



GUILDERLAND PLANNING BOARD
PLANNING BOARD AGENDA
P A C K E T
JUNE 10, 2020
07:00 PM

A G E N D A
GUILDERLAND PLANNING BOARD
PLANNING BOARD AGENDA
JUNE 10, 2020
07:00 PM

1. Call To Order

2. PUBLIC HEARING - 2792 West Lydius Street - 3 Lot Minor Subdivision

The Applicant is proposing a three lot minor subdivision of 3.3 +/- acres of land located in the Single-family Residential (R20) District. Lot 1 would consist of 1.17 +/- acres of land and contains an existing single-family residence. Lot 1A would consist of 0.55 +/- acres of land and is currently undeveloped. Lot 1B would consist of 1.53 +/- acres and is currently undeveloped.

Attachment: [Town Planner Memo](#)

Attachment: [2792 West Lydius St Subdivision Plans.pdf](#)

Attachment: [Subdivision Application 2792 West Lydius Street.pdf](#)

Attachment: [SEQR EAF 2792 West Lydius Street.pdf](#)

Attachment: [GCAC Report.pdf](#)

Attachment: [McDonald Email Sewer Manhole Covers 2020--05--18.pdf](#)

Attachment: [2792 West Lydius Street SEQR.FINAL.pdf](#)

Attachment: [ABD Engineers Response to Comments 2020--05--18.pdf](#)

3. PUBLIC HEARING - 4931 Western Turnpike - 2 Lot Minor Subdivision

The applicant is proposing a two lot minor subdivision on 1.7 acres +/- of land located in the Single-family Residential (R20) District. The parcel currently consists of an existing single-family dwelling and outbuildings. The proposed subdivision would create one additional lot. Lot 1 would consist of 0.85 acres +/- and contains the existing single-family dwelling and outbuildings. Lot 2 would consist of 0.85 acres +/- and is undeveloped land.

Attachment: [Town Planner Memo](#)

Attachment: [Erno Minor Subdivision Concept Plan.pdf](#)

Attachment: [Erno Subdivision Application.pdf](#)

Attachment: [2020--06--01 Structural Eng Report David C. Smith PE.pdf](#)

Attachment: [GCAC Report - Sept 30 2019.pdf](#)

Attachment: [NYSDOT Erno Sub.pdf](#)

Attachment: [Erno SEQR EAF.pdf](#)

Attachment: [SEQR NEG DEC Signed.pdf](#)

Attachment: [ACPB Recommendations.pdf](#)

4. Consideration of Final Plat Approval - 300 Prout Lane, Guilderland - Staats & Messere 2 Lot Minor Subdivision

The applicant is proposing a two lot minor subdivision of 43.24 acres +/- of land located in the Single-family Residential (R40) District. The proposed

subdivision would create one additional lot. Lot 1 would consist of 25 acres +/- of land. Lot 2 would consist of 18.24 acres +/- and contains a horse barn and other outbuildings.

Attachment: [300 Prout Lane Minor Subdivision Approval.DRAFT.pdf](#)

Attachment: [300 Prout Lane Subdivision Application - agenda.pdf](#)

Attachment: [300 Prout Lane Aerial Final 02-19-2020.pdf](#)

Attachment: [300 Prout Lane Final 02-19-2020.pdf](#)

Attachment: [300 Prout Lane Driveway Grading Plan.pdf](#)

Attachment: [ACPB Recommendations Lands of Bottisti.pdf](#)

Attachment: [300 Prout Lane SEQR FEAF agenda.pdf](#)

Attachment: [300 Prout Lane Minor SUB SEQR Resolution Signed.FINAL.pdf](#)

5. Consideration of Final Plat Approval - 6030 Nott Road, Guilderland - 3 Lot Minor Subdivision

The applicant is proposing a 3 lot subdivision on 9 acres +/- of land located in the Residential Overlay (RO40) District. Lot 1 would consist of 0.92 acres and is undeveloped land. Lot 2 would consist of 2.69 acres and contains an existing single-family dwelling. Lot 3 would consist of 5.21 acres and is currently undeveloped land. Lot 1 would be directly accessed from Nott Road. Lot 2 and Lot 3 would share driveway access to each lot. Lot 2 contains an existing historic dwelling that was placed on the Historic Register in 2009.

Attachment: [NORMAN VALE Sub Plans - 2.6.20.pdf](#)

Attachment: [6030 Nott Road Minor Subdivision Approval.DRAFT.pdf](#)

Attachment: [Subdivision Application - Signed .pdf](#)

Attachment: [June 9 2020 Cemetery Restoration Photo.pdf](#)

Attachment: [Cemetery Ltr 2-13-2020.docx.pdf](#)

Attachment: [Grace Memorials Letter 2020-05-19.pdf](#)

Attachment: [Cemetery Ground Penetrating Radar Report - April 2020.pdf](#)

6. Consideration of Final Plat Approval - 7168 Route 158, Guilderland - 5 Lot Major Subdivision

The applicant is proposing a 5 lot subdivision on lands that front NYS Route 158 and Old State Road. Two lots are proposed to be accessed off NYS Route 158 and three lots will be accessed from Old State Road. Lot sizes will range from 3 acres to 6.3 acres.

Attachment: [Schafer 5 Lot Subdivision Plan](#)

Attachment: [Schafer 5 Lot Sub Site Plan - Showing Water Extension](#)

Attachment: [7168 Route 158 Final Plat Approval.DRAFT.pdf](#)

Attachment: [7168 Route 158 Application.pdf](#)

Attachment: [GCAC Inspection - Schafer - West Old State Rd -- June 2019 final version _1_.pdf](#)

Attachment: [Letter 2018--02--14 ACDOH re 7168 Rt 158 Sub.pdf](#)

Attachment: [Letter 2018--08--17 Town Highway Comments re 7168 Rt 158 Sub.pdf](#)

Attachment: [ACPB June 20 2019.pdf](#)

Attachment: [Email 2019--04--10 from NYSDOT re Concept approval 5 Lot Major Subdivision - NYS Route 158 Old State Road.pdf](#)

Attachment: [Albany County Department of Health Letter](#)

7. Continuation of a Concept Plan Review/Consideration of Issuing a SEQR Negative Declaration - 745 Route 146, Altamont - Lands of Donald and Barbara Cropsey - 2 Lot Minor Subdivision

The applicant is proposing a 2 lot minor subdivision of 6.42 acres +/- of land located in the Single-family Residential (R20) District. The proposed subdivision would create one additional lot. Lot 1 would consist of 2.08 acres and contains an existing single-family dwelling. Lot 2 would consist of 4.74 acres and is undeveloped land.

Attachment: [2020--06--03 Revised Concept Plan.pdf](#)

Attachment: [Town Planner Memo](#)

Attachment: [Draft SEQR Resolution](#)

Attachment: [SEQR EAF - 745 Route 146.pdf](#)

Attachment: [Sub App - 745 Route 146.pdf](#)

Attachment: [ACPB Recommendations.pdf](#)

Attachment: [GCAC Report 2020--05--23.pdf](#)

8. Project Update - 6909 Fuller Station Rd/2745 Old State Road - Lands of JTR Realty, LLC and Lands of John Roth - 58 Lot Cluster Subdivision

The applicant is proposing a 58 lot cluster subdivision on two parcels consisting of 100 acres +/- of land located in the Residential Single-family (R40) District. Three lots will be directly accessed from Fuller Station Road and 55 lots will be accessed from a new town road within the subdivision which will be accessed from Fuller Station Road and Old State Road.

Attachment: [subdivision application signed 110317.pdf](#)

Attachment: [Fuller Station Road Overall Sub Plan.pdf](#)

Attachment: [Long EAF 032620 flat.pdf](#)

Attachment: [ACPB Recommendations.pdf](#)

Attachment: [gcac inspection 2016 fuller station rd subdivision - jan 2.pdf](#)

Attachment: [2016--09--14 Planning Board Meeting Minutes.pdf](#)

Attachment: [2016--10--26 Planning Board Meeting Minutes.pdf](#)

Attachment: [2017--04--26 Planning Board Meeting Minutes.pdf](#)

Attachment: [2016--01--27 Planning Board Meeting Minutes.pdf](#)

Attachment: [2016--02--24 Planning Board Meeting Minutes.pdf](#)

Attachment: [SHPO Letter 2018--06--28.pdf](#)

Attachment: [2018--05 -- Fuller Station Phase IB report.pdf](#)

Attachment: [SHPO Recommend Phase I Archaeological Survey.pdf](#)

Attachment: [2017--12 Fuller State Road Phase IA.pdf](#)

Attachment: [Delaware Engineering Review Letter 03_05_2020.pdf](#)

Attachment: [February 20 2020 NYSDEC Responses_Compiled_.pdf](#)

Attachment: [3-27-20 Water and Sewer Report.pdf](#)

Attachment: [2020 04 02 Fuller Station Road Traffic Impact Letter FINAL.pdf](#)

9. 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: June 5, 2020

SUBJ: John M. McDonald 3 Lot Minor Subdivision – 2792 West Lydius Street
PUBLIC HEARING

Background

The Applicant is proposing a three lot minor subdivision of 3.3 +/- acres of land located in the Single-family Residential (R20) District. Lot 1 would consist of 1.17 +/- acres of land and contains an existing single-family residence. Lot 1A would consist of 0.55 +/- acres of land and is currently undeveloped. Lot 1B would consist of 1.53 +/- acres and is currently undeveloped.

