



GUILDERLAND PLANNING BOARD
PLANNING BOARD
P A C K E T
NOVEMBER 8, 2023
07:00 PM

A G E N D A
GUILDERLAND PLANNING BOARD
PLANNING BOARD
NOVEMBER 8, 2023
07:00 PM

1. Call to Order

2. Approval of Minutes

- September 13, 2023

3. Preliminary Concept Plan Review - Altamont Hills 10 Lot Major Subdivision - 6067 Gardner Road - Stefan Marikovics

The applicant is proposing a 10 lot major subdivision on 96 acres of land located in the Rural Agricultural (RA3) District. Lot sizes range in size from 4 acres to 33 acres, with an average lot size of 9 acres. The applicant is requesting a preliminary review of their concept plan layout. Considering no public water or sewer is available in this area of town, the applicant would like the Planning Board to review the proposed lot layout and receive feedback prior to conducting soils tests, perc tests, etc. on each lot to determine feasibility of private wells and septic systems on each lot.

Attachment: [Altamont Hills Subdivision Application.pdf](#)

Attachment: [Altamont Hills Subdivision SEQR EAF.pdf](#)

Attachment: [Altamont Hills Preliminary Subdivision Plan.pdf](#)

Attachment: [Altamont Hills Building Envelope and Tree Clearing Narrative.pdf](#)

Attachment: [Altamont Hills Project Narrative.pdf](#)

Attachment: [Altamont Hills Proposed Protective Covenants.pdf](#)

Attachment: [Altamont Hills Subdivision Parcel Data.pdf](#)

Attachment: [Altamont Hills Subdivision Proposed Lot Dimensions.pdf](#)

4. 61-65 Schoolhouse Road - 4 Duplex Dwellings - Schoolhouse Luxury Townhomes, LLC

The applicant is proposing 4 duplex dwellings on 0.76 acres of land located (2.97 acres common area of development) in the Multiple-Residence (MR) District. The proposed application is an extension of the previously approved 8 duplex dwellings. A private lane (Dexter Lane) provides vehicular access through the existing development and will be extended to provide access to the proposed dwellings. The existing 3 single-family residences at 61-65 Schoolhouse Road will be demolished as part of the development of the site.

Attachment: [Schoolhouse Road Site Plan Application.pdf](#)

Attachment: [Schoolhouse Road Project Narrative.pdf](#)

Attachment: [2023 SCHOOLHOUSE ROAD SITE PLAN BUILDINGS LOCATION-Model.pdf](#)

Attachment: [2023 SCHOOLHOUSE ROAD SITE PLAN LANDSCAPING-Model.pdf](#)

Attachment: [2023 SCHOOLHOUSE -ROAD- DETAILS SH 4-Model.pdf](#)

Attachment: [2023 SCHOOLHOUSE ROAD EXISTING CONDITIONS-Model.pdf](#)

Attachment: [2023 SCHOOLHOUSE ROAD PROPOSED UTILITIES-Model.pdf](#)

Attachment: [2023 SCHOOLHOUSE ROAD SEWER DETAILS-Model.pdf](#)

Attachment: [2023 SCHOOLHOUSE-ROAD-SEWER-NOTES-Model.pdf](#)

Attachment: [2023 SCHOOLHOUSE-ROAD-WATER-DETAILS-Model.pdf](#)

Attachment: [aerial.pdf](#)

5. Other Business

6. Adjournment

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@togny.org

FEES:

Subdivision Application Fee: \$1,500
Subdivision Hearing Fee:
Minor Concept Plan \$250
Major Concept Plan \$500 *plus \$100 per lot* x 10
Lot Line Amendment \$100
Fee in lieu of parkland reservation* - See §280-36 of Town Code
*Payable with building permit application

APPLICANT INFORMATION

Name: Stefan Marikovic
Address: 31 main st #3
Oneonta, NY
Zip: 13820
Phone #: 516-974-8882
Email: stefan@paporbirchproperties.com

SUBDIVISION INFORMATION

Name of Subdivision: Altamont Hills
General Location: Gardner Road, Altamont NY
Zoning: RA3 Total Acreage: 96
Tax Map number(s): 48-00-a-40.a
Number of Proposed Lots: 10

Relationship to property:

owner
contract vendee
other, explain getting concept approval for new owner

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

Name: Lawson Surveying & Mapping
Address: 5546 NY-7 Oneonta NY
Zip: 13820
Phone: 607-432-3300
Email:

PROPERTY DESCRIPTION

Current land use of the property: Vacant land
Briefly describe proposed project: 10 Residential building lots, ranging from 3-33 acres.
Generally describe any restrictions on the property (easements, deed restrictions, etc.): There will be deed restrictions against further subdivision, commercial use, and industrial use.
Does the property contain any of the following: Stream, Pond, Wetlands, Other body of water, Floodplain, Steep Slopes, Pine Bush, Historic/Archeological Resources
If yes, please elaborate: One sunny section (2.3 acres), over 1000 feet from any build site
Water will be provided by: X Well
Sanitary sewer will be provided by: X Septic system
Will there be any land dedicated to the Town for a park or open space commonly owned by a Homeowner's Association? NO

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: [Handwritten Signature] Date: 10/12/2023

617.20
Appendix B
Short Environmental Assessment Form

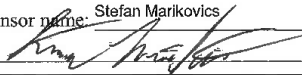
Instructions for Completing

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: Altamont Hills Subdivision							
Project Location (describe, and attach a location map): Gardner Road Altamonth New York							
Brief Description of Proposed Action: Subdivision of a 96 acre parcel into 10 residential building lots ranging from 3 to 33 acres. Parcels will be intended for residential, recreational, and non-commercial agricultural uses only. New lots will also be deed restricted against further subdivision.							
Name of Applicant or Sponsor: Stefan Marikovics		Telephone: 516-974-8882					
		E-Mail: stefan@paperbirchproperties.com					
Address: 31 Main st #3							
City/PO: Oneonta		State: NY	Zip Code: 13820				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		96 acres					
b. Total acreage to be physically disturbed?		10 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		96 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Stefan Marikovics	Date: 10/15/2023	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT



Building Envelopes / Tree Clearing

More Exact Building envelopes will be determined once soils tests are performed and perc tests are complete.

The fact that some lot lines might have to be redrawn, or some lots might not be viable once deep hole soils and percolation tests are done, is to be expected.

Consideration will be taken to make sure the views of the escarpment are as un-impinged as possible, for both the potential build sites, and current homeowners.

There will be no tree clearing necessary to establish the build sites, and all building envelopes will be located in spots that do not require tree clearing.

Chairman Feeny,

I hope this letter finds you well. My name is Stefan Marikovics and I am writing to request addition to the next planning board meeting agenda.

I am planning to propose a 10 lot subdivision in the town of Guilderland, on Gardner Road. The properties are all larger with the smallest being 3.5 acres and the largest being 33 acres. Each lot will have a private well and septic system, with deep hole soils and perc tests done on each lot to determine viability. We are prepared to have to re-draw the plan if necessary, should the soils test show a lot does not support a septic system

All of the lots are to have frontage on a town-maintained road, with no new road being constructed. There will also be no tree clearing necessary to establish the building sites. Are preliminary building sites are based off of the proposed lot line setbacks, but once we do the soils tests we can narrow them down further, if necessary.

