood lots on the other side; since none of these three lots are contiguous with the lot they are associated with on the other side of the Road. None of the three residential lots appear to be contiguous with their wood lots. It should be noted that prior to the completion of this report, GCAC was informed by the Town Planner that the Planning Board did not support the layout as proposed and directed the Applicant to put two lots on one side of the Road and one lot in the area where the 'p/o' lots are proposed. Thus, it appears that if the Applicant agrees to do so, GCAC may be requested to review the amended plan and determine what environmental impact the revised layout will have.

Albany County Planning Board

Considering the site is within 500' of a designated County Agricultural District, the application will be referred to the ACPB for their July 20th meeting.

Next Steps

If the Planning Board has no concerns with the proposed concept plan, the Board may consider granting concept plan approval. The application will not return to the Planning Board until after the Zoning Board has completed their review of and approved the area variance for the Lot 3 lot size reduction.



- SURVEY NOTES:**
- BOUNDARY EVIDENCE AND PLANNING INFORMATION SHOWN HEREON WAS OBTAINED FROM PLANS, RECORDS, FIELD AND PHOTO SURVEYS CONDUCTED BY THE SURVEYOR AND HIS ASSOCIATES. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY TO LOCATE AND CORRELATE BOUNDARY EVIDENCE FROM OTHER THAN THE MAP REFERENCE.
 - THE MAP DESIGNATION SHALL BE 24.00-1-20.
 - THE EFFECTS OF ORDINANCES SHOWN HEREON FROM PROPERTY LINES TO BOUNDARY ARE THE BOUNDARY EVIDENCE AND LOCATION AND ARE NOT INTENDED TO ADJUST THE PROPERTY LINES OR TO COVER THE EXTENSION OF FENCES, BUILDINGS, STRUCTURES OR ANY OTHER IMPROVEMENTS.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE REFERENCE TO THE STATE OF NEW YORK. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY TO LOCATE AND CORRELATE BOUNDARY EVIDENCE FROM OTHER THAN THE MAP REFERENCE.
 - EXISTING INFORMATION SHOWN HEREON FROM ADJACENT COUNTY LOTS INFORMATION.
 - LOCATIONS SHOWN ON MAP IN DASH.
 - NOTICE: INFORMATION SHOWN ON MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.
 - UNDEVELOPED AREAS SHOWN HEREON ARE BASED ON FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND ARE SUBJECT TO CHANGE. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY TO LOCATE AND CORRELATE BOUNDARY EVIDENCE FROM OTHER THAN THE MAP REFERENCE.

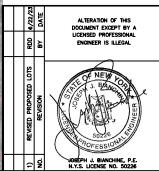
ZONING DATA:
 ZONE: RA 5 - RURAL AGRICULTURAL
 MAX LOT COVERAGE: 30%
 MIN LOT AREA: 5 ACRES
 MIN BLDG. LINE WIDTH: 200 FT.
 MIN FRONT SETBACK: 50 FT.
 MIN SIDE SETBACK: 50 FT.
 MIN REAR SETBACK: 100 FT.

MAP REFERENCE:
 SURVEY MAP OF LANDS OWNED BY ERNEST R. RAU & ASSOCIATES, INC., SETTLES HILL ROAD, TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK, DATED 08/12/11, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, AS PREPARED BY A. SPINALE & ASSOCIATES, INC.

WETLAND NOTE:
 WETLANDS SHOWN HEREON PER THE MAP REFERENCE.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF GUILDERLAND, NEW YORK, ON THE ____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERRASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS ____ DAY OF _____, 20____, BY CHAIRMAN _____

OWNER/APPLICANT:
 MICHAEL FLOCCUZIO
 250 SUTHER ROAD
 GUILDERLAND, N.Y. 12056



PLOT PLAN
 LANDS NOW OR FORMERLY OF
 MICHAEL FLOCCUZIO
 SETTLES HILL ROAD

TOWN OF GUILDERLAND COUNTY OF ALBANY
 STATE OF NEW YORK

AD ENGINEERS & SURVEYORS
 481 5th Street
 Guilderland, NY 12056
 518-377-0101 Fax: 518-377-0109
 www.ad-engineers.com

DATE: MAY 19, 2023 SCALE: 1" = 60' DWG: 5614A-PL012 SHEET: 1 OF 1

To: Guilderland Planning Board
From: Guilderland Conservation Advisory Council
Date: June 26, 2023
Re.: Flocuzzio – Settles Hill & Furbeck Rds.