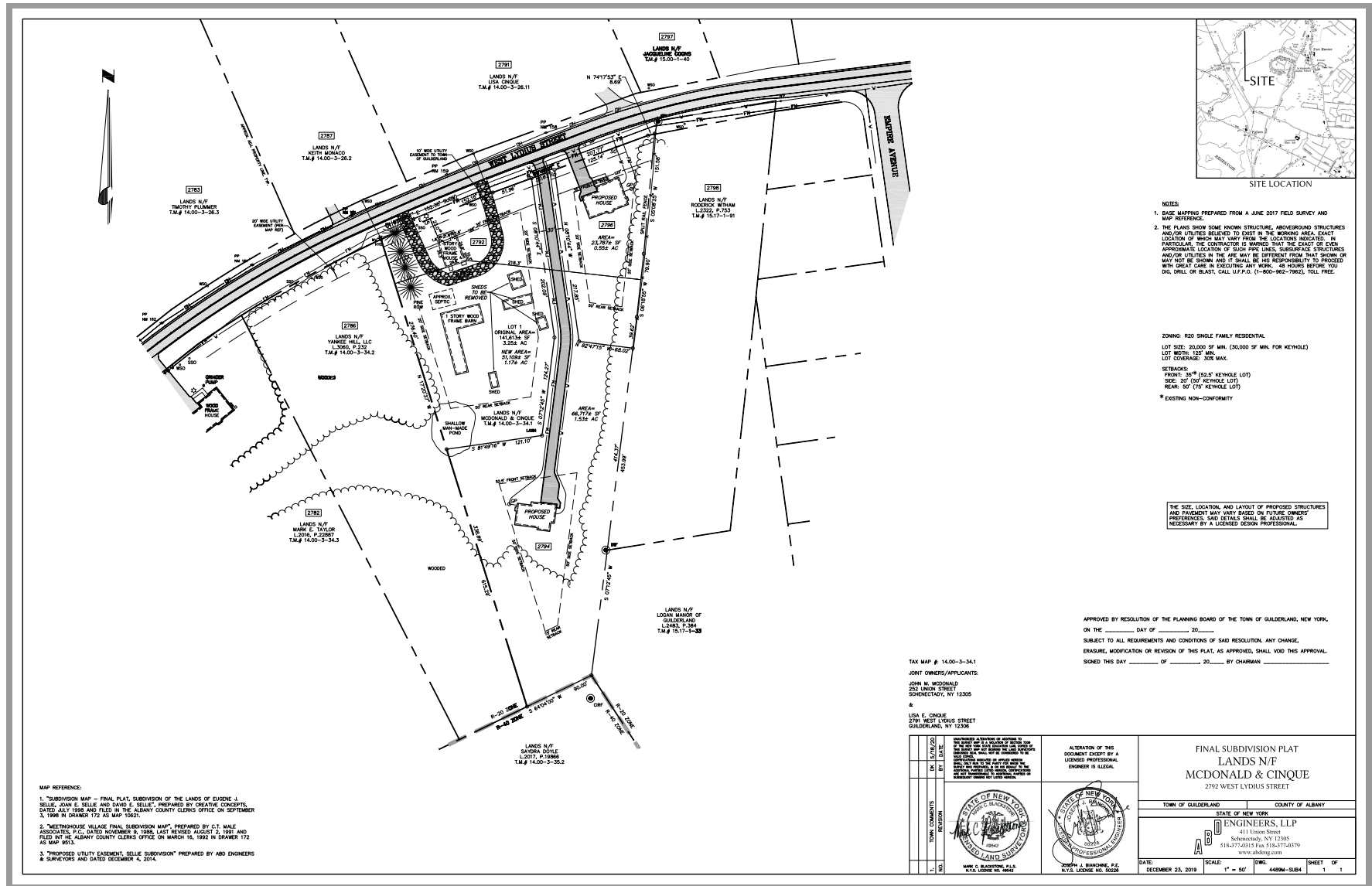
Project Update

The Planning Board issued concept plan approval of the minor subdivision at your February 12, 2020 Board meeting. At the February 12 meeting a number of residents expressed concern over a sewer odor emanating from the area of West Lydius Street and Empire Avenue, and made statements the odor became noticeable once the homes within the Sellie Subdivision, located to the west, began to be constructed. Since the February 12th meeting the Town retained the services of a Town Designated Engineer who worked with the Town Water/Wastewater Department and applicant to come up with a solution to mitigate the sewer odor. The resolution is the applicant has agreed to purchase three Parsons Odoreater Manhole inserts and three replacement canisters. The Town has identified the manholes where the odor is the strongest and will install the inserts into the manholes to reduce the odor. The applicant has already purchased the inserts and canisters, which should be delivered the week of June 1st. The water/Wastewater department will complete the installation.

Guilderland Conservation Advisory Council

The Guilderland Conservation Advisory Council reviewed the application at their February 10, 2020 meeting and conducted a site visit on February 15, 2020. The GCAC concluded they do not envision much, if any, negative environmental impact from the proposed subdivision provided cutting of trees is kept to a minimum and that appropriate stormwater practices are followed. If and when outbuildings are removed, care must be taken to properly dispose of the building material and contents of the sheds. Also, the long driveway leading to Lot 1B (rear lot) will need to be maintained and there will need to be a clear understanding of this by whomever purchases this lot.

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



TOWN OF GUILDERLAND APPLICATION FOR SUBDIVISION

RETURN TO:

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

FEES:

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

*Payable with building permit application

APPLICANT INFORMATION

Name: John M. McDonald
Address: 252 Union Street
Schenectady NY
Zip: 12305
Phone #:
Email:

SUBDIVISION INFORMATION

Name of Subdivision: Lands N/F McDonald & Cinque
General Location: 2792 West Lydius Street
Zoning: R20 Total Acreage: 3.25±
Tax Map number(s): 14.00-3-34.1
Number of Proposed Lots: 3

Relationship to property:

owner ☒
contract vendee ☐
other, explain ☐

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

Name: Joseph J. Bianchine, P.E., ABD Engineers, 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: Single Family Residential
Briefly describe proposed project: Subdivide existing 3.25± AC parcel into 3 new parcels (including one keyhole lot), with areas of 1.17± AC, 1.53± AC, and 0.55± AC. The existing home and barn are to remain on the 1.17± AC parcel, and new homes are proposed on the new lots.
Generally describe any restrictions on the property (easements, deed restrictions, etc.): There is an existing 10' wide utility easement along the frontage of the existing lot, and will remain along the frontage of the 3 proposed lots.
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: Man-made pond
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? N/A

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: John M. McDonald Date: 1/21/2020

Short Environmental Assessment Form

Part 1 - Project Information

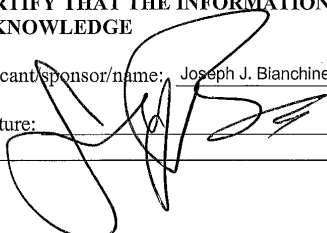
Instructions for Completing

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: 3-Lot Subdivision - Lands N/F McDonald & Cinque							
Project Location (describe, and attach a location map): 2792 West Lydius Street, Guilderland, NY 12306							
Brief Description of Proposed Action: Subdivide existing 3.25± AC parcel into 3 new parcels (including one keyhole lot), with areas of 1.17± AC, 1.53± AC, and 0.55± AC. The existing single family home and barn are to remain on the proposed 1.17± AC parcel, and new single family homes are proposed on the new 1.53± AC, and 0.55± AC lots.							
Name of Applicant or Sponsor: John M. McDonald		Telephone: 518-376-5559 E-Mail: jackmcd123@gmail.com					
Address: 252 Union Street							
City/PO: Schenectady		State: NY	Zip Code: 12305				
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> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </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"/>						
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: Town of Guilderland Planning Department - Subdivision Approval			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </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"/>						
3. a. Total acreage of the site of the proposed action? 3.25± acres b. Total acreage to be physically disturbed? 0.5± acres (future development) c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.35± 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 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 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: _____ _____	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

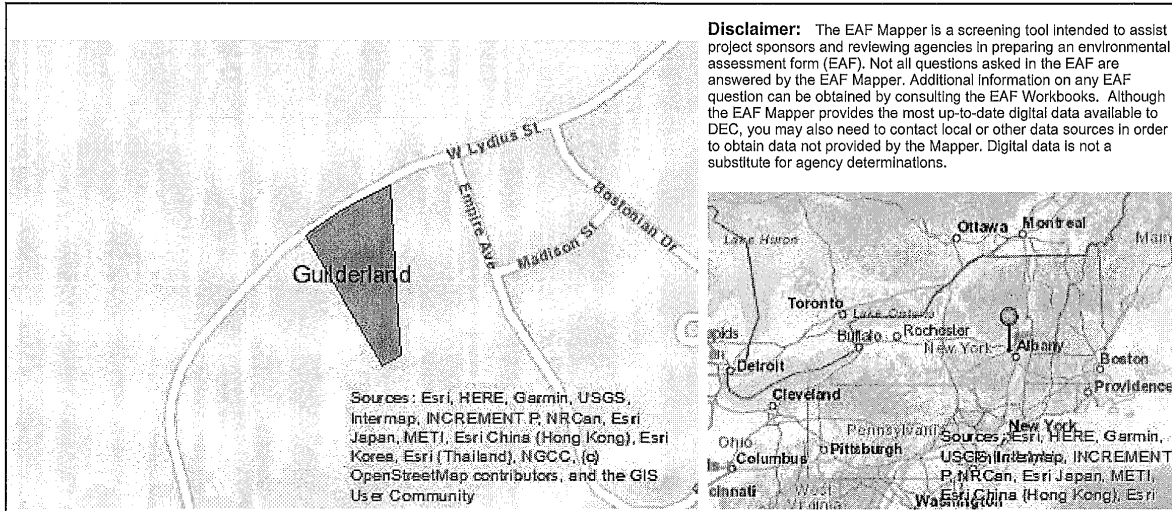
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <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
Bald Eagle	<input type="checkbox"/>	<input checked="" 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?	NO	YES
If 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<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>Joseph J. Bianchine, P.E., ABD Engineers, LLP</u> Date: <u>1-23-20</u> Signature:  Title: <u>Engineer (sponsor)</u>		

PRINT FORM

Page 3 of 3

EAF Mapper Summary Report

Tuesday, January 21, 2020 11:07 AM



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]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: February 21, 2020

Re.: McDonald & Cinque – 2792 West Lydius St. Schenectady, NY 12306

APPLICATION

Applicant(s): John M. McDonald , 252 Union St., Schenectady, NY 12305

Proposed Subdivision: A proposed three lot subdivision of 3.35 acres.

Location: property is south side of West Lydius Street in the north corner of the Town.

Zoning: R20

Site Inspection Summary:

Site Inspection Date: February 15, 2020

Meeting Attendees: (February 10, 2020) Presenter Joseph J. Bianchine of ABD Engineers LLP; GCAC Members Laura Barry, Martin Gnacik, Martha Haraus, Christopher Longo, Elizabeth Markham, Darrell McKnight, , Margaretann Paczkowski, Timothy Welch and John Wemple (chair); plus Peter Barber and Laurel Bohl Town Board liaisons.

Inspected by: Dave: Kimmer of ABD Engineers; GCAC Members Laura Barry, Martha Haraus, Christopher Longo, Elizabeth Markham, Darrell McKnight, Timothy Welch and John Wemple (chair) . Martin Gnacik viewed site on February 16th.

Conclusions: GCAC does not envision much, if any, negative environmental impact of from the proposed subdivision and planned development of this property provided cutting of trees is kept to a minimum and that an appropriate stormwater management plan is developed in order to avoid any contamination of adjoining properties. If and when the out buildings are removed, care must be taken to properly dispose of the building material and contents of these sheds. Also, since the long driveway leading to Lot 1B will need to be maintained, there will need to be a clear understanding of this by whomever purchases this lot.