The lots will be intended for single family residential, recreational, or non-commercial agricultural use. They will have deed restrictions ensuring such, along with a restriction against further subdivision.

I have included a copy of the subdivision application, checklist, SEQR form and our preliminary sketch approval packet.

I look forward to discussing the opportunity with you and the planning board, please feel free to let me know if you have any questions.

Regards,

Stefan Marikovics

Proposed Protective Covenants

- 1) No parcel shall be further subdivided
- 2) The premises conveyed shall only be used for single family (residential) homes, agricultural or non-commercial recreational uses except in home offices shall be allowed. No other commercial or industrial use of the property is allowed.
- 3) Grantee agrees to keep this lot in a good and sanitary condition and shall not use it as a dumping ground for trash and rubbish. The outside placement or storage of unregistered vehicles is prohibited.
- 4) Single wide manufactured homes are not permitted.

Altamont Hills Subdivision
6067 Gardner Road
Altamont, NY 12009

Preliminary Sketch Plan



Prepared For:

Hudson Valley Land Co.

Date of Review: October 11, 2023

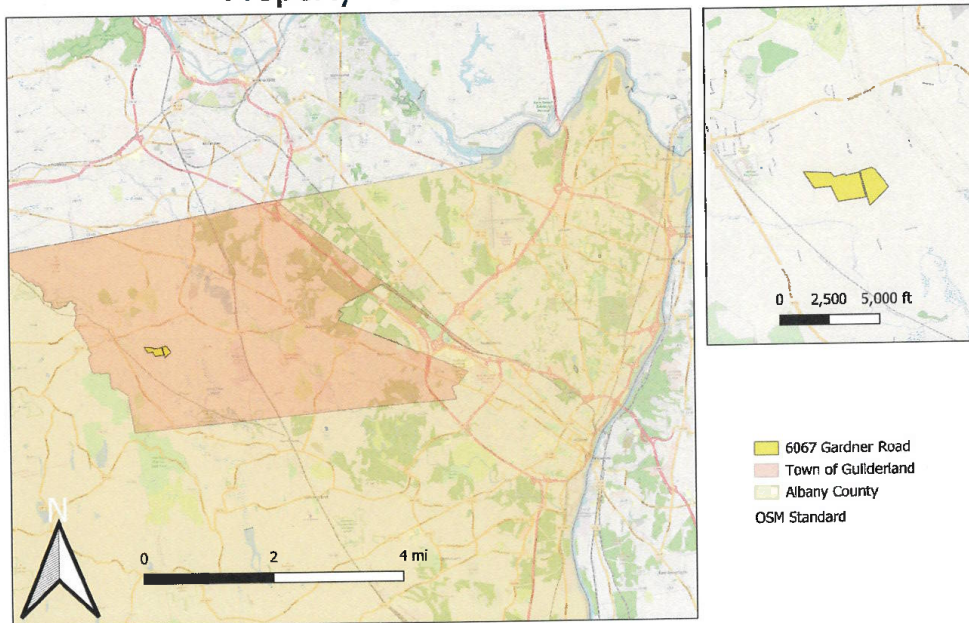
SUBDIVISION INFORMATION:

1. NAME: Altamont Hills
2. Tax Map #48.00-2-40.2 (Town of Guilderland)
3. Current Zoning - RA3
4. SUBDIVIDER: Hudson Valley Land Company
5. RECORDED OWNER: Irma Lasonde
6. AGENT: Stefan Marikovics/ Eamonn Hinchey/ Anthony Heath
7. Property: 96 +/- Acres
8. LOTS: 10 parcels, ranging in size from 3.2 to 33 Acres.
9. STRUCTURES: There are no existing structures and land is classified as Rural Vacant
10. ROADS: No new roads are proposed, all lots will front on existing Gardner Road.
11. WATER: Individual residential wells will be used for each parcel
12. SEWAGE DISPOSAL: Individual residential septic will be used for each parcel. Deep test pits and percolation tests will be performed on each parcel.
13. Wetlands: There are no NYSDEC wetlands present. Two federal wetlands exist and no building envelopes overlap a 100 foot buffer around each of the wetlands. Surveyor will delineate this buffer area along with the wetland.
14. To our knowledge there are no current easements, restrictions, or covenants on the land

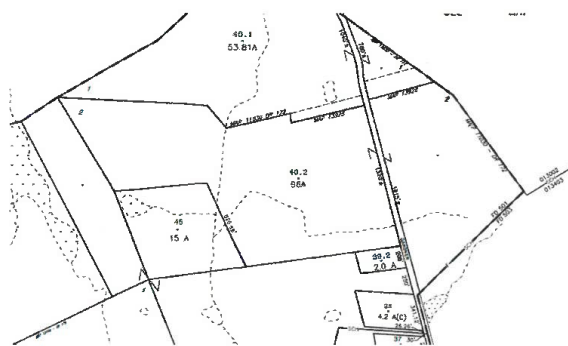
ADDITIONAL INFORMATION ATTACHED:

Location Map
USGS Topo Map
Tax Map
Soils Survey
Wetlands Map

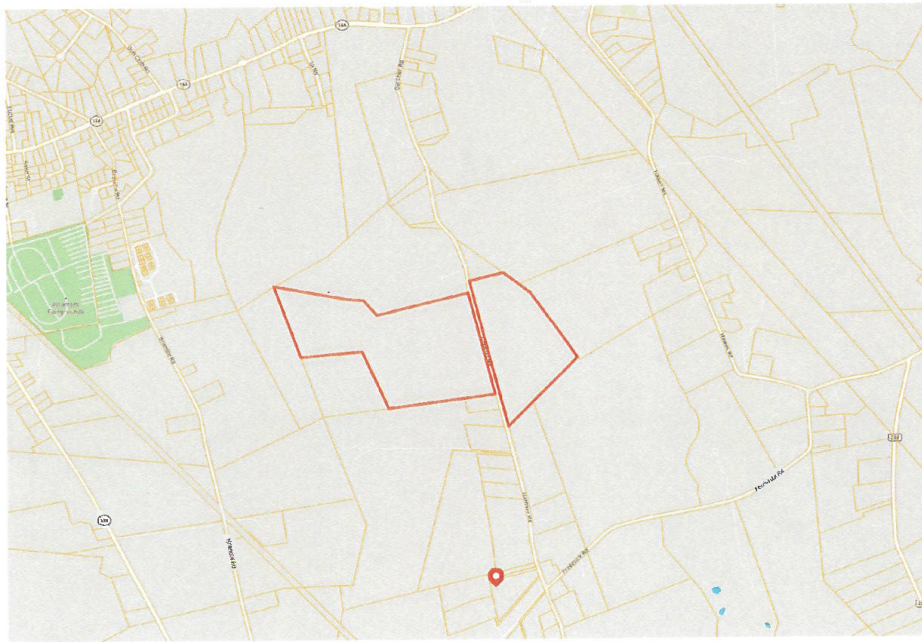
Property Location

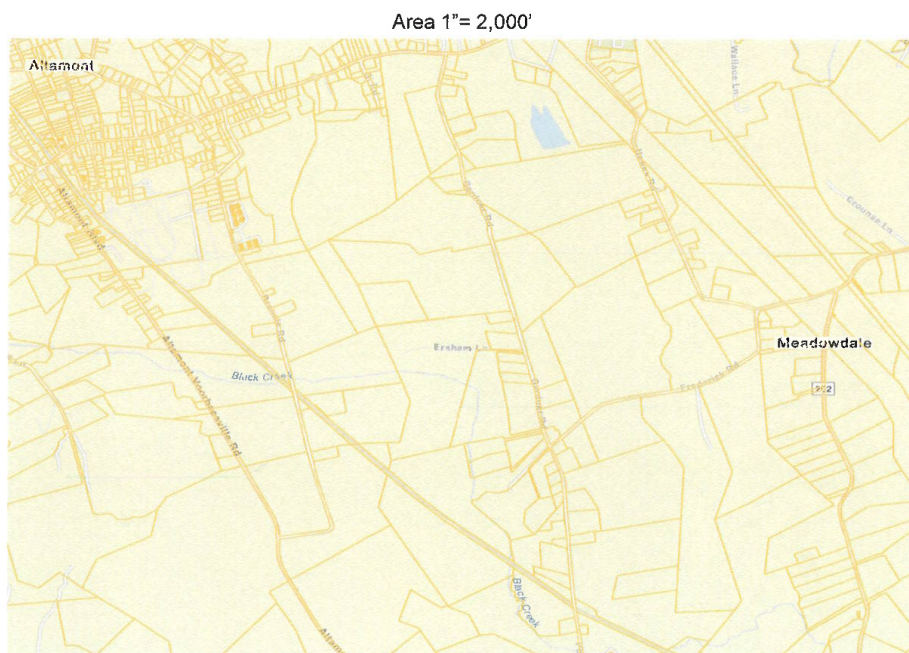


Tax Map

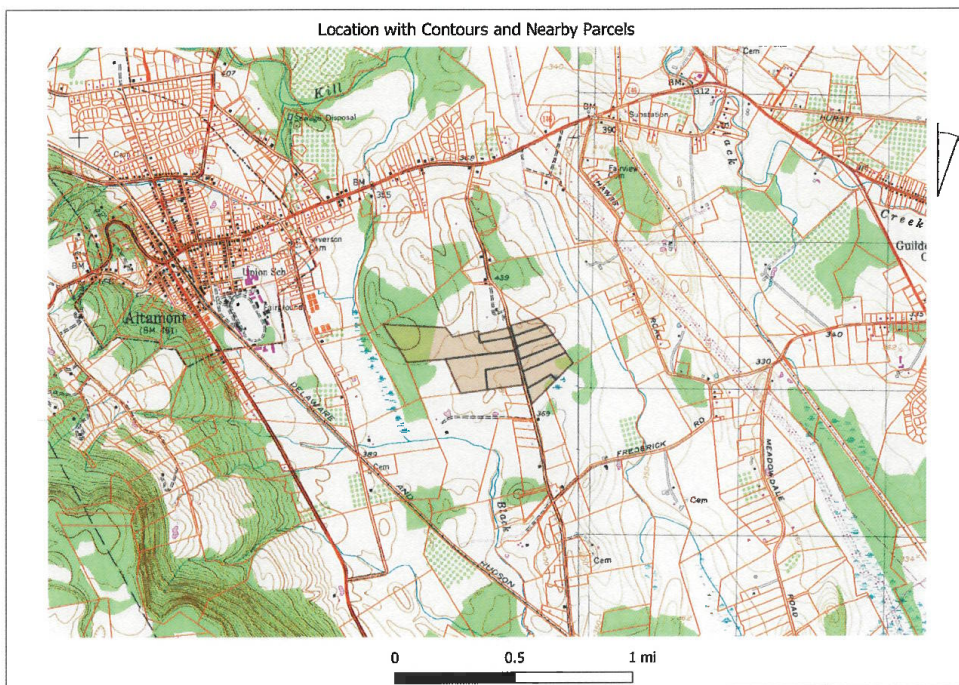


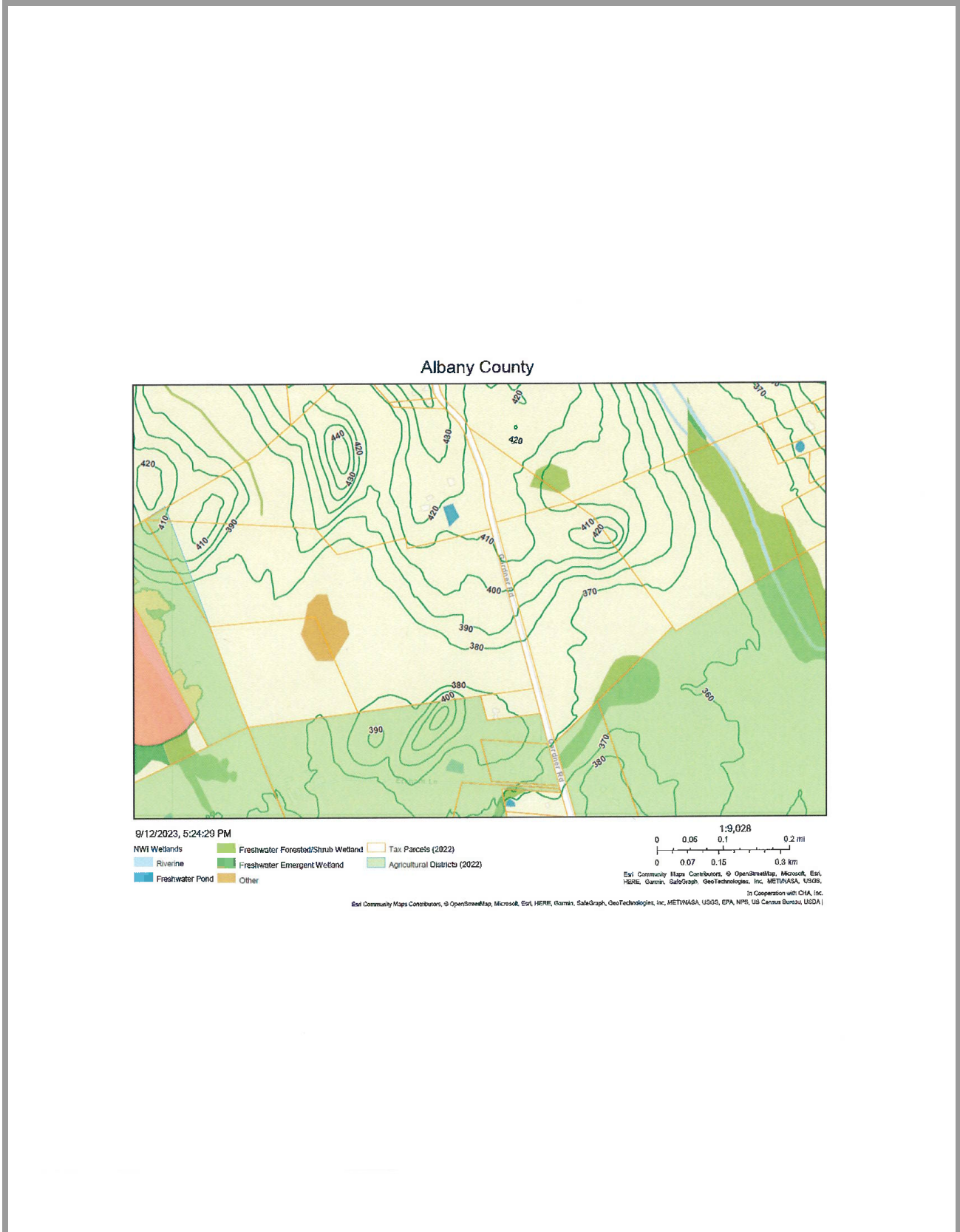
Street Map



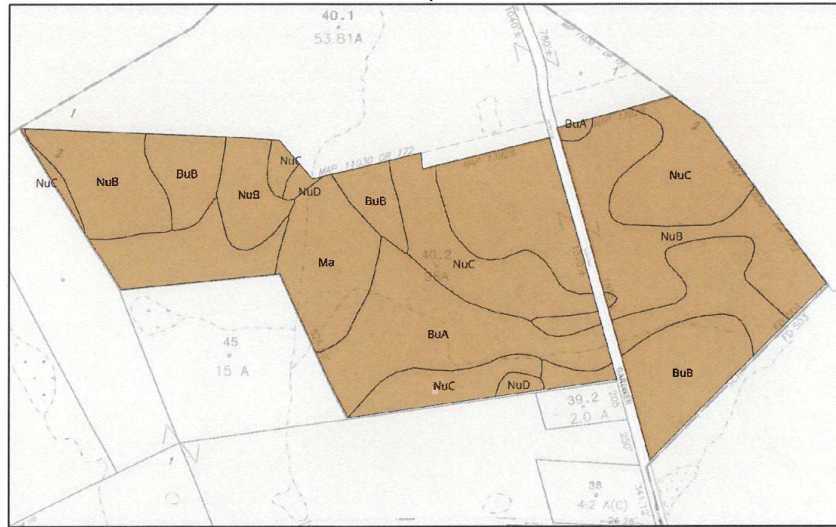








Soil Survey



* All soil data retrieved from nrcs.usda.gov on October 3, 2023

Soil Types in build sites	Description
BuA	Burdett silt loam, 0 to 3 percent slope
BuB	Burdett silt loam, 3 to 8 percent slope
NuB	Nunda silt loam, 3 to 8 percent slope
NuC	Nunda silt loam, 8 to 15 percent slope



Local Well Data