APPLICATION

Applicant(s): Michael Flocuzzio, 250 Sults Rd., Duansburg, NY 12053
Proposed Subdivision: A proposed three lot subdivision of 15.1± acres.
Location: Near the northwest corner of the Town close to the border with Schenectady County.
Zoning: RA5.

Site Inspection Summary:

Site Inspection Date: June 24, 2023
Meeting Attendees: June 12, 2023) Presenter Applicant’s representative David Kimmer of ABD Engineers; GCAC Members Caitin Ferrante, Elizabeth Markham, Darrell McKnight, Margaretann Paczkowski, Cody Arana, Steve Sawicki and John Wemple. Chair; plus Town Board Members Town Supv. Peter Barber
Inspected by; GCAC Members Caitin Ferrante, Elizabeth Markham, Matthew Minniefield, Darrell McKnight, Margaretann Paczkowski, Cody Arana, Steve Sawicki and John Wemple, Chair.

Conclusions: GCAC does not think the development of this property will have much negative impact on the environment provided the developer does not indiscriminately cut down too many trees and that excavation is done prudently. As noted in the inspection/details section of the report, the County Health Department will need to be contacted related to the well water and location of the septic systems. Driveways to the residences will need to take into consideration the flow of traffic near the sharp turn of the Road at the northwest corner. A question arose regarding the way the proposed lots are planned with three residential lots on one side of the Road and the three associated wood lots on the other side; since none of these three lots are contiguous with the lot they are associated with on the other side of the Road. None of the three residential lots appear to be contiguous with their wood lots.

It should be noted that prior to the completion of this report, GCAC was informed by the Town Planner that the Planning Board did not support the layout as proposed and directed the Applicant to put two lots on one side of the Road and one lot in the area where the ‘p/o’ lots are

proposed. Thus, it appears that if the Applicant agrees to do so, GCAC may be requested to review the amended plan and determine what environmental impact the revised layout will have.

Submitted by: _____

John G. Wemple, Jr. – Chair

INSPECTION DETAILS

Applicant(s): Michael Flocuzzio,

Address: 250 Sults Rd., Duansburg, NY 12053

Background: According to Presenter (David Kimmer), Applicant plan is to divide the property into three lots of five acres each; three on one side of the Road and three on the other side. Lots would be about 3 ½ acres on the side where the residences would be built . On the west side of the Road there would be three lots about 1 ½ acres each which would belong to the three residential lots. Presenter further noted the property is zoned RA5. An inquiry to County Clerk's website shows that property was transferred from Karen Fulle as administrator for the estate of Aaron F. Van Wormer, Sr. to the Applicant on deed recorded 3/16/2023 for \$88,000. Deed shows property consists of two parcels (parcel 1 being 10.21± acres and parcel 2 being 4.92± acres) for a total of 15.31± acres.

Applicant proposes to subdivide the property into three lots with water provided by wells and sanitary provided by septic systems.

Topography: Presenter noted the property slopes down toward the Road and further noted that there is a mild hill in the middle of the property.. A review of the contour lines on the County Interactive Mapping site shows the elevation at about 840 feet AMSL near the north corner of the property. Contour line at 850 ft. AMSL from a point on the north east side about 150 ft. from the north corner of the property runs to the rear of the proposed residence on Lot 1 and swings westward at a point close to the rear of the proposed residence on Lot 2 and continues west to the front boundary line of the property line of 1lot 2. Contour line 860 ft. AMSL crosses the north east border of the property about 325 ft. from that same north corner in a southernly direction until it meets the southern border of Lot 2 and then turns back to the north for a little over 150 ft and then turns southwest toward the south border of the lot. This line then heads south-southwest across lot 3 to the edge of the road and continues along the east border of the wooded lots on the west side of the road. It should be noted that at the point mentioned where the line heads s-s-w the elevation makes a more rapid increase as it starts up a hill which is at 870 ft. at the south border of lot 3. A contour line at 870 ft. crosses lot 1 about 300 ft south east of the point where the 860 line crossed the border of lot 1. That 870 line heads in a south west direction across lot 1 , crosses lot 2 near the rear of the lot turns south southeast across lot 3. The east corner of lot 3 is near the 878 ft AMSL line. On the southwest side of the road where the wooded area will be, the contour lines show a gradual decrease in altitude to 858 and then 856 ft.; and then at the south west corner of the property it rises about twelve feet the last 150 ft. to meet that corner. In reviewing the map of the property, it was also noted that the southeast corner of proposed lot 1 touches the agricultural district which is to the south of the property.. At time of site visit, GCAC observed that much of the road side area of Lot 3 is relatively flat and is covered with high grass. Shortly after entering the wooded area, the drop in elevation was noted as the property was viewed looking toward the north. To the east, the terrain rise which concurs with the contour lines shown on the County Interactive Map. Looking at the County Map, the location of the proposed residences, it appears that the residence on Lot 1 would be at approximately 846 – 848 ft. AMSL; on Lot 2, the residence would be at 850; and on Lot 3 the residence would be at 864 ft. AMSL