Submitted by: _____

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): McDonald & Cinque .

Address: 2792 West Lydius St

Background: According to Presenter, property was just recently acquired from his coowner's (Lisa Cinque) side of the family. Deed dated November 22, 2019 on County Clerk's Office website shows John McDonald obtained property from David E. Sellie. Presenter noted the property had been a farm with existing house, barn and out buildings. Current plan is to subdivide it with two additional lots. There are out buildings on the property which will be removed but the large L-shaped barn, which appears to be in good condition, will remain.

Topography: Presenter states the property slopes about eight feet from the front to the rear with a change in elevation of maybe 2%. On February 15th, GCAC walked the site as far back as the woods at the rear of the property and found the property to be very flat. County Interactive Mapping system shows slope of site to be downward toward the south with contour lines decreasing from about 328 ft. AMSL (Above Mean Sea Level) along the highway to about 320 ft. AMSL near the south border. The decline in elevation appears to be at fairly regular intervals with existing dwelling on Lot 1 and the proposed dwelling on Lot 1A being on or close to 326 ft. AMSL and the proposed dwelling on Lot 1B being located at 322 ft AMSL.

Vegetation/Trees: According to Presenter, there is a wooded area but most of the acreage is open. On the site drawing a tree line is shown along the east side of the property and across the rear portion of the middle lot (Lot 1B) as well as along the west border of Lot A back to the pond which is at its southwest corner. At time of site visit, GCAC noted the following trees on the site – cottonwood, birch, lilac, old grapevines, alianthus (tree-of-heaven), old apple, white pine, oak, hemlock and red oak.

Soil: Soil identified by Presenter as sandy with clay at a deeper level. At time of site GCAC visit ground was pretty much covered with snow and thus GCAC was not able to inspect the soils on the property. A review of the County Interactive mapping and USDA sites show that the property has three soils - CoB, EnA and Gr. Lot #1, where the existing house is located, has an area of CoB soil which covers the front portion of the lot starting at a point about 30 feet from the north west corner of the lot and then curves to a point near the center of the dwelling and then travels north eastward to a point about 87 feet from the highway along the eastern border of that lot. To the rear of this soil the remainder of the lot has EnA soil. Lot #1A also has CoB soil its front (north) portion. This soil covers that area back to the rear of the proposed dwelling. To the rear (south) of this is EnA soil. Lot # 1B has EnA soil on the north portion that is east of the driveway south of Lot 1A and also on the area where a dwelling is proposed to be located. There is a wide finger of CoB soil extending from the east into the lot near the front of the main section of the lot. To the rear of the EnA area is a relatively large area covered with Gr soil. Using data from "Soil Survey of Albany County, New York" -1992 – James H. Brown, a brief description of these soils and some of the limitations of the particular soil are as follows: **CoB – Colonie loamy fine sand, 3 to 8 percent slope.** This gently sloping soil is very deep and well drained to somewhat excessively drained. Typically, the surface layer is dark brown loamy fine sand about 7 inches thick. The subsoil is 61 inches thick. The seasonal high water table in this Colonie soil is at a depth of more than 6 feet, but in some years it fluctuates to a depth of 3 ½

Inspection (Continued) Page 2 of 3 – McDonald – W. Old State Rd. - Feb. 2020

feet for very brief periods in early spring. Depth to bedrock is more than 60 inches. Permeability is moderately rapid or rapid. The available water capacity is low. This soil has no limitations on sites for dwellings and for local roads and streets. Droughtiness is a problem in establishing and maintaining lawns and scrubs. The main limitation affecting the use of this soil as a site for septic tank absorption fields is a poor filtering capacity. Permeability in this soil is moderately rapid or rapid, and the soil is a poor filter of effluent. Consequently, ground-water contamination is a hazard. A specially designed septic tank absorption field or an alternative system will properly filter the effluent. Other soils that have a moderate permeability rate are better suited to this use.

EnA – Elnora fine sandy loam, 0 to 3 percent slopes. This nearly level soil is very deep and moderately well drained. Seasonal high water table is at a depth of 1 ½ to 2 feet

from February to May. Depth to bedrock is more than 60 inches. Permeability is moderately rapid to rapid. The available water capacity is low, and surface runoff is slow. The surface layer ranges from very strongly acid to slightly acid. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Installing foundation drains, applying protective coatings to basement walls, and diverting surface water away from dwellings help prevent wet basements. Main limitations for local roads and streets are a moderate frost-action potential and the seasonal high water table. Adequate drainage of surface water and constructing the road on a textured subgrade or base material help overcome these limitations. The main limitations of this soil on sites for septic tank absorption fields are the seasonal high water table and a poor filtering capacity. This soil is rapidly permeable and is a poor filter of effluent. Consequently, ground-water contamination is a hazard. A specially designed septic tank absorption field or an alternative system will adequately filter the effluent. Other less sandy soils in the higher landscape positions are better suited to this use.

Gr – Granby loamy fine sand. This nearly level soil is very deep and poorly drained to very poorly drained. The seasonal high water table is at a depth less than one foot from November to June. Bedrock is more than 60 inches deep. Permeability is rapid. The available water capacity is moderate, and surface runoff is very slow or ponded. The surface layer and subsoil are moderately acid to neutral. The seasonal high water table causes shallow root development, which results in seedling mortality and windthrow hazard. Main limitations on sites for dwellings with basements are the seasonal high water table and ponding. Similar limitation for local roads and streets due to the high water table and ponding. Installing drainage will lower the water table near road sites. Constructing roads on raised fill material will also reduce wetness. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table, ponding, and poor filtering capacity. Other nearby soils are better suited to this site.

Drainage/Wetlands: An inquiry to County Interactive Mapping shows no FEMA Floodzones on the site and no DEC nor NWI wetlands although there are DEC Wetlands to the northwest and NWI (federal) wetlands on an area to the southeast and also to the northwest on the opposite side of West Lydius Street. To the contrary, Presenter noted that there is a small wetland area at the rear of Lot 1B. He also noted that there is a man made pond at the northwest corner of Lot 1. As indicated in the topo section, the slope is to the south which would be the natural direction of the drainage on the property. At time of site visit, GCAC did not encounter any areas of wet spots on the portion of the property back to the beginning of the wooded area at the rear of the property.

Septic/Wells: The application shows the plan is to connect to Town water and Town sewer. Presenter noted that grinder pump will be needed for the sewer system.

Inspection (Continued) Page 3 of 3 – McDonald – W. Old State Rd. - Feb. 2020

Visual Impact: Presenter feels the plan for development fits in with the existing neighborhood. GCAC also feels the addition of one more house along the road and one on a key lot located about 40 feet from the road will have minimal impact on the neighborhood.

Endangered Species: Although in answer to question 15 on the Part 1 of the short environmental assessment form submitted with application it is indicated that the site contains bald eagle, the Presenter noted he has not seen any such birds which may be common to the area. At time of site visit, GCAC did not observe any endangered species on the property.

Historical Considerations: Nothing of historical significance known to the Presenter. GCAC's inquiry to County Interactive Mapping shows no historic sites or districts on this property and shows closest historic site as Stephen Pangburn House about one mile to the west on Old State Road.

Submitted by: _____

John G. Wemple, Jr. - Chair



Kenneth Kovalchik <kovalchikk@togny.org>

Re: 3 Lot Subdivision - 2792 West Lydius Street - ABD #2289M

1 message

Jack McDonald <jackmcd123@gmail.com>

Mon, May 18, 2020 at 3:07 PM

To: Bill Bremigen <bremigenb@togny.org>

Cc: Kenneth Kovalchik <kovalchikk@togny.org>, Dave <Dave@abdeng.com>, Tim McIntyre <mcintyret@togny.org>, Joe Bianchine <Joe@abdeng.com>, Steve Feeney <sfeeney001@nycap.rr.com>, Steve Feeney <steve.feeney@schenectadycountry.com>, Lisa Cinque <gems2791@aol.com>

Dear Ken,

The manhole inserts and canisters have been ordered per the town's specifications. Delivered to the town sewer department is expected during the week of June 1st.

Thank you,
Jack McDonald

On Wed, May 13, 2020, 11:50 Bill Bremigen <bremigenb@togny.org> wrote:

Hi Everyone,

After speaking with Delaware Engineering, we have decided that if you purchase three Parsons Odoreater Manhole inserts and three replacement canisters we should be good. We will do the install. Please see attachment.

Thank you
Bill Bremigen
Assistant Superintendent
Town of Guilderland Water Department
Office 518-456-6474 ext. 1300
Mobile 518-669-2270

On Fri, May 1, 2020 at 10:52 AM Kenneth Kovalchik <kovalchikk@togny.org> wrote:

Jack,

Thank you for the history. I will provide this information to the Town Designated Engineer that has been retained to review the minor subdivision.

Kenneth Kovalchik, AICP
Town Planner
Guilderland Town Hall – 2nd Floor
[5209 Western Turnpike](#)
P.O. Box 339
Guilderland, NY 12084

(518) 356-1980 ext 1061
kovalchikk@togny.org

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. 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.

On Sun, Apr 26, 2020 at 6:12 PM Jack McDonald <jackmcd123@gmail.com> wrote:

Dear Ken,

Thanks to the Town for trying to resolve this issue with the sewer odor complaint from a resident in Logan Manor. The W. Lydius St sewer line to serve the 20 plus properties in this sewer district extension was installed about 8 years ago and we were not aware that this problem existed. Regardless, there is obviously a complaint now which needs to be addressed. Since my Engineering firm I did the original design and construction, let me offer my knowledge from a historical perspective and my thoughts on a possible solution.

FIRST, THE HISTORY

In 2008 we studied the best way to provide sanitary sewers to serve these 8 vacant properties on the southside of W. Lydius Street which had previously been subdivided in the 1990's. We met with Bill West to discuss the long term sewer plan for this area of W Lydius Street and it was decided that these properties would be best served with a grinder pump-low pressure sewer (LPS) system.

The proposed sewer district extension included all properties on both sides of the road along the length of the sewer line which amounted to approximately 20 properties. The LPS system was designed to handle that capacity.

A 2" sewer line was selected based on design criteria which has the capacity to serve up to 30 residences. The low pressure sewer line was designed to run along the south side of W Lydius Street a distance of about 2,000 feet and discharge into the existing gravity sewer manhole near the intersection with Empire Avenue (see attached map entitled "Water and Sewer Plan" dated July 22,2008.)