Understanding the area and how people have had struggles with their wells, we researched the available well data from any active wells **within ½ mile of the property.**

We feel that since these are all larger lots, that on average are significantly larger than what the current zoning minimum is, any new construction should have no problem with wells running dry.

Address	Distance to property	GPM	Rock Depth
6292 Gardner Road Altamont NY	< 1/2 Mile	3	10 Feet
5870 Gardner Road Altamont NY	1/2 Mile	3	27 Feet
65 Brandle Road Altamont NY	1/2 Mile	6	No Rock
6215 Hawes Road Altamont NY	1/3 Mile	2.5	12 Feet
4216 Frederick Rd Altamont NY	<1/2 Mile	8	12 Feet

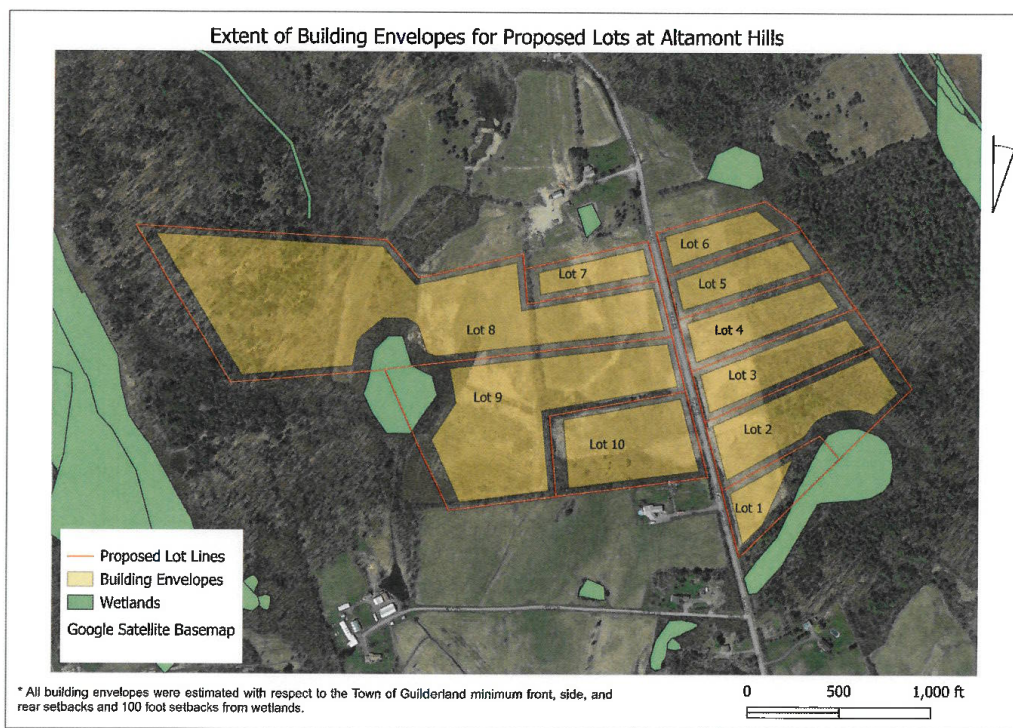


Table 2: Proposed lot dimensions. All numbers are approximate.