Vegetation/Trees: Presenter noted most of property is wooded. GCAC noted that along the border with the Road there is high grass for about 50 feet and then the wooded area which is

moderately covered with trees mostly about 7 to 8 inches in diameter. There are some trees with a larger diameter the largest of which is dead. The trees include sweet birch, white pine, maple, poplar, dogwood, and some invasive plants throughout. As noted by one of the GCAC Members - not a lot of wildlife seen, but clearly lots of vegetation and trees.

Soils. : According to the Presenter, the soil is mostly silty loam. A review of the County Interactive Mapping site shows that the property there are five different soils– BuB, BuC, AnA, AnB and In. There is BuB soil on the north corner of the property covering that portion of the property north of a line starting at a point on the north east border about one third of the way from the north corner and extends west across Lot 1 near the south corner of the planned residence and continues across the north corner of lot 2. To the south of this area is a large area of BuC soil which covers all of the midsection of lot 1 as well as the area where the residence on lot 2 is proposed and most of its midsection as well as an area of some of the mid section of lot 3. The rear section of lot 1 has AnA soil which also covers the rear area of lot lot 2 and most of the rear portion of lot 3. While the residence of lot 2 is mostly on BuC soil, the west portion of it appears to be on the AnB soil area . Likewise the residence on lot 3 is on this soil which also covers the west half of the lot and covers most of the front (east) areas of the wooded lots of lot 1 and 2 as well as the front third of wooded lot 3. To the east of this area of AnB soil there is a small triangular shaped area of In soil at the south west corner of wood lot 1, the rear (west) portion of wood lot 2 and the northern quarter of the rear portion of wooded lot 3. The remainder portion of this lot has AnA soil along the south side covering at least 40 % of that wood lot. A brief description of the soils and some of their limitations 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.

BuC –Burdett silt loam, 8 to 15 percent slopes This strongly sloping soil is very deep and somewhat poorly drained. Typically, the surface layer is very dark grayish brown silt loam about 8 inches thick. The seasonal high water table in this Burdett soil is perched on the clayey subsoil at a depth of 6 to 18 inches from November 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, and surface runoff is medium. Northern red oak, sugar maple, beech, and hemlock are common to the soil.

The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Erosion is a hazard during construction. Installing foundation drains and applying protective coatings to basement walls help prevent wet basements. Land grading and properly placed diversions will remove surface water. Restoring vegetation, applying mulch, and using temporary waterways and diversions during construction help prevent erosion. The main limitations for roads and streets on this soil are the seasonal high water table 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 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 includes a drainage system around the filter field to lower the water table, diversion ditches to intercept water from higher areas, and an enlarged trench below the distribution line to improve percolation.

AnA - Angola silt loam, 0 to 3 percent slopes - This nearly level soil is moderately deep and somewhat poorly drained. It is in smooth, slightly depressional, bedrock-controlled areas on uplands. The seasonal high water table in this Angola soil is at a depth of ½ foot to 1 ½ feet, perched above the bedrock, from December to May. Depth to bedrock is 20 to 40 inches. Permeability is moderate in the surface layer and slow in the subsoil. Available water capacity is moderate. Surface runoff is slow. The surface layer is moderately acid to mildly alkaline. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. The moderate depth to bedrock is also a limitation. Installing foundation drains and applying protective coatings to basement walls will help prevent wet basements. A backhoe, when digging the basement, can easily rip away the soft shale bedrock, but the harder sandstone bedrock is more difficult to remove. The main limitations for local roads and streets are the seasonal high water table and the 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 prevent the road damage that the seasonal high water table causes. 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 in the subsoil, and the depth to bedrock. A specially designed septic tank absorption field or an alternative system will properly filter effluent if located in areas of the included soils in this map unit. A drainage system around the filter field and diversion ditches to intercept water from the higher areas will reduce wetness.