In addition three cleanout/flushing manholes were also proposed at various intervals along the route of the main. The flushing manholes were designed in accordance with Town standards. (See attached document entitled "Miscellaneous Details", specifically 2" Force Main Cleanout Detail). The location of each manhole is also shown on the attached sewer plan.

Following Town Board adoption of the sewer district formation, and subsequent approval of the design plans by both the Town and Delaware Engineering, the sewer system was installed in 2013 (also under the inspection services of TDE Delaware Engineering). The 8 homes were built by Hodorowski Builders over the next 5 years, and a grinder pump was installed to serve each home. To our knowledge, we are not aware that any other existing properties have connected in, although we aware that 1 or 2 new homes have been constructed along the northside by others.

SECOND, POSSIBLE MITIGATION OF ODOR COMPLAINTS.

As noted we first became aware of the odor complaint at the February Planning Board Meeting. The Town Sewer Department may be more aware of the complaint(s) and may have tried various solutions already. In any event, we offer the following suggestions, based on our experience with operations of municipal sewer systems.

The first house was connected in 2014, which is over 6 years ago. With only one or two homes connected over each of the next few years, wastewater has likely sat in the main for an extended period and slowly moved toward the discharge manhole on Empire Avenue. During these low flow times, solids will settle out and sewer odors will develop. The situation will improve as more homes are connected, but if today only half of the existing homes have connected (8 or 9 out of twenty) , the 2" line probably is not getting adequate turnover, because the wastewater flow is still low.

Perhaps the Town has already tried this, but it might be helpful to use one or more of the flushing manholes to " flush out" the old wastewater that has settled out over the years. (The older it is, the worse it will smell). Bill West was aware of this possibility, and that is why he required three manholes, with blowoff connections. We also suggest that this flushing be performed on a cooler day (hot and humid make odor problems worse, like pumping out a septic tank). Maybe an annual flushing may eliminate the odor complaint(s).

Also having 3 more properties connected into the 2" main will help to increase the flow rate in the main, reduce the retention time, and thereby help to eliminate potential sewer odor. Adding more homes (more flow) can only help to improve the situation.

In summary, this is an operational problem that can be addressed and we would be pleased to assist the town towards the solution. We hope that the Planning Board will approve the 3 lot subdivision so that at least one of the houses can be built in this construction season.

Thank you for your consideration. Please contact me at your convenience.

Jack McDonald
518 376 5559

On Wed, Apr 22, 2020 at 4:44 PM Kenneth Kovalchik <kovalchikk@togny.org> wrote:
Dave,

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

**SEQR DETERMINATION
CLASSIFICATION OF ACTION AND NEGATIVE DECLARATION
2792 WEST LYDIUS STREET – THREE LOT MINOR SUBDIVISION**

APPLICATION TYPE: Three Lot Minor Subdivision

APPLICANT: Jack McDonald

PROJECT DESCRIPTION: Three lot minor subdivision of 3.3 +/- acres of land located in the Single-family Residential (R20) District. Lot 1 would consist of 1.17 +/- acres of land and contains an existing single-family residence. Lot 1A would consist of 0.55 +/- acres of land and is currently undeveloped. Lot 1B would consist of 1.53 +/- acres and is currently undeveloped.

TYPE OF ACTION: ☐ TYPE I ☐ TYPE II ☒ UNLISTED

LEAD AGENCY: Town of Guilderland Planning Board

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

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

- ☒ The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement. This determination is based on the reasons stated below.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. An Environmental Impact Statement is therefore not required.
- ☐ The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement, based on the reasons listed below.

REASONS FOR DETERMINATION:

After review of the Environmental Assessment Form, the criteria contained in section 617.7 (c) of the SEQR regulations, input from the general public, and supporting correspondence from the Guilderland Conservation Advisory Council and Town Water/Waste Water Department, the Town of Guilderland Planning Board determined that the Project will not have a significant adverse impact on the environment.

SUPPORTING INFORMATION:

1. A short Environmental Assessment Form was prepared for the project by the applicant, and reviewed and accepted by the Town Planner.
2. The Guilderland Conservation Advisory Council reviewed the application at their February 10, 2020 meeting and conducted a site visit on February 15, 2020. The GCAC concluded they do not envision much, if any, negative environmental impact from the proposed subdivision provided cutting of trees is kept to a minimum and that appropriate stormwater practices are followed. If and when outbuildings are removed, care must be taken to properly dispose of the building material and contents of the sheds. Also, the long driveway leading to Lot 1B (rear lot) will need to be maintained and there will need to be a clear understanding of this by whomever purchases this lot.
3. The Town retained the services of a Town Designated Engineer who worked with the Town Water/Wastewater Department and applicant to come up with a solution to mitigate the sewer odor in the vicinity of West Lydius Street and Empire Avenue. The resolution is the applicant has agreed to purchase three Parsons Odoreater Manhole inserts and three replacement canisters. The Town has identified the manholes where the odor is the strongest and will install the inserts into the manholes to reduce the odor


Planning Board Chairman

5/27/20
Date

PARTNERS
THOMAS C. ANDRESS, P.E.
JOSEPH J. BIANCHINE, P.E.
LUIGI A. PALLESCI, P.E.



ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

May 18, 2020

Re: **3-Lot Subdivision**
2792 West Lydius Street
Town of Guilderland
Project No. 4489M

Ken Kovalchik, Town Planner
Guilderland Town Hall
5209 Western Turnpike.
Guilderland, NY 12084

Dear Ken:

We greatly appreciate the Planning Board's conceptual approval of the proposed 3-Lot Subdivision at 2792 West Lydius Street at the February 12, 2020 meeting. In response to the Concept Plan review comments dated February 6, we respectfully respond as follows (in bold):

1. *The adjacent property owners on the north side of West Lydius Street should be indicated on the plans.*
The adjacent property owners have been labeled as requested.
2. *The applicant should include addresses in square boxes on each lot. The Town Assessor should be contacted to confirm the address for proposed Lot 1A and 1B.*
The proposed addresses are now shown in square boxes. The proposed addresses are shown in italicized text to differentiate them from the existing addresses. Please forward a copy of the map to the Town Assessor's office for review.
3. *Lot numbering should include numbers only and not 1A and 1B.*
References to "Lot 1A" and "Lot 1B" have been removed as requested.
4. *Every copy of the final plat submitted for signature shall carry the following endorsement: "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, erasure, modification or revision of this plat, as approved, shall void this approval. Signed this day _____ of _____, 20____ by Chairman*
The requested endorsement template has been added to the plan.
5. *The applicant is advised to include the information listed in §247-9.B.1 of Town Subdivision Regulations for elements to be included on the final plat.*
All information applicable to §247-9.B.1 is shown on the plan.

The memo also contained the following additional comments:

- *The application was referred to the GCAC and will be reviewed at their February 10, 2020 meeting.*
The proposed subdivision was indeed reviewed by the GCAC at their February 10, 2020 meeting, and a site walk was held on February 15, 2020. No conflicts with the interests of the committee were found. The existing property is already developed, and no substantial land disturbance is proposed.
- *Based on available GIS mapping the front 1/3 of the parcel is located within a NYSDEC Wetland Check Zone. The proposed house location on Lot 1A is located within the check zone area. The check zone is an area around a mapped wetland in which the actual wetland may occur. If a project is proposing to encroach into the check zone the applicant should contact NYSDEC to ensure where the actual wetland boundary is. If necessary, a field delineation may be required to be completed.*
The NYSDEC wetlands in question surround a small, unnamed tributary to the Normans Kill creek. This tributary is located behind the single-family residence at 2791 West Lydius Street, across the road from the proposed subdivision. The site of the proposed subdivision, as well as the area between it and the NYSDEC wetlands have been developed for many years. It is obvious that no disturbance of NYSDEC wetlands is proposed. This is further supported by the findings of the GCAC.

In addition to the comments documented above, nearby residents voiced their concerns at the February 12, 2020 Planning Board meeting with regards to undesirable odors they suspected to be caused by the existing sanitary forcemain. This issue has been reviewed by the Town of Guilderland Department of Water & Wastewater Management, and a solution has been accepted. The applicant has agreed to purchase three (3) manhole inserts and three (3) replacement canisters which are to be installed by the Town of Guilderland Department of Water & Wastewater Management where necessary. Installation shall take place prior to any new connection to the existing forcemain on West Lydius Street.

Twelve (12) copies of the Final Subdivision Plat (REV. #1 5/18/20) are enclosed for review. A digital copy of the Final Subdivision Plat has also been sent via email.

We would greatly appreciate this project being scheduled for a public hearing at the May 27, 2020 Planning Board meeting for final approval. Should you have any questions or need anything further, please do not hesitate to contact me.

Very Truly Yours,

ABD ENGINEERS, LLP

Joseph J. Bianchine, P.E.
 Partner

JJB:dmk
 encl.

cc: Jack McDonald w/encl.
 4489M-051820

ABD ENGINEERS, LLP

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: June 5, 2020

SUBJ: Erno 2 Lot Minor Subdivision – 4931 Western Turnpike
PUBLIC HEARING

Background

The Applicant is proposing a two lot minor subdivision on 1.7 +/- acres of land located in the Single-family Residential (R20) District. The parcel currently consists of an existing single-family dwelling and outbuildings. The proposed subdivision would create two lots. Lot 1 would consist of 0.85 +/- acres and contains the existing single-family dwelling and outbuildings. Lot 2 would consist of 0.85 +/- acres and is undeveloped land. No sanitary sewer infrastructure is available to the site and the applicant is proposing a private septic. The approximate location of the proposed septic system is depicted on Lot 2. The Albany County Department of Health will need to review/approve the design of the septic system.

The Board previously issued concept plan approval and issued a SEQR negative declaration.

Structural Engineer Report

The applicant had a structural engineer report prepared by David C. Smith, P.E. dated June 1, 2020 to assess the structural capacity and stability of the building. The engineer observed basement flooding which serves as a clue that the foundation and basement are compromised. The engineer observed significant bowing and cracking on the first floor. The engineer observed other structural issues that have most likely caused damage to the foundation walls. The report concluded the structure is inadequate in structural elements and probable foundation failure.

Asbestos

As discussed at your Board meeting in October 2019 the existing house is currently under a Stop Work Order issued by the NYS Department of Labor for asbestos issues. The applicant and NYS Department of Labor have not updated the Town as to the status of remediation of the asbestos or other options such as condemnation/demolition of the house.