Lot	Acres	Frontage	Lot Depth
1	3.9	360	670
2	9.2	375	1110
3	5.9	282	1000
4	5.6	288	890
5	4.6	240	750
6	3.5	250	705
7	3.2	225	708
8	33.0	320	2800
9	18.5	300	1500
10	8.3	480	770

TOWN OF GUILDERLAND CHECKLIST FOR SITE PLAN REVIEW

RETURN TO:
PLANNING DEPARTMENT
Attn: Town Planner
PO BOX 339, 5209 Western Tpk.
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$ 500
RESIDENTIAL - \$ 100
(Payable at time of submittal
to Town of Guilderland
Credit Cards not Accepted)

APPLICANT INFORMATION:

Name: SCHOOLHOUSE WINDY TOWNHOMES
Address: 6167 WESTERN TURNPIKE LLC
DELANSON, NY Zip: 12053
Daytime Phone #: 518-365-4805
Email: CARLO.BREITENSTEIN@GMAIL.COM
Date: 10/25/23

PROPERTY INFORMATION:

Owner: QUANESBURG PROPERTIES
Location: 61, 63, 65 SCHOOLHOUSE RD
Tax Map #: 52.19-4-36
Zoning: MR
Acreage: _____

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 TO THE PLANNING BOARD FOR SITE PLAN REVIEW

To: Town of Guilderland
Planning Board

Date: 10/25/23

I, CARL BREITENSTEIN of SCHOOLHOUSE LUXURY TOWNHOMES
hereby apply to the Planning Board for a Site Plan Review for:

Location of property:

Address: 61,63,65 SCHOOLHOUSE RD Zoning: MR

Site Plan Review is requested for:

1. Construction of:

4 DUPLEX TOWNHOUSE DWELLINGS CONSISTING OF 6 BEDROOMS,
4 FULL BATHS, 2 HALF BATHS, 2 GAS FIREPLACES AND TWO
12 X 19 ATTACHED GARAGES.

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.