AnB - Angola silt loam, 3 to 8 percent slopes - This gently sloping soil is moderately deep and somewhat poorly drained. It is in slightly concave positions in bedrock-controlled areas on uplands. The seasonal high water table in this Angola soil is at a depth of ½ foot to 1 ½ feet from December to May. The water table is perched above the bedrock. Depth to bedrock is 20 to 40 inches. Permeability is moderate in the surface layer and slow in the subsoil. Available water capacity is moderate. Surface runoff is slow. The surface layer ranges from moderately acid to mildly alkaline. The moderate depth to bedrock restricts root penetration. Northern red oak, sugar maple, and white ash are common on this soil. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. The moderate depth to bedrock is also a limitation. On construction sites, erosion is a limitation where the soil is bare of vegetation. Installing foundation drains and applying protective coatings to basement walls will help prevent wet basements. A backhoe can easily rip away the soft shale bedrock when digging the basement. The harder sandstone bedrock is more difficult to remove. Restoring vegetation or applying mulch on the surface helps to control erosion. The main limitations for local roads and streets on this soil are the seasonal high water table and the frost-action potential. This soil is soft when wet and causes the pavement to crack under heavy traffic. Constructing roads on raised fill material helps prevent the road damage that the seasonal high water table causes. 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 in the subsoil, and

the depth to bedrock. A specially designed septic tank absorption field or an alternative system will properly filter effluent if located in areas of the deep included soils. A drainage system around the filter field and diversion ditches to intercept water from the higher areas will reduce wetness. Revegetating or mulching disturbed areas of this soil helps to control erosion.

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 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.

Drainage/Wetlands: Due to the slope of the property, the natural drainage would be to the north. The County map shows there are no NYS wetlands; but there are federal wetlands, namely an area of freshwater forested/shrub wetland covering the southwest corner of lot 1 woods, a little more than the west half of lot 2 woods and most of the west half of Lot 3 woods.. There is a water course from the north end of this wet land which heads in a north direction. There are also two federal wetland freshwater ponds on adjacent property about 150 feet to the northeast of the northeast border of the planned residential area of the property. There was a slight rain at time of site visit but no puddles were noticed on the property.

Septic/Wells: Plan is to have well water and a septic system for the proposed residences. According to Presenter there hasn't been any test yet for the wells. He is aware of the need to have the County Health Department approve the water from the wells. Site of the proposed septic locations is on the site drawing.

Visual Impact: Presenter does not feel there will be much visual impact resulting from development of the property. GCAC feels that it is doubtful that development of this property will have any visual impact on the neighborhood due to its isolated location and the amount of tree cover.

Endangered Species: According the Presenter, the only possible endangered specie possibly on the property is the long eared bat; Otherwise there are no other known to the Presenter. GCAC did not observe any animals or endangered species at the time of the site visit.

Historical Considerations: None known to the Presenter, including no cemeteries. Nothing of historical significance was observed by GCAC at time of site visit.

Submitted by: _____

John G. Wemple, Jr. - Chair

**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
kovalchikk@tognv.org

FEES:

Subdivision Application Fee: Subdivision Hearing Fee:
 Minor Concept Plan \$250 ___ Minor Final Plat - \$75 per lot
___ Major Concept Plan \$500 ___ Major Preliminary Plat - \$75 per lot
plus \$100 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: Michael Flocuzzio
Address: 250 Sults Road,
Duanesburg, NY
Zip: 12053
Phone #: 518-813-1864
Email: flocuzzio88@gmail.com

SUBDIVISION INFORMATION

Name of Subdivision: Settles Hill Estates
General Location: Settles Hill Road & Furbeck Road
Zoning: RA5 Total Acreage: 15.1± Acres
Tax Map number(s): 24.00-1-21.1
Number of Proposed Lots: 3