Albany County Planning Board

Considering the property is located on a State roadway, the application was referred to the Albany County Planning Board for review at their September 8, 2019 meeting. The County Planning Board provided two

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

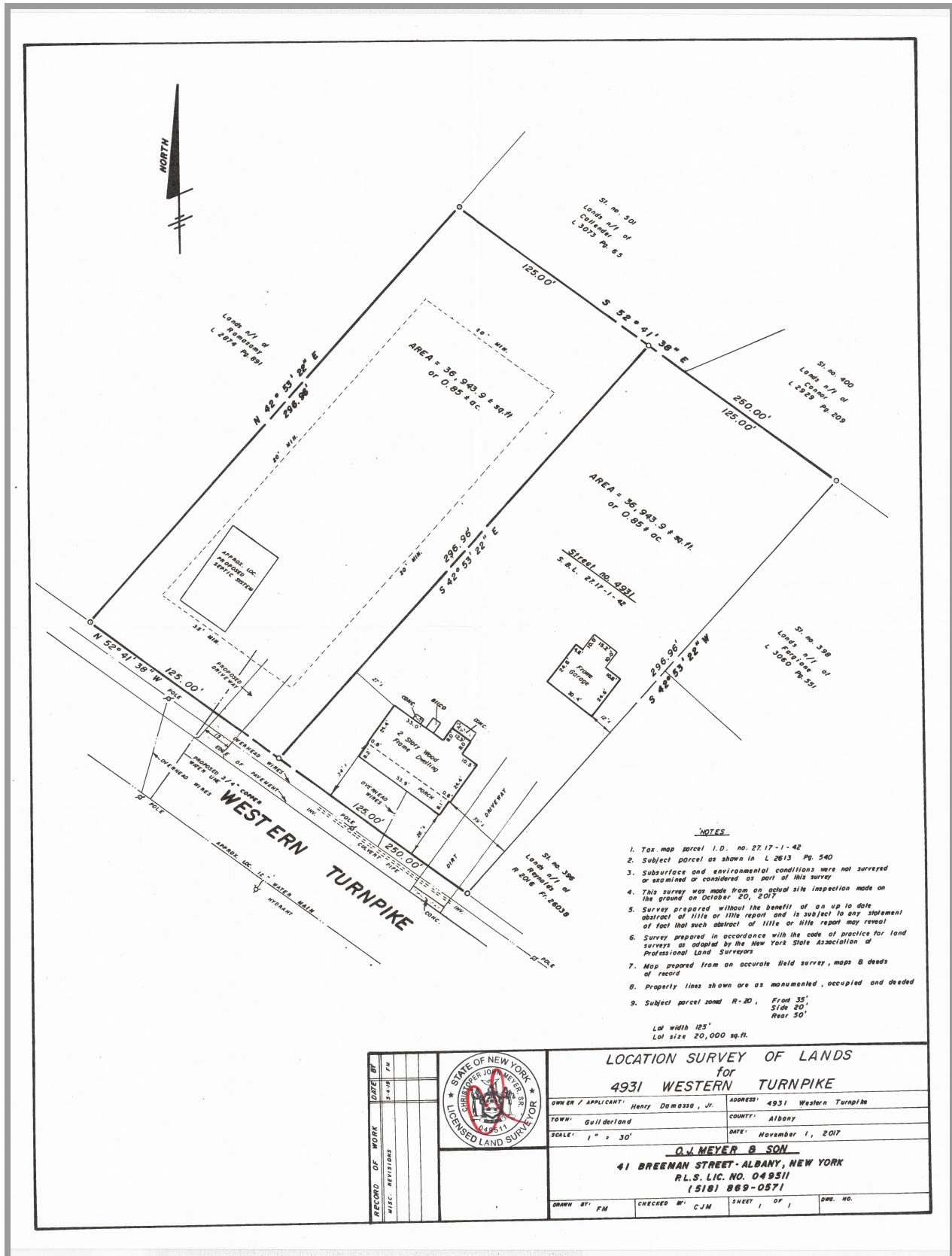
recommendations for review by NYSDOT and any wetland disturbance will require Army Corps of Engineers review.

Guilderland Conservation Advisory Council

The application was reviewed by the Conservation Advisory Council at their September 9, 2019 meeting. A site visit was conducted on September 28, 2019. The GCAC concluded they do not envision much, if any, adverse effects on the environment resulting from the proposed subdivision, provided appropriate measures are taken regarding stormwater drainage and the location of the septic system absorption field to avoid any pollution of neighboring properties. The GCAC further commented that it will be important to protect the nearby ponds on the south side of Western Turnpike because of their relationship to the Watervliet Reservoir.

New York State Department of Transportation

The New York State Department of Transportation provided a letter dated May 20, 2019 indicating they have no issues with the additional proposed driveway location.



**TOWN OF GUILDERLAND
APPLICATION FOR SUBDIVISION**

Ken K.

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

FEES:
Subdivision Application Fee: _____
☒ Minor Concept Plan \$150
____ Major Concept Plan \$500
____ Lot Line Amendment \$100
____ Fee in lieu of parkland reservation* - See §280-36 of Town Code
*Payable with building permit application

Subdivision Hearing Fee: _____
____ Minor Final Plat - \$50 per lot
____ Major Preliminary Plat - \$75 per lot

APPLICANT INFORMATION
Name: Vision Planning Consultants
Address: P.O. Box 442
NEW TOWNHILL, N.Y. 1
Zip: 12128
Phone #: 518-857-4486
Email: visionplanningconsultants@aol.com

SUBDIVISION INFORMATION
Name of Subdivision: ERNO
General Location: 4931 WESTERN TURNPIKE
Zoning: R-20 Total Acreage: 73,887 sq. ft +/-
Tax Map number(s): _____
Number of Proposed Lots: 2 Lot, one which is existing and 1 new lot

Relationship to property:
owner _____
contract vendee _____
other, explain Consultant Firm

ENGINEER, ARCHITECT OR SURVEYOR: (if other than applicant)
Name: O.S. MEYER + SON
Address: _____
Phone: 518-869-0571 Zip: _____
Email: MEY123@aol.com

PROPERTY DESCRIPTION
Current land use of the property: ONE FAMILY HOME ON VERY LARGE PARCEL
Briefly describe proposed project: TO SUBDIVIDE LOT AND CREATE ONE VACANT LOT TO CONSTRUCT ONE NEW HOME
Generally describe any restrictions on the property (easements, deed restrictions, etc.): N/A

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: N/A

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: [Signature] Mesidor Upstate Pk. Date: 7-17-19
LCC.

Town of Guilderland Subdivision Application

2

01 June 2020

Erno Enterprises
Watervliet, NY 12189

Attn: Dale Erno

Subject: Confirmation of Structural Capacity (20-017)
4931 Western Turnpike, Altamont, NY 12009

Dear Mr. Erno,

On May 26, 2020, I inspected and reviewed the structure at 4931 Western Turnpike, in the Town of Guilderland, Albany County, NY. Per agreement with you, the owner of the subject property, I have visually evaluated the structural capacity and stability of this building on this property.

Background: This dwelling is a wood-framed two (2) story dwelling, 24' wide x 54' long. A single story front porch 10' wide x 54' long covers the front of the dwelling. A single story rear porch, about 8' wide x 8' long is inset about 12' from one side. It appears that the original structure was 24' x 30' long. I base this observation on the fact that the end addition(s) use S4S lumber (actual 1½" width), while the main structure uses full nominal dimension lumber with lath and plaster walls. The building rests on a textured CMU (concrete block 8" x 8" x 16") foundation wall.

Observations:

Framing: In both first floor rooms, at each end of the structure, they are configured as completely open spaces, 23' (interior) from front to back of the building, and 11'6" wide. The 2nd floor is supported by 2 x 6 floor joists 16" o.c. running the 23' length. 2 x 4 'joists' run perpendicular under the 2 x 6 joists, but they are only toenailed at one end. By any standard, this is inadequate. It is obvious from the floor bowing (see Figure 1), and in one case, partial failure of a 2 x 4 (see Figure 2) from excess deflection, that this approach is insufficient. I can only assume the 1st floor is similarly supported, but I couldn't access the basement to confirm (see below).

Foundation: I was limited in my ability to assess the foundation, since the basement is completely flooded (within 18"

of the first floor level (about 10" from framing - See Figure 3). This serves as a clue that the foundation and basement are compromised, since the statements by the owner's representative is that it has been flooded all winter (building unheated).

A second observation was that in several places, the first floor is bowed significantly and cracked - as much as $\frac{1}{2}$ " in 18" (See Figure 4). This would indicate heaving or shifting of the foundation.

A third observation on the exterior of the structure is that the mortar joints have opened and/or block shifted, in places as much as $\frac{1}{2}$ ". It is surmised that the previous winter's freeze-thaw cycles have damaged the foundation walls (see Figure 5).

Based on these three (3) observations, in my opinion, the foundation is severely compromised.

Summary/Conclusions: In my technical opinion, this structure is currently inadequate in structural elements and probable foundation failure.

If there are any questions, please contact me at the phone numbers or email below.



David C. Smith, P.E.
117 Phillips Road
Valley Falls, NY 12185

Cell Phone: 518-505-0094
Home Phone: 518-663-5727
Email: dcsmith155@hotmail.com

cc: Name



Figure 1. Excessive permanent bowing in floor above.



Figure 2. Failure of wood lower 'joist' due to deflection.



Figure 3. Flooded basement (arrow indicates water line)



Figure 4. Bowed floor (arrow indicates $\frac{1}{2}$ " gap).



Figure 5. Gap of missing mortar and/or CMU separation.

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: September 30, 2019

Re.: ERNO Subdivision, 4931 Western Turnpike, Altamont, NY

APPLICATION

Applicant(s): Vision Planning Consultants, PO Box 442, Newtonville, NY 12128

Proposal: A proposed two lot subdivision of 1.7 acres.

Location: Property is located on the north side of Western Turnpike, just west of Helderview Drive, approximately 650 feet east of Fuller Station Road.

Zone: R20.

Site Inspection Summary:

Site Inspection Date: September 28, 2019

Meeting Attendees: (September 9, 2019) Presenter Ted DeLucia; GCAC Members Laura Barry, Martin Gnacik, Martha Harauscz, Gordon McClelland, Darrell McKnight, Margaretann Paczkowski and John Wemple, Chair.

Inspected by: On Sept. 28th by Presenter Ted DeLucia; GCAC Members Laura Barry, Martin Gnacik, and John Wemple, Chair. Also inspected by two GCAC members Gordon McClelland and Margaretann Paczkowski on September 21st, and Martha Harauscz on September 25th.