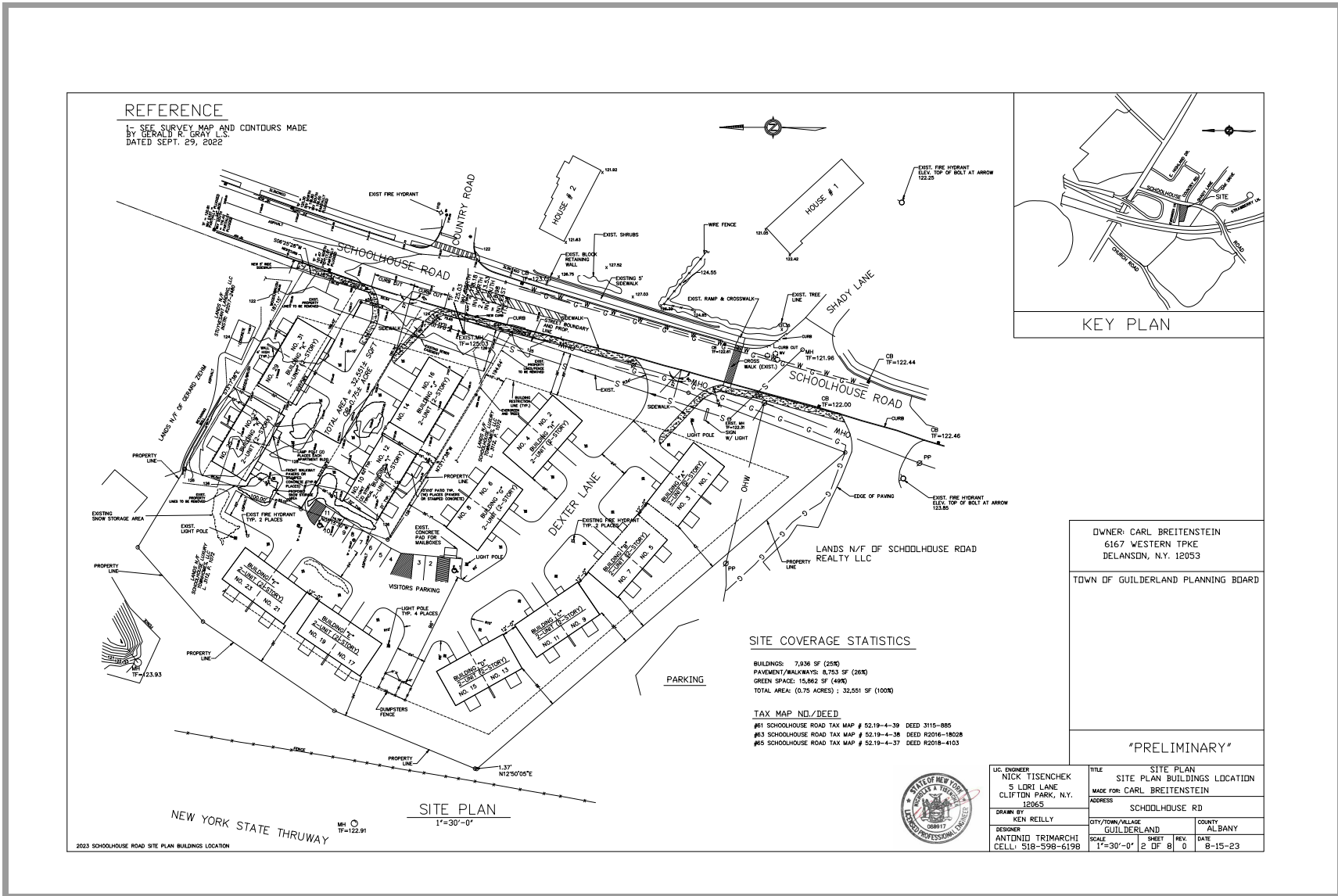

Signature of applicant

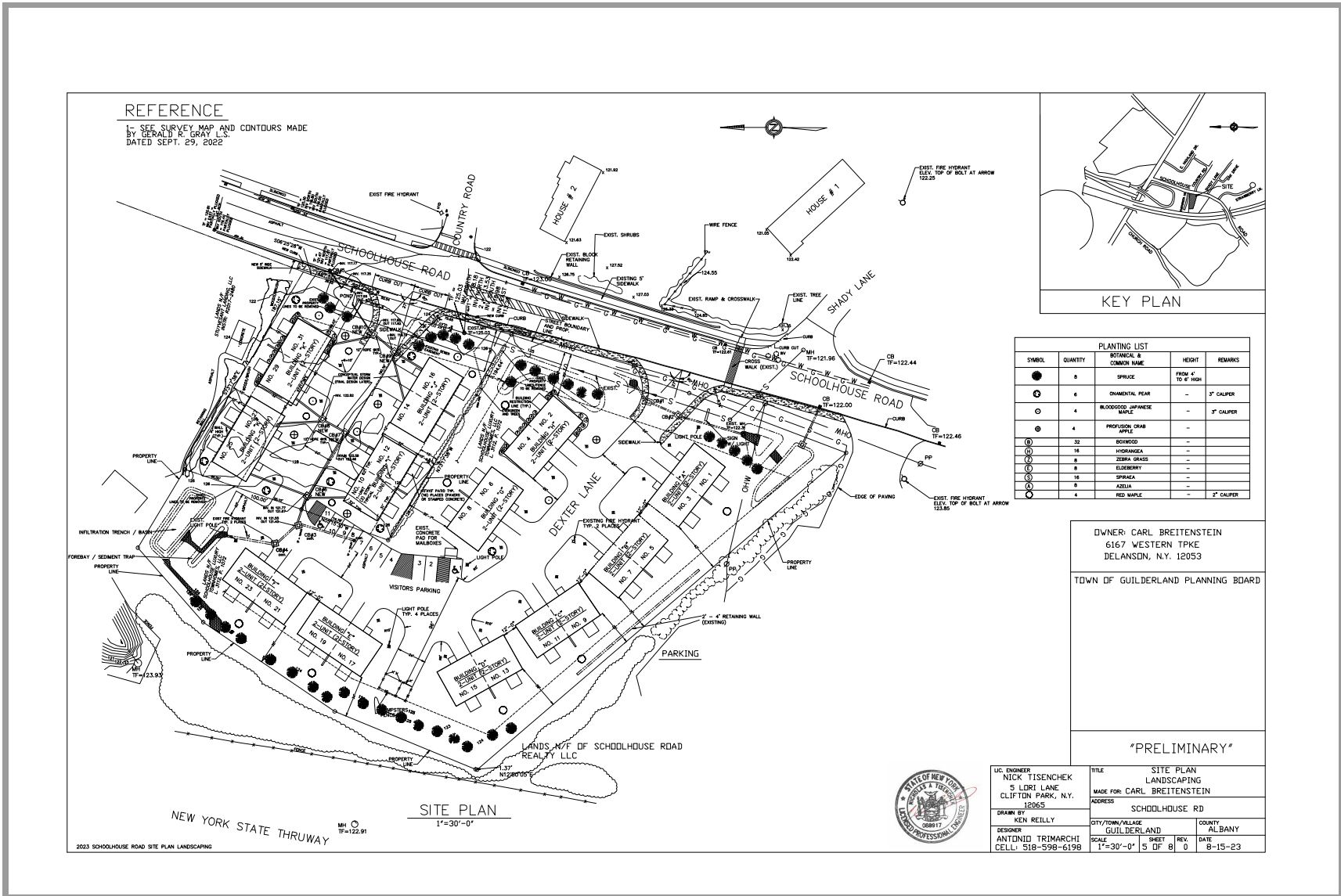
PROJECT NARRATIVE

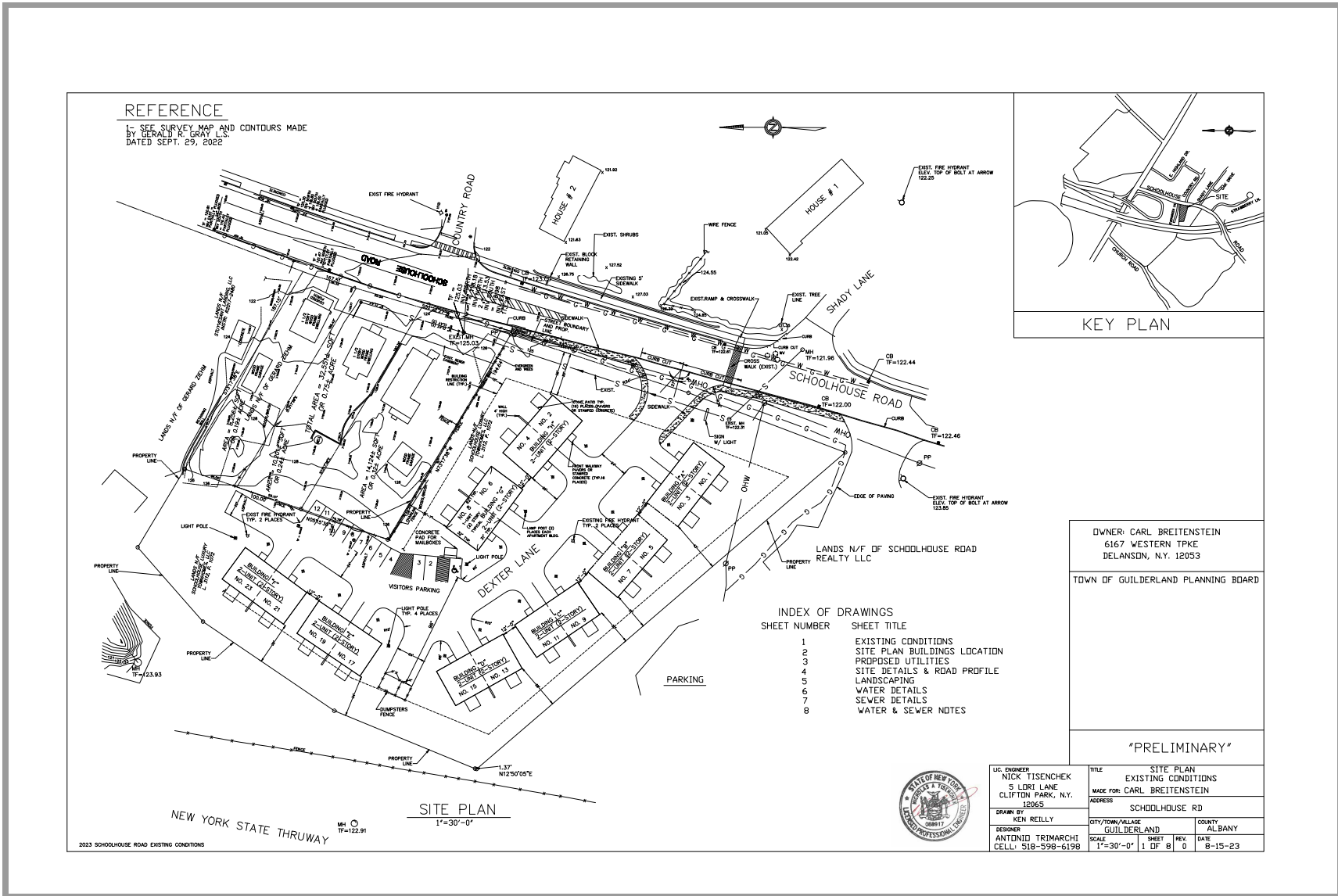
Please provide a detailed description of the proposed construction site plan, landscaping plan, lighting plan, stormwater management plan, property use, hours of operation, number of employees, type of deliveries, etc.:

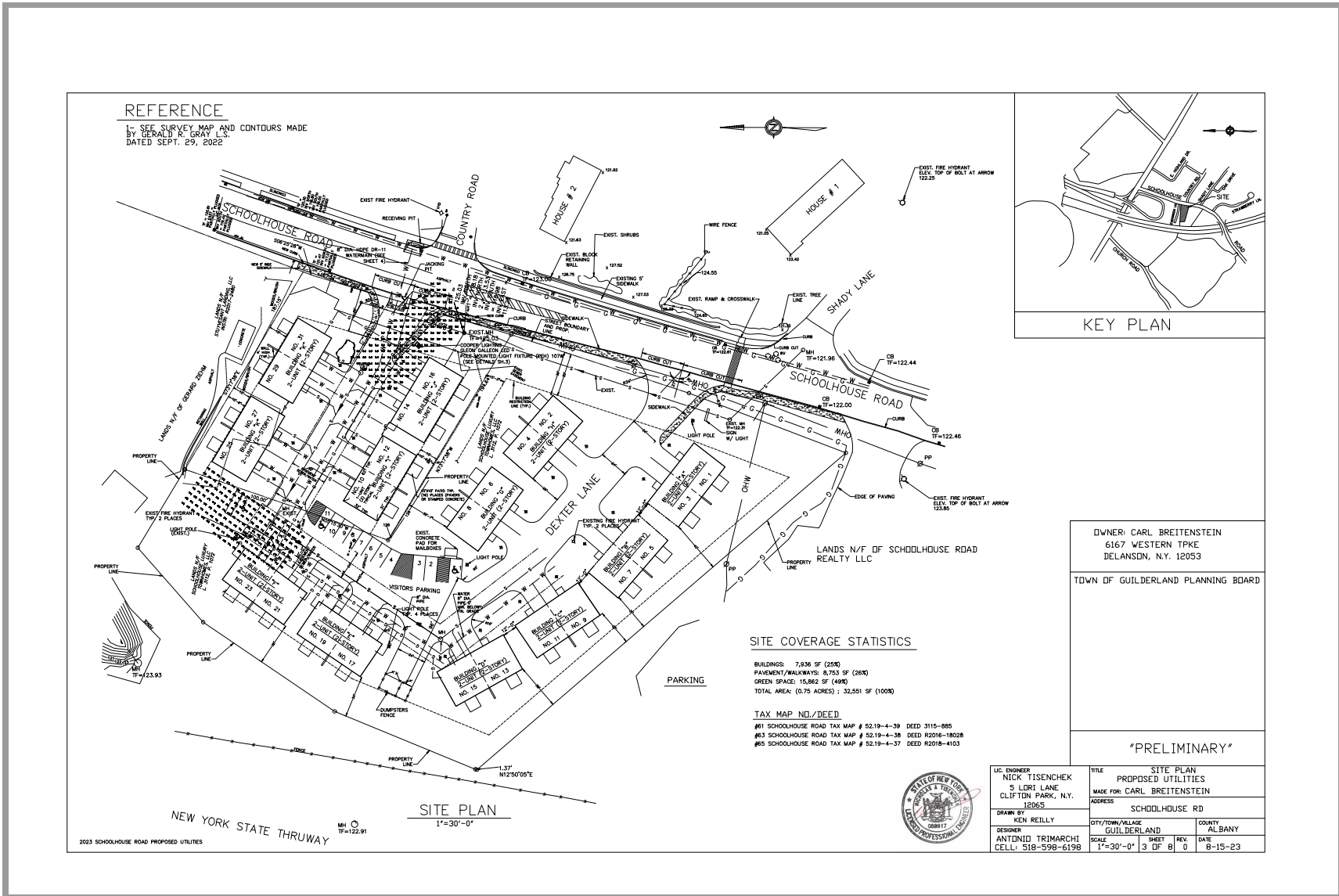
THIS PROPOSAL IS TO CONSTRUCT 4 DUPLEX TOWNHOUSE RENTAL DWELLINGS. THIS WILL INCLUDE THE DEMOLITION OF THE EXISTING BUILDINGS AT 61, 63 + 65 SCHOOLHOUSE RD. THIS LAND WILL BE COMBINED WITH THE LAND OF SCHOOLHOUSE LUXURY TOWNHOMES THE CURRENT ROAD WILL BE EXTENDED AND CONNECTED TO SCHOOLHOUSE RD.

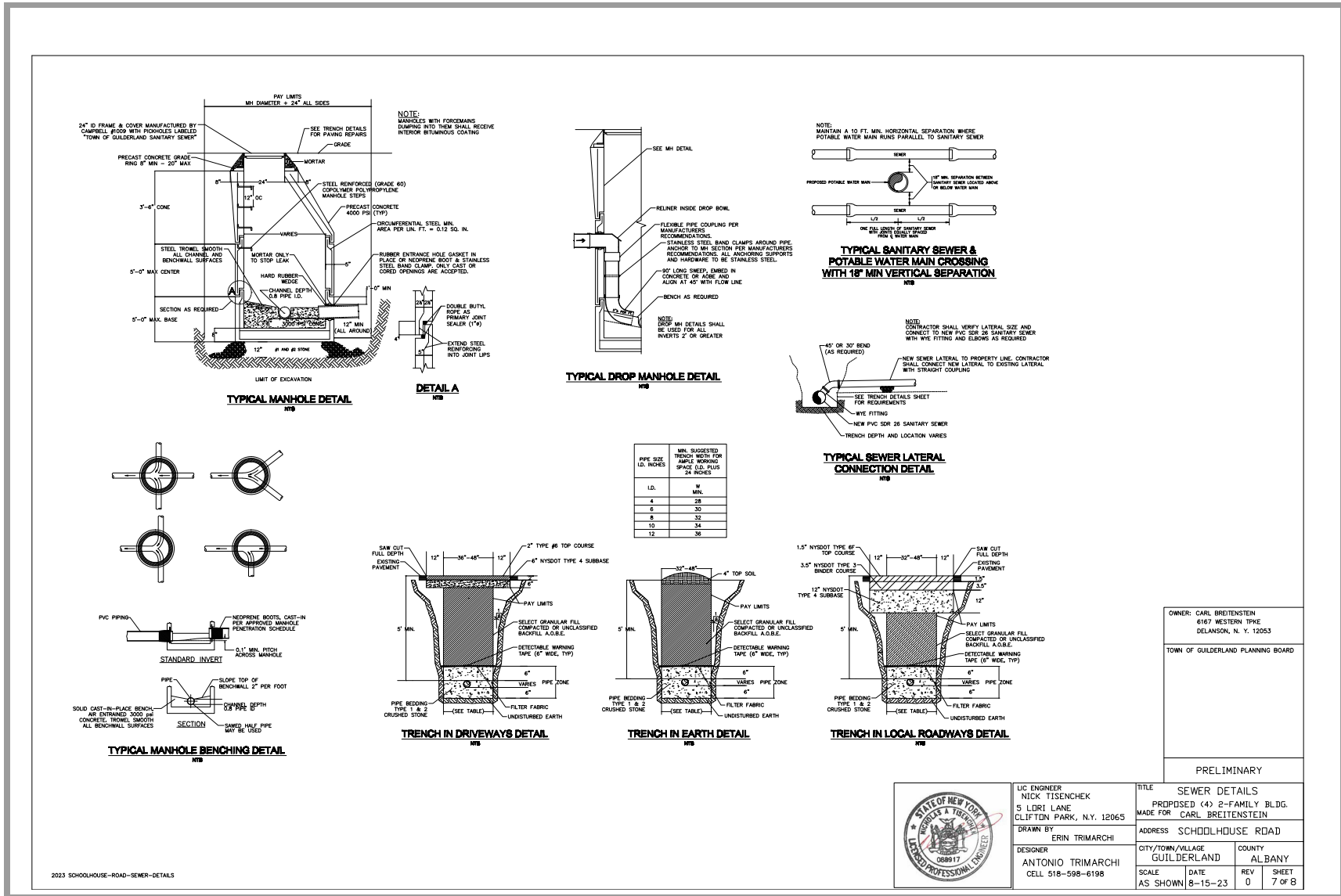
THE INFRASTRUCTURE IS SHOWN ON THE ATTACHED SITE PLAN.