Relationship to property:

owner _____
contract vendee _____
other, explain _____

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

Name: Joseph J. Blanchine, P.E., ABD Engineers & Surveyors, LLP
Address: 411 Union Street
Schenectady, NY Zip: 12305
Phone: 518-377-0315
Email: joe@abdeng.com

PROPERTY DESCRIPTION

Current land use of the property: Vacant
Briefly describe proposed project: Subdivide into 3 residential lots of 5 acres on well and septic

Generally describe any restrictions on the property (easements, deed restrictions, etc.): Power lines and federal wetlands

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

If yes, please elaborate: Federal wetlands delineated on plans

Water will be provided by:

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

Sanitary sewer will be provided by:

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:  Date: May 17, 2023

Short Environmental Assessment Form Part 1 - Project Information

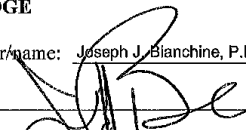
Instructions for Completing

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			
Name of Action or Project: Settles Hill Estates Subdivision			
Project Location (describe, and attach a location map): Settles Hill Road & Furbeck Road			
Brief Description of Proposed Action: Subdivide 15 acre vacant parcel into three 5 acre lots on well and septic.			
Name of Applicant or Sponsor: Michael Flocuzzio		Telephone: 518-813-1864	
		E-Mail: flocuzzio88@gmail.com	
Address: 250 Suits Road			
City/PO: Duanesburg		State: NY	Zip Code: 12053
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: Albany County Department of Health		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 15 acres			
b. Total acreage to be physically disturbed? _____ 3 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 15 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input 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	
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: _____ 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: _____ Septics _____	<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	
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	
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: <u>Federal wetlands 2.2 ± acres, w/ disturbance</u>			

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 type="checkbox"/> Agricultural/grasslands <input checked="" 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? Northern Long-eared Bat	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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Stormwater will flow to existing roadside ditches	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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 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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Joseph J. Blanchine, P.E., ABD Engineers & Surveyors, LLP Date: May 19, 2023</p> <p>Signature:  Title: Professional Engineer</p>		

PRINT FORM

EAF Mapper Summary Report

Monday, May 15, 2023 10:02 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

TOWN OF GUILDERLAND

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



Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

MEMORANDUM

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

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: July 6, 2023

SUBJ: Bridge Coast Enterprises, LLC - 2555 Western Avenue – Change in Tenancy (Office)
Site Plan Review

Background

The applicant is proposing an office use within an existing 2,781 square feet building on 0.62 acres located in the Local Business (LB) District. The plans have been updated since the May 24th meeting, with revisions including a proposed 6' tall wooden fence on the east property line and a retention basin at the rear of the site. The wood fence will improve privacy to the abutting residential property to the east. The majority of the drainage on the property sheet flows to the rear of the site. A neighbor expressed concerns that water has historically flowed from the subject property to his property. The proposed retention basin will capture all, or significant portion of, the existing drainage that flows to the rear portion of the property. The Town Engineer will review the design of the proposed retention basin and offer comments to the applicant, if necessary. The Town Engineer and Town Planner conducted a site visit with photos included in the Board materials showing the existing drainage patterns.

Access to the site is from two existing curb cuts on Western Avenue. Vehicle circulation within the site allows traffic flow around the building on the east and west sides, with parking provided in the front and rear of the building. Based on the size of the existing building and proposed office use, 11 parking spaces are required and the applicant is proposing 12 parking spaces, including one accessible space. Six spaces will be provided in the front of the building and six spaces at the rear of the building.

The applicant is proposing exterior architectural improvements, including but not limited to installation of a parapet roof feature, vertical siding, stone veneer and awnings with metal roof.

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

Albany County Planning Board (ACPB)

The application was referred to the ACPB for their June 15th meeting. The County responded by stating per our Non-Referral list of items, change in tenancy or use does not have to be referred to ACPB for review. However, I will save this application under Non-Referral list inventory for the Town of Guilderland.

2555 Western Avenue



Arrows show direction of drainage. Lawn area is where retention basin is proposed.



Drainage during rain event, flowing towards proposed retention basin



2555 Western Avenue



Drainage from the roof, at the rear of the building, and rear parking area flows to the lawn area at the rear of the site and proposed retention basin.