Conclusions: GCAC does not envision much, if any, adverse effects on the environment resulting from this proposed subdivision provided appropriate measures are taken regarding stormwater drainage and the location of the septic system absorption field to avoid any pollution of neighboring properties. It is especially important to protect the nearby ponds on the south side of Western Turnpike because of their relationship to the Watervliet Reservoir. This concern is also note in the Drainage/Wetlands and Septic/Wells sections of the Inspection report.

Submitted by:

 9/30/19

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): Dale Erno - ERNO Subdivision; Vision Planning Consultants

Address: PO Box 442, Newtonville, NY 12128

Background: According to Presenter, who is a consultant representing Dale Erno, Erno purchased the property about three years ago. County Clerk's records show the property was conveyed to Dale Erno from the estate of Henry Damassa, Jr. in October 2017. Presenter states the house is quite old and plan includes asbestos remediation, possible in the spring. He noted cost of this asbestos removal could run as high as \$90,000. Plan is to renovate the house and subdivide the property into two lots. Presenter noted that septic system field for the new lot was initially back on the lot but was moved to the front as shown on the site drawing. This move, it was felt, would allow more space in the back part of that lot for a possible swimming pool if a buyer wanted one. He further noted that the proposed location of the septic field is where the County Inspector felt it should be. GCAC feels that the type of soil identified as "W" which is close to the proposed septic field area, should be brought to the inspector's attention by the Presenter. Presenter further noted that the house may be old but it is in good shape, and he also noted that they have been in contact with DOT regarding the curb cut. At this time, Presenter noted they are just looking for approval of the subdivision.

Topography: Presenter noted the property is basically flat with a difference of only about four feet from back to front. GCAC further noted that the property is indeed relatively flat with a slight decrease in elevation from back to front.

In the description of the property, the lot where the existing house is located is referred to as Lot 1 and the new lot is Lot 2. Using the County Interactive mapping system, a review of the contour lines shows that the property is fairly flat with a line marked as 290 feet AMSL running from the north west corner of Lot 2, running southward about 15 feet from along the west side of that lot to approximately halfway down the lot and then zigzag across the two lots to a point about a third of the way down the east side of Lot 2, and then crosses Lot 1 to a point slightly nearer the north side of the lot as it reaches the east border. To the north of this contour line there is one at 292 ft. that enters a little to the east of the mid point of the rear border and extends about 50 ft. southward before making a right hand turn following a path parallel to the 290 ft. line as it heads in a eastern direction. The topo map also shows at the south west corner of the property a slight difference in elevation of about 2 feet in height that is about 35 to 65 ft. wide which crosses from the corner of lot 2 in an easterly direction and extends about 75 into Lot 1. Most of the property is at an elevation of 290 ft. AMSL as noted above with a slight decline to the south west toward the highway which is elevated causing a ditch of approximately four feet along much of the south border of the property.

Vegetation/Trees: According to the Presenter, the property is heavily wooded with trees. In walking the property, GCAC noted about nine different species of trees including a very large Cottonwood along the east border near the three car garage. This tree was dead but there are other large and small cottonwood on the property. Other trees noted were a couple catalpa trees, several large Norwegian spruce, Western black walnut, white pine, both dead and alive hemlocks, red maple, butternut as well as an apple tree in front of the existing house. Besides the trees and long grass, other vegetation includes golden rod, grapes vines, asters, brambles, bittersweet and other meadow flowers as well as cattails along the ditch area at the front of Lot 2 and a few in front of the front west portion of Lot 1.

Soil: At the time of the 9/25 site visit, GCAC was a bit surprised that the ground seemed as soft as it did near the front area of Lot 2 closest to the Turnpike. While it was not wet, it was softer

Page 2 of 3 (Continued) - Erno Subdivision – Western Turnpike – Sept. 2019

than expected considering recent amounts of precipitation. Using the County Interactive Mapping system, three soils were identified as being on the property namely ScA, ScB and W. Most of the property has ScA soil with the exception of a small area along most to the rear border of Lot 1 where there is ScB soil and a small area at the south west corner of Lot 2 which extends about 37 ft. into that lot from that corner. As previously mentioned, there is a small area at the northeast tip of a larger soil area identified as “W”. A brief description and some of the limitations of these soils as taken from “Soil Survey of Albany County, New York” -1992 – James H. Brown follows:

ScA Scio silt loam, 0 to 3 percent slopes. This nearly level soil is very deep and moderately well drained. Seasonal high water level is at a depth of 1 ½ to 2 feet from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and subsoil. The available water capacity is very high, and runoff is slow. Main limitation for dwellings with basements is the seasonal high water table. Installing foundation drains with adequate outlets will lower the water table. Erosion is a hazard during construction. Excavations and cutbacks cave or slough easily. Main limitation for local roads and streets is the frost action potential. Constructing roads with coarse textured fill material and installing surface and subsurface drainage reduces the frost-action potential. Cutbacks cave or slough. The main limitation affecting the use of this soil as a site for septic tank absorption fields is the seasonal high water table. Installing drainage around the field and intercepting runoff from the higher areas will reduce wetness.

ScB Scio silt loam, 3 to 8 percent slopes. This gently sloping soil is very deep and moderately well drained. The seasonal high water table is at a depth of 1 ½ to 2 feet from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and subsoil. The available water capacity is very high, and runoff is medium. Main limitation for dwellings with basements is the seasonal high water table. Installing foundation drains with adequate outlets will lower the water table. Erosion is a hazard during construction. Excavations and cutbacks cave or slough easily. Main limitation for local roads and streets is the frost-action potential. Constructing roads with coarse textured fill material and installing surface and subsurface drainage reduces the frost-action potential. Erosion is a hazard during construction. Cutbacks cave or slough. The main limitation affecting the use of this soil as a site for septic tank absorption fields is the seasonal high water table. Installing drainage around the field and intercepting runoff from the higher areas will reduce wetness.

W – Perennial water – lakes, ponds and reservoirs. While the unit is noted as “W” on the County Interactive mapping map, as well as the USDA Soil Survey site and the Soil Survey book, the area so marked does not appear to be wet and therefore is being considered by GCAC to have soil similar as the Scio silt loam adjacent to it.

Drainage/Wetlands: Presenter agreed that drainage is to the south and southwest as noted on the short environmental assessment form that there are no wetlands on the site. According to County Interactive Mapping system, there are no wetlands on the property. Nearest (NYSDEC) wetlands identified by that system is approximately 2,000 feet to the north on the north side of West Old State Road. The mapping system also shows the property is about 2,200 feet northeast of the nearest point of the Watervliet Reservoir and its FEMA floodway. A review of the contour lines of the property indicates that the natural drainage would be to the south west toward the south west corner of Lot 2 where the soil is identified as W. Following that same southwest direction, it was further noted, on a google map, that there are a half dozen small ponds on the property across the Turnpike to the south. These ponds lined up in the same south westerly direction as the natural drainage lines indicated, which is toward the Watervliet Reservoir.

Page 3 of 3 (Continued) - Erno Subdivision – Western Turnpike – Sept. 2019

Septic/Wells: The plan is to use Town water and have a septic system. Letter from Presenter dated May 21st states that County Inspector has marked out best location for the septic system which is shown on the proposed plan. GCAC questions this location since it is less than 20 feet from the nearby soil area noted as “W” on the County Interactive Mapping map, the USDA soil survey map and the James Brown’s Soil Survey reference book noted above. At time of September 28th site visit, GCAC noted dampness of that area along the front of Lot 2 and the cattails growing along the inner side of the drainage ditch which runs along the highway, indicating the presence of water or dampness on a regular basis. Presenter needs to obtain clarification from the County Inspector related to the location of the septic field. It was noted by GCAC that there is ditch about four feet deep and eight to ten feet long as well as a pipe approximately one inch in diameter in front of the existing house. When asked about this, Presenter noted this was from the disconnection of water.

Visual Impact: Presenter feels the location of possible house on Lot 2 will be quite a distance from the road.

GCAC feels that an additional house on the property should not adversely affect the nature of the neighborhood which already has many fairly new houses in that part of the Town.

Endangered Species: None noticed by the Presenter nor by GCAC at time of Inspection..

Historical Considerations: Per the presenter, nothing of historical significance and no cemetery on the property. According the County Mapping system, there are no Historical sites and Districts on or near the property other than the N. Ragone property at the north west corner of Fuller Station Road and Western Turnpike. GCAC did not find the existing dwelling on the list of properties where there is a structure built prior to 1900.

Submitted by:

John G. Wemple, Jr. 9/30/19
John G. Wemple, Jr. - Chair



**Department of
Transportation**

ANDREW M. CUOMO
Governor

PATRICK S. BARNES, P.E.
Acting Regional Director

May 20, 2019

**Mr. Ted DeLucia
Vision Planning to Construction
PO Box 442
Newtonville, NY 12128**

**Re: Residential Driveway
4931 Western Ave (Route 20)
Town of Guilderland
Albany County**

Dear Mr. DeLucia:

We have reviewed the conceptual plan that we received on May 13, 2019 and have no issues with the additional proposed driveway location. Prior to any work at this location a Highway work permit will be required for the work in the NYSDOT ROW. A PERM 33 non-utility (for the residential Driveway) as well as a PERM 32 (for utility connections).

If you have any questions or would like to discuss this further, please contact Guy Tedesco at 457-5283.

Sincerely,

A handwritten signature in black ink, appearing to read "Guy", written over a horizontal line.

for: **Mark Pyskadlo, P.E.
Regional Traffic Engineer**

**Cc: File
J. Izzó, Albany County**

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: ERNO SUBDIVISION			
Project Location (describe, and attach a location map): 4931 WESTERN TORWPIKE			
Brief Description of Proposed Action: SUBDIVIDE LOT INTO 2 PARCELS, ONE WITH THE EXISTING ONE FAMILY HOME AND CREATE A NEW LOT FOR FUTURE CONSIDERATION TO BUILD A NEW ONE FAMILY HOME.			
Name of Applicant or Sponsor: VISION PLANNING CONSULTANTS		Telephone: 518-857-4486	
Address: P.O. Box 442		E-Mail: VISIONPLANNINGCONSULTANTS@QUINCY.NY.GOV	
City/PO: NEWTENVILLE		State: N.Y.	Zip Code: 12128
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 checked="" 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: FUTURE BUILDING PERMIT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		74,250 acres sq. ft. +1- 3,520 acres sq. ft. 74,250 acres sq. ft.	
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 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	
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: _____ _____	<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: <u>NEW SEPTIC SYSTEM</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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 checked="" 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<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>180 S. J. J. J.</u> Date: <u>9/30/19</u> Signature: <u>[Signature]</u> Title: <u>Consultant</u>		

PRINT FORM

Page 3 of 3

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

**SEQR DETERMINATION
CLASSIFICATION OF ACTION AND NEGATIVE DECLARATION
4931 WESTERN TURNPIKE – TWO LOT MINOR SUBDIVISION**

APPLICATION TYPE: Two Lot Minor Subdivision

APPLICANT: Vision Planning Consultants

PROJECT DESCRIPTION: Two lot subdivision of 1.7 acres. Lot 1 would consist of 0.85 +/- acres and contains the existing single-family dwelling and outbuildings. Lot 2 would consist of 0.85 +/- acres and is undeveloped land.