NOTES:

- DUCTILE IRON WATERMAIN PIPE SHALL CONFORM TO ANSI A21.51 OR AWWA C-151 CLASS 2 (52) THICKNESS DESIGNATION, CASTINGS, MARKINGS, TESTING AND INSTALLATION STANDARDS.
- HYDRANT EXTENSIONS SHALL BE PROVIDED AS NECESSARY AT NO ADDITIONAL COST.
- AT LOCATIONS OF HIGH GROUNDWATER, HYDRANT DRIP RODS SHALL BE PLUGGED.
- FIBERGLASS MARKERS SHALL BE 4" WITH HEAVY COIL SPRING AND WITH 1" MOUNTING BRACKET

TYPICAL HYDRANT DETAIL
NTB

NOTES:

- TEMPORARILY SUPPORT TAPPING SADDLE AND STANDARD HYDROSTATIC TEST.
- IF NO LEAKS, POUR INDICATED PERMANENT CONCRETE BLOCK AND SUPPORT PAD.
- MAKE TAP, LINE EXTENSION AND BACKFILL.
- COVER GLANDS AND BOLTS WITH HEAVY POLYETHYLENE SHEETING TO KEEP CONCRETE FROM BONDING. TYPICAL WHENEVER BOLTS OR GLANDS MAY BE "WRAPPED-UP" IN CONCRETE.
- COAT TAPPING SLEEVE AND BOLTS WITH AN APPROVED BITUMASTIC COATING BEFORE FORMING CONCRETE. TYPICAL FOR ALL STEEL INCLUDING RODS, COUPLINGS, STRAPS, AND OTHER BURIED STEEL.

TAPPING SLEEVE AND VALVE DETAIL
NTB

VALVE
NTB

NOTES:

- VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
- USE VALVE BOX ALIGNER.
- ALL BOLTS AND NUTS SHALL BE 304 SS WITH ANTI-SEIZURE SPRINGS

TYPICAL HYDRANT LEAD CROSSING UTILITIES DETAIL
NTB

NOTES:

- DUCTILE IRON WATERMAIN PIPE SHALL CONFORM TO ANSI A21.51 OR AWWA C-151 CLASS 2 (52) THICKNESS DESIGNATION, CASTINGS, MARKINGS, TESTING AND INSTALLATION STANDARDS.
- HYDRANT EXTENSIONS SHALL BE PROVIDED AS NECESSARY AT NO ADDITIONAL COST.
- AT LOCATIONS OF HIGH GROUNDWATER, HYDRANT DRIP RODS SHALL BE PLUGGED.

TYPICAL SERVICE CONNECTION DETAIL
NTB

CURB BOX LID DETAIL
NTB

COMPRESSION NUT DETAIL
NTB

WATER NOTES:

- THE CONTRACTOR SHALL REFER TO THE LATEST EDITION OF A GUIDE FOR THE INSTALLATION OF DUCTILE IRON PIPE PUBLISHED BY THE CAST IRON PIPE RESEARCH ASSOCIATION FOR DESIGN AND INSTALLATION OF RESTRAINT SYSTEMS.
- THRUST BLOCKS SHALL BE USED AT DEAD ENDS AND TEES ONLY.
- ALL JOINTS SHALL BE MECHANICALLY RESTRAINED PER RESTRAINT SCHEDULE.
- ALL DUCTILE IRON PIPE SHALL BE ENCASED WITH POLYWRAP.

NOTE: MAINTAIN A 10 FT. MIN. HORIZONTAL SEPARATION WHERE POTABLE WATER MAIN RUNS PARALLEL TO SANITARY SEWER

TYPICAL SANITARY SEWER & POTABLE WATER MAIN CROSSING WITH 18" MIN VERTICAL SEPARATION
NTB

- 7.4", 7" AND 7" DIMENSIONS SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH THE MECHANICAL JOINTS OR THE BOLTS.
- 10" DIMENSIONS SHALL BE LARGE ENOUGH TO MAKE ANGLE θ EQUAL TO OR LARGER THAN 45°

NOMINAL PIPE DIAMETER	DEAD END AND TEES
4	2.0
6	3.0
8	5.0
10	8.0
12	12.0

1. MINIMUM LENGTH IN FEET TO BE RESTRAINED IN EACH DIRECTION.

2. ACTUAL LENGTH SHALL BE BASED ON SOIL CONDITIONS.

3. RESTRAINT BASED ON TYPICAL SOIL CONDITIONS, 150 PSI TEST PRESSURE AND BEDDING PER PROJECT TECHNICAL DETAIL FOR VALVES USE LENGTHS AS INDICATED FOR 90° BEND.

4. RESTRAINT BASED ON DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT

5. APPROVED RESTRAINTERS:

APPROVED MEGA-LOC TYPE FOR MECHANICAL JOINTS AND FIELD LOC GASKETS FOR PUSH

6. ALL RESTRAINT BOLTS AND NUTS SHALL BE STEEL, ASTM A307 GRADE B, AND SHALL BE CADMIUM PLATED PER SPEC.

7. THRUST BLOCKS SHALL ONLY BE USED ON DEAD ENDS PER CONTRACT PLANS.

8. REQUIRED: MIN 5" GROUND COVER

9. IF RESTRAINT LENGTH IS LESS THAN THE LENGTH OF PIPE, CONTRACTOR SHALL RESTRAIN THE NEXT JOINT.

10. ALL RESTRAINTS FOR ELBOWS ARE FOR HORIZONTAL INSTALLATION. CONTRACTOR SHALL CONSULT ENGINEER FOR VERTICAL RESTRAINT SCHEDULE.

PIPE SIZE	90°	45°	22 1/2°	11 1/4°	TEES (ALONG BRANCH)	REDUCER (LARGER O.D.)	DEAD ENDS
6"	15'	10'	5'	3'	20'	-	60'
8"	20'	10'	5'	3'	50'	-	70'
10"	25'	10'	5'	3'	65'	-	85'
12"	30'	15'	10'	5'	80'	-	95'
8"x6"	-	-	-	-	35'	30'	-
10"x8"	-	-	-	-	45'	30'	-
12"x8"	-	-	-	-	45'	30'	-
12"x10"	-	-	-	-	65'	30'	-

JOINT RESTRAINT SCHEDULE
NTB

THRUST BLOCK DETAILS-DEAD END
NTB

THRUST BLOCK DETAILS-TEES
NTB

OWNER: CARL BREITENSTEIN 6187 WESTERN TRAPE DELANSON, N. Y. 12053

TOWN OF GUILDERLAND PLANNING BOARD

PRELIMINARY

LIC ENGINEER NICK TISENCHEK 5 LORI LANE CLIFTON PARK, N.Y. 12065 DRAWN BY ERIN TRIMARCHI	TITLE WATER DETAILS PROPOSED (4) 2-FAMILY BLDG. MADE FOR CARL BREITENSTEIN ADDRESS SCHODDHOUSE ROAD CITY/TOWN/VILLAGE GUILDERLAND ALBANY COUNTY SCALE AS SHOWN	DATE 8-15-23 REV 0 SHEET 6 OF 8
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