FREE STANDING HANDICAP SIGN TO MEET ANSI STRS. (12" x 18" MIN. SIZE, 4'-0" MIN. MOUNTING HEIGHT AT BOTTOM OF SIGN). SIGN SHALL NOT BE OBSCURED BY A VEHICLE IN THIS SPACE.

NOTE: PROVIDE 1 HANDICAP SPACE IN EVERY 25 PARKING SPACES UP TO 100. 1 HANDICAP SPACE IN EVERY 50 SPACES OVER 100. (AS PER N.Y.S. BLDG. CODE)

ANSI STANDARD HANDICAP SYMBOL

NON - HC PARKING SPACE (TYP.)

4" WIDE PARKING LINES PAINTED

NO-PARKING STRIP PAINTED WITH 4" DIAGONAL LINES

9'-0" TYP

9'-0" TYP

9'-0" TYP

NOTE:
1. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THE SERVE. (IN ACCORDANCE WITH ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, ICC A117.1-2009)

TYPICAL ACCESSIBLE PARKING DETAIL
NOT TO SCALE

NOTES

- PROVIDE 4'-0" WIDE STRIPED CROSSING FROM ACCESS ISLE TO ACCESSIBLE BUILDING ENTRANCE (THRU VEHICLE TRAFFIC LANES).

NOTE: SIGNS PER MUTCD STANDARD R7-8 & R7-8P

POST PER MANUF. RECOMMENDATION

12"

18"

60" ABOVE FIN. GRADE

SIGN DETAIL
NOT TO SCALE

NOTES

- PROVIDE 4'-0" WIDE STRIPED CROSSING FROM ACCESS ISLE TO ACCESSIBLE BUILDING ENTRANCE (THRU VEHICLE TRAFFIC LANES).

RECORD OF WORK:

DATE	DESCRIPTION	BY:

SITE IMPROVEMENTS & BUILDING FACADE ALTERATIONS

BRIDGE COAST ENTERPRISES, LLC

PROJECT ADDRESS:
2555 WESTERN AVENUE
GUILDERLAND NY 12303

START DATE:

STAMP

DATE: 4/24/2023

FILE:

PAGE CONTENT:
ACCESSIBLE PARKING DETAILS

DESIGNER: BROILES	ENGINEER: NOLAN
PAPER SIZE: C (18"x24")	SCALE:
SHEET: C104	

TOWN OF GUILDERLAND CHECKLIST FOR SITE PLAN REVIEW

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

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50
(Payable at time of submittal
to Town of Guilderland
Credit Cards not Accepted)

APPLICANT INFORMATION:

Name: B Nolan Engineering, PLLC
Address: 333 Kingsley Rd.
Burnt Hills, NY Zip: 12029
Daytime Phone #: 518 280 3190
Date: 5/5/23

PROPERTY INFORMATION:

Owner: Bridg Coas + Enterprises
Location: 2555 Western Ave
Tax Map #: 013089 39.11-2-23
Zoning: LB
Acreage: 0.62

TO BE SUBMITTED:

1. 10 copies of application form
2. 10 copies of SEQRA form
3. Copy of conditional purchase contract or rental agreement if applicable
4. 10 copies of plat plan FOLDED which should include: side, front and rear setbacks, all existing buildings, location of proposed construction, total size of parcel, elevations, parking layout, lighting layout, sidewalks and monuments, street and curb cuts, sanitary system and water course, drainage system, delineated wetlands, planting and green area plans including fencing/buffer area boundaries.

OTHER AGENCY APPROVALS IF 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
6. NYS DEC Region IV – 357-2069
7. Pine Bush Commission – 464-6496

APPLICATION AND APPEAL TO THE PLANNING BOARD
FOR A SITE PLAN REVIEW

To Zoning Administrative Officer
Of the Town of Guilderland

Date: 5/8/23

I, Richard E. Nolan of Nolan Engineering, PLLC
hereby apply to the Planning Board for a Site Plan Review under the Zoning Ordinance for:

Location of property
Address: 2555 Western Ave. Guilderland, NY Zoning: LB

Site Plan Review is requested for:

1. Construction of: Upgrade exterior front building facade,
divide interior into owner occupied unit office space
and tenant space. No current tenant.

And/or

2. Change of Use to:

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.