TYPE OF ACTION: ☐ TYPE I ☐ TYPE II ☒ UNLISTED

LEAD AGENCY: Town of Guilderland Planning Board

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

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

- ☒ The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement. This determination is based on the reasons stated below.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. An Environmental Impact Statement is therefore not required.
- ☐ The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement, based on the reasons listed below.

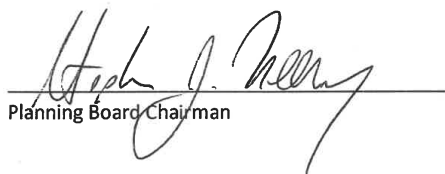
REASONS FOR DETERMINATION:

After review of the Environmental Assessment Form, the criteria contained in section 617.7 (c) of the SEQR regulations, input from the general public, and supporting correspondence from the Guilderland Conservation Advisory Council and Albany County Planning Board, the Town of Guilderland Planning Board determined that the Project will not have a significant adverse impact on the environment.

SUPPORTING INFORMATION:

1. A short Environmental Assessment Form was prepared for the project by Vision Planning Consultants, and reviewed and accepted by the Town Planner.

2. The Guilderland Conservation Advisory Council (GCAC) reviewed the subdivision application at their September 9, 2019 meeting. A site visit was conducted on September 28, 2019. The GCAC concluded they do not envision much, if any, adverse effects on the environment resulting from the proposed subdivision, provided appropriate measures are taken regarding stormwater drainage and the location of the septic system absorption field to avoid any pollution of neighboring properties. The GCAC further commented that it will be important to protect the nearby ponds on the south side of Western Turnpike because of their relationship to the Watervliet Reservoir.
3. Pursuant to §239-n of General Municipal Law, Albany County Planning Board (ACPB) reviewed the proposal at its September 8, 2019 meeting. The County Planning Board provided two recommendations to include a review by NYSDOT and any wetland disturbance will require Army Corps of Engineers review.
4. The project site is not served by sanitary sewer. The new lot will be served by private septic. The Albany County Department of Health (ACDOH) will review and approve the design of the septic system at the time of building permit.
5. In a letter dated May 20, 2019 the New York State Department of Transportation indicated they have no issues with the proposed driveway location.


Planning Board Chairman


Date

**ALBANY COUNTY PLANNING BOARD
NOTIFICATION****RECOMMENDATION DATE: 9/8/2019**

Case #: 10-190903361
Applicant: **Erno Minor Subdivision**
Project Location: 4931 Western Turnpike
Tax Map Number: 27.17-1-42
Referring Agency: Town of Guilderland Planning Board
Considerations: Subdivide lot to allow for the construction of a new dwelling

ACPB Recommendation: Modify local approval to include:

1. Review and permits by New York State Department of Transportation for property development plans involving new or modified access to a state highway, or involve any change of use or expansion of an existing development on a state highway.
2. Any wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineers for permits under Section 404 of the Clean Water Act.

Advisory:

Laura Travison, Senior Planner
Albany County Planning Board

NOTE:

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

449 New Salem Road, Voorheesville, NY 12186
TELEPHONE: (518) 447-5644/FAX: (518) 765-3459

**TOWN OF GUILDERLAND
MINOR SUBDIVISION APPROVAL FORM**

Subdivision #: 20-0001-SUB

Developer/Owner: Joseph Bottisti, John Staats and Nicholas Messere

Engineer/Surveyor: Stephen P. Walrath, L.S.

SEQR: (X) NEGATIVE DECLARATION () POSITIVE DECLARATION

APPROVAL MOTION FOR:

(X) FINAL APPROVAL

☐ Approved ☐ Denied ☐ Withdrawn

CONDITIONS:

- () Town Designated Engineer approval
- (X) Town Highway Superintendent approval (for any new curb cut)
- () Town Water & Wastewater Superintendent approval
- (X) Albany County Health Department approval (with building permit application)
- () Albany County Highway Department approval (for any work in Co. R-O-W)
- () NYS Department of Transportation approval (for any work in NYS R-O-W)
- (X) \$1,800 per dwelling unit – park & recreation fund (with building permit application)
- () \$2,085 per dwelling unit sewer mitigation fee (with sewer hook-up application)
- (X) Other:

1. Conditional approval of this subdivision plat has been granted subject to the following additional conditions:
 - A. Prior to the stamping of the final plat the Applicant shall complete the following **MODIFICATIONS** to the plans:
 - 1) Addresses shall be indicated in squares on Lot 1 and Lot 2.
 - 2) Every copy of the final plat submitted for signature shall carry the following endorsement:
“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, erasure, modification or revision of this plat, as approved, shall void this approval. Signed this _____ day of _____, 20__ by Chairman _____”
 - B. Simultaneously with the filing of the final plat, the Owner shall file copies of the 50’ wide easement for driveway grading through Lands of Daniel Santabarbara for the benefit of Lot 1. A copy of the filed easements and filing receipts shall be provided to the Planning Department.

C. Simultaneously with the filing of the final plat, the Owner shall file copies of the 30' wide ingress/egress right-of-way and utility easement to 100 Prout Lane and 300 Prout Lane.

2. Not later than 180 days from the date the Planning Board approved the final plat (June 10, 2020) or 90 days from the date the final plat was signed by the Chairman of the Planning Board, whichever comes first, the Owner(s) shall file a copy of the approved Final Plat in the Office of the Albany County Clerk or final approval shall expire. The Owner(s) shall submit a copy of the filing receipt to the Planning Board.

DATED: _____

CHAIRMAN: _____

**TOWN OF GUILDERLAND
APPLICATION FOR SUBDIVISION**

RETURN TO:

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

FEES:

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

APPLICANT INFORMATION

Name: Joseph Bottisti, John Staats & Nicholas Messere
Address: 22 Barrington Ct
Schenectady, NY
Zip: 12309
Phone #: 518-369-8837
Email: joe.bottisti@aol.com

SUBDIVISION INFORMATION

Name of Subdivision: Lands of Bottisti, Staats & Messere
General Location: 300 Prout Lane
Zoning: R40 Total Acreage: 43.24 Acres
Tax Map number(s): 15.00-2-24.3
Number of Proposed Lots: 2

Relationship to property:

owner ☒ - Partner _____
contract vendee _____
other, explain _____

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

Name: Stephen P. Walrath, L.S.
Address: P.O. Box 381
Altamont, NY Zip: 12009
Phone: 518-986-0125
Email: spwalrath3@gmail.com

PROPERTY DESCRIPTION

Current land use of the property: Horse Farm
Briefly describe proposed project: Subdivision of 43.24 Acres into 2 Lots. Lot 1 25.00 Acres - Vacant
Lot 2 18.24 Acres - Horse Barn on Lot

Generally describe any restrictions on the property (easements, deed restrictions, etc.): _____
Utility Easement across Lot 2

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: _____

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 Guiderland to walk the property for the purposes of conducting a site review.

Signature of Owner: _____ Date: November 22, 2019

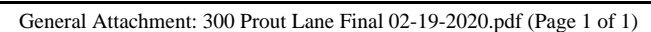
Minor Subdivision Plat Data – Concept Plan**Checklist**

This application must be accompanied by 12 copies of a concept plan containing all information required by the Town of Guilderland's Subdivision Regulations, and a check, payable to the Town of Guilderland, in the amount required by the above listed application fees. Pursuant to §247-8.B of Town Subdivision Regulations, the following data shall be included on the concept plan:

THIS COMPLETED CHECKLIST MUST BE SUBMITTED WITH YOUR APPLICATION

- 1) X The subdivision name or title, if any; the scale, which shall be no less than one inch equals 100 feet; North direction, which shall be oriented toward the top of the plan; the plan date; and the label "Concept Plan."
- 2) X The subdivision boundaries and the owners of all contiguous properties.
- 3) X The zoning classification and tax map number(s) of the property to be subdivided.
- 4) X The total acreage of the subdivision, the number and dimensions of lots, including lot width, depth, and acreage or square footage of every proposed lot.
- 5) X All streets, either mapped or built, adjacent to the parcel.
- 6) X All existing restrictions on the use of land, including easements and covenants.
- 7) X All existing structures, wooded areas, watercourses, slopes of 12° or greater and other significant physical features within the part to be subdivided and within 200 feet of the proposed subdivision's boundaries.
- 8) X The building envelope, which is determined by showing all the yard and other applicable setbacks in which proposed structures may be built.
- 9) n/a If applicable, the location and required setbacks from watercourses, wetlands, angle of repose reserves, protected slope reserves and the one-hundred-year floodplain.
- 10) X Contours with intervals of not more than 20 feet. A copy of the New York State Department of Transportation quadrangle map depicting the area of the proposed subdivision is adequate for the concept submission.
- 11) X A location map showing the scale, which shall not be less than one inch equals 2,000 feet.
- 12) X A location map showing all streets and lands within at least 5,000 feet of the proposed subdivision.







**ALBANY COUNTY PLANNING BOARD
NOTIFICATION****RECOMMENDATION DATE: December 17, 2019**

Case #: **10-191203413**
Applicant: **Concept Plan Lands of Bottisti, Staats & Messere Proposed Subdivision**
Project Location: 300 Prout Lane
Tax Map Number: 15.00-2-24.3
Referring Agency: Town of Guilderland Planning Board
Considerations: The subdivision of a 43.24 acre parcel into two lots. Lot 1 would consist of 25 acres and would be conveyed to an adjoining owner. Lot 2 would consist of 18.24 acres and continued to be used as an existing horse farm.

ACPB Modify local approval to include:

Recommendation:

1. Notification of the application should be sent to the Town of Colonie, including all required notices pursuant to GML §239-nn.

Advisory:

A handwritten signature in cursive script that reads "Laura Travison".