Richard E. Nolan
Signature of applicant

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			
Name of Action or Project: <i>Bridge Coast Enterprises, LLC - Bryan H. Warren</i>			
Project Location (describe, and attach a location map): <i>Warren Real Estate office Building</i>			
Project Location (describe, and attach a location map): <i>2555 Western Ave., Guilderland, NY 12303</i>			
Brief Description of Proposed Action: <i>Upgrade front exterior facade. Divide interior of building into owner occupied office space and tenant space; no current tenant. Install ADA bathroom in each of two spaces.</i>			
Name of Applicant or Sponsor: <i>Nolan Engineering, PLLC</i>		Telephone: <i>518 280 3190</i>	
		E-Mail: <i>nich@nolan-engineering.com</i>	
Address: <i>333 Kingsley Rd.</i>			
City/PO: <i>Burnt Hills</i>		State: <i>NY</i>	Zip Code: <i>12027</i>
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 YES <input checked="" type="checkbox"/> <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 YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>0.62</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.62</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Richard Nolan</u>	Date: <u>5/8/23</u>	
Signature: <u>Richard Nolan</u>	Title: <u>PE</u>	

PRINT FORM

7/7/23, 2:30 PM

Town of Guilderland Mail - Bridge Coast Enterprise LLC @ 2555 Western Avenue



Kenneth Kovalchik <kovalchikk@togny.org>

Bridge Coast Enterprise LLC @ 2555 Western Avenue

1 message

Muddappa, Gopika <Gopika.Muddappa@albanycountyny.gov>
To: Kenneth Kovalchik <kovalchikk@togny.org>

Mon, Jun 5, 2023 at 11:22 AM

Good morning Ken,

I received your application for Bridge Coast Enterprises LLC for change in tenancy. As per our Non-Referral list of items (see attached), change in tenancy or use does not have to be referred to ACPB for review. However, I will save this application under Non-Referral list inventory for the Town of Guilderland.

Also, our Board is updating the current list to add a few more items that will help reduce the timeline for certain actions that generally does not have county wide impact. The updated list will be sent to the municipalities once it has been finalized. Please feel free to reach me if you have any questions.

Best,

Gopika Muddappa

Senior Planner

Albany County Department of Public Works

449 New Salem Road

Voorheesville, NY 12186

(518)655-7932 (Direct line)

(518)655-2055 (Main Office)

Confidentiality Notice: This fax/e-mail transmission, with accompanying records, is intended only for the use of the individual or entity to which it is addressed and may contain confidential and/or privileged information belonging to the sender, including individually identifiable health information subject to the privacy and security provisions of HIPAA. This information may be protected by pertinent privilege(s), e.g., attorney-client, doctor-patient, HIPAA etc., which will be enforced to the fullest extent of the law. If you are not the intended recipient, you are hereby notified that any examination, analysis, disclosure, copying, dissemination, distribution, sharing, or use of the information in this transmission is strictly prohibited. If you have received this message and associated documents in error, please notify the sender immediately for instructions. If this message was received by e-mail, please delete the original message.

<https://mail.google.com/mail/u/0/?ik=891c08f431&view=pt&search=all&permthid=thread-f:1767876655100199274%7Cmsg-f:1767876655100199274&...> 1/2

7/7/23, 2:30 PM

Town of Guilderland Mail - Bridge Coast Enterprise LLC @ 2555 Western Avenue

 **Non - Referral Items List 2007.pdf**
39K

<https://mail.google.com/mail/u/0/?ik=891c08f431&view=pt&search=all&permthid=thread-f:1767876655100199274%7Cmsg-f:1767876655100199274&...> 2/2



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

June 9, 2023

Town of Guilderland Planning Board
Guilderland Town Hall, Rt. 20
Guilderland, New York 12084
Attn: Kenneth Kovalchik, AICP, Town Planner

Re: Woods Subdivision
Tax Map 48.00-2-16.1

Dear Town Planning Board,

Based on unforeseen circumstances, we are hereby requesting a 60-day extension of the approved minor subdivision in order to properly complete the subdivision plans.

We trust this request is acceptable to the board and we appreciate your support in advance. If there is additional information needed, please let us know and it will be forwarded.

Truly Yours,
ARICO ASSOCIATES

Dominick F. Arico, P.E.

C: Thomas Woods

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