Laura Travison, Senior Planner
Albany County Planning Board

NOTE:

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

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

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

LOCAL ACTION ON ACPB RECOMMENDATION:

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

LOCAL DECISION ON PROJECT:

- ☐ PROJECT APPROVED
☐ PROJECT DISAPPROVED

VOTE RECORDED: _____ DATE OF LOCAL ACTION: _____

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

SIGNED: _____ TITLE: _____

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Subdivision of lands of Bottisti, Staat and Messere		
Project Location (describe, and attach a general location map): 300 Prout Lane, Town of Guilderland, County of Albany, State of New York		
Brief Description of Proposed Action (include purpose or need): 2 lot subdivision of 43.24 acres. Lot 1 is 25 +/- acres of vacant land. Lot 2 is 18.24 +/- acres with a horse barn.		
Name of Applicant/Sponsor: Joseph Bottisti, John Staats and Nicholas Messere		Telephone: 518-369-8837
		E-Mail: joe.bottisti@aol.com
Address: c/o John Bottisti, 22 Barrington Court		
City/PO: Schenectady	State: NY	Zip Code: 12009
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board	November 2019
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Heritage Areas: Mohawk Valley Heritage Corridor	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Single-family Residential (R40) District	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located?	Mohonasen
b. What police or other public protection forces serve the project site?	Guilderland Police
c. Which fire protection and emergency medical services serve the project site?	Fort Hunter Fire District
d. What parks serve the project site?	Fusco Town Park, DiCaprio Town Park

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? 2 Lot Residential Minor Subdivision	
b. a. Total acreage of the site of the proposed action?	43.24 acres
b. Total acreage to be physically disturbed?	no dev propose acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	43.24 acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %	Units:
d. Is the proposed action a subdivision, or does it include a subdivision?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	2 Lot residential Minor Subdivision
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Number of lots proposed?	2
iv. Minimum and maximum proposed lot sizes? Minimum	18.24 Maximum 25
e. Will the proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If No, anticipated period of construction:	12 months
ii. If Yes:	
• Total number of phases anticipated	
• Anticipated commencement date of phase 1 (including demolition)	month year
• Anticipated completion date of final phase	month year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	1			
At completion of all phases	1			

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☒ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☒ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☒ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
residential sanitary wastewater _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☒ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
If Yes:	
<ul style="list-style-type: none"> Describe extensions or capacity expansions proposed to serve this project: _____ 	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ul style="list-style-type: none"> Applicant/sponsor for new district: _____ Date application submitted or anticipated: _____ What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):	

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
_____ Square feet or _____ acres (impervious surface)	
_____ Square feet or _____ acres (parcel size)	
ii. Describe types of new point sources. _____	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?	

<ul style="list-style-type: none"> If to surface waters, identify receiving water bodies or wetlands: _____ 	

<ul style="list-style-type: none"> Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. In addition to emissions as calculated in the application, the project will generate:	
<ul style="list-style-type: none"> _____ Tons/year (short tons) of Carbon Dioxide (CO₂) _____ Tons/year (short tons) of Nitrous Oxide (N₂O) _____ Tons/year (short tons) of Perfluorocarbons (PFCs) _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____ 			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____ _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No 			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <i>i. During Construction:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <i>ii. During Operations:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<i>i. During Construction:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<i>ii. During Operations:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<i>i. During Construction:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<i>ii. During Operations:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes:	
i. Provide details including sources, time of day and duration: _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Describe: _____	
n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Product(s) to be stored _____	
ii. Volume(s) _____ per unit time _____ (e.g., month, year)	
iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
• Construction: _____ tons per _____ (unit of time)	
• Operation : _____ tons per _____ (unit of time)	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	
• Construction: _____	
• Operation: _____	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
• Construction: _____	
• Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested	21.5	21.5	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	21.5	21.5	
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p>
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p>
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p>
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p>
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Elnora loamy fine sand	33 %
Colonie loamy fine sand	33 %
Granby loamy fine sand	33 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 33 % of site
☒ Moderately Well Drained: _____ 33 % of site
☒ Poorly Drained: _____ 33 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 80 % of site
☒ 10-15%: _____ 20 % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:

i. Name of aquifer: _____ Principal Aquifer, Sole Source Aquifer Names: Schenectady-Niskayuna SSA

m. Identify the predominant wildlife species that occupy or use the project site:	
birds	small game
deer	
butterfly	
n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation):	
Pitch Pine-Oak Forest, Pitch Pine-Scrub Oak Barrens	
ii. Source(s) of description or evaluation:	
iii. Extent of community/habitat:	
• Currently:	2819.0, 713.5 acres
• Following completion of project as proposed:	acres
• Gain or loss (indicate + or -):	acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Species and listing (endangered or threatened):	
Frosted Elfin, Karner Blue	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Species and listing:	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, give a brief description of how the proposed action may affect that use:	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, provide county plus district name/number:	
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
i. If Yes: acreage(s) on project site? 20	
ii. Source(s) of soil rating(s): colonie loamy fine sand and elnora loamy fine sand	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:	
Name of Landmark: Albany Pine Bush, Acres: 3165.255038	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. CEA name:	
ii. Basis for designation:	
iii. Designating agency and date:	

e. 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?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District		
ii. Name: _____		
iii. Brief description of attributes on which listing is based: _____		
f. 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"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Describe possible resource(s): _____		
ii. Basis for identification: _____		
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:		
i. Identify resource: <u>Pine Bush Preserve</u>		
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Article 46 of Environmental Conservation law created the preserve.</u>		
iii. Distance between project and resource: <u>located in the preserve</u> miles.		
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Identify the name of the river and its designation: _____		
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?		<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Kenneth Kovalchik Date April 10, 2020

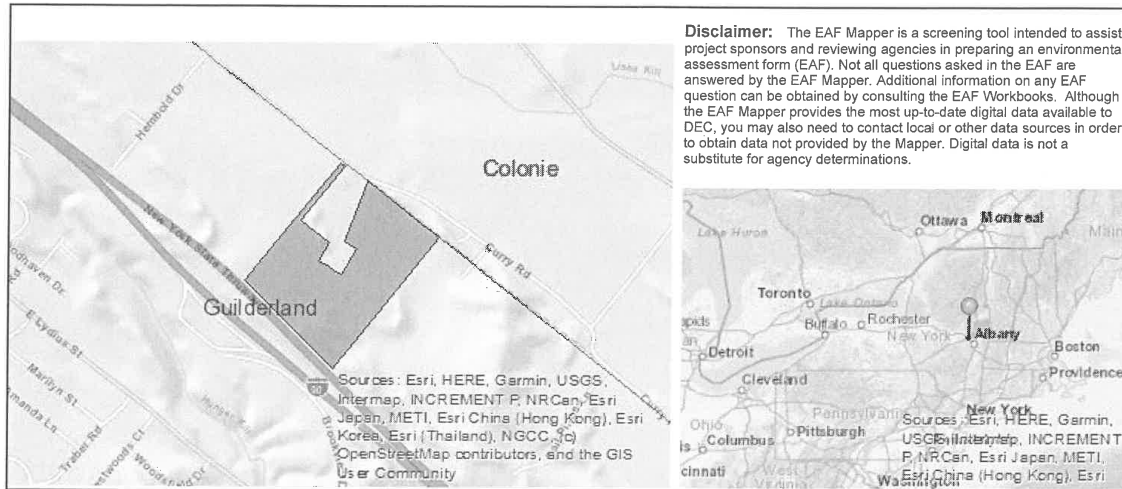
Signature Kenneth Kovalchik Title Town Planner

PRINT FORM

Page 13 of 13

EAF Mapper Summary Report

Wednesday, March 11, 2020 4:34 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names: Schenectady-Niskayuna SSA
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Pitch Pine-Oak Forest, Pitch Pine-Scrub Oak Barrens

E.2.n.i [Natural Communities - Acres]	2819.0, 713.5
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Frosted Elfin, Karner Blue
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	Yes
E.3.c.ii [National Natural Landmark - Name and Size in Acres]	Name of Landmark:Albany Pine Bush, Acres:3165.255038
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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

**SEQR DETERMINATION
CLASSIFICATION OF ACTION AND NEGATIVE DECLARATION
300 PROUT LANE – TWO LOT MINOR SUBDIVISION**

APPLICATION TYPE: Two Lot Minor Subdivision

APPLICANT: Joseph Bottisti, John Staats and Nicholas Messere

PROJECT DESCRIPTION: Two lot subdivision of 43.24 +/- acres of land located in the Single-family Residential (R40) District. Lot 1 would consist of 25 +/- acres. Lot 2 would consist of 18.24 +/- acres and contains a horse barn and other outbuildings.

TYPE OF ACTION: ☐ TYPE I ☐ TYPE II ☒ UNLISTED

LEAD AGENCY: Town of Guilderland Planning Board

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

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

- ☒ The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement. This determination is based on the reasons stated below.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. An Environmental Impact Statement is therefore not required.
- ☐ The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement, based on the reasons listed below.

REASONS FOR DETERMINATION:

After review of the Environmental Assessment Form, the criteria contained in section 617.7 (c) of the SEQR regulations, input from the general public, the minor nature of allowing 1 single-family home on 25 acres of land and the ability to continue to provide a buffer and/or link to any future preserve lands, and supporting correspondence from the Guilderland Conservation Advisory Council, the Town of Guilderland Planning Board determined that the Project will not have a significant adverse impact on the environment.

SUPPORTING INFORMATION:

1. A Full Environmental Assessment Form was prepared for the project by the Town Planner.
2. The Guilderland Conservation Advisory Council (GCAC) reviewed the application at their December 9, 2019 meeting and conducted a site visit on December 14, 2019. The GCAC concluded that since there is no plan for building any houses on either of the two lots being proposed, the GCAC does not see anything that would be considered to have a negative impact on the environment if this property is subdivided into two lots. The GCAC finds that there is adequate space on both lots to build residences provided the limitations of the soils are taken into consideration and that appropriate stormwater management plans are included in the plans for such development.
3. The Albany Pine Bush Preserve Commission Technical Committee (Committee) reviewed the application at their March 3, 2020 meeting. In a letter dated March 11, 2020 the Committee commented the site is located in a Full Protection Area (Area 54). Areas designated for full protection are recommended for protection in their entirety using the greatest means of protection possible, including donation, acquisition fee, land exchanges/swaps, purchase of development rights or a conservation easement. The plans appear to be inconsistent with these recommendations.

The Committee also recommended that a FEAF should be prepared considering the site is located in a Full Protection Area. An FEAF has been prepared.
4. Pursuant to §239-n of General Municipal Law, Albany County Planning Board (ACPB) reviewed the project at their December 17, 2019 Board meeting. The ACPB recommended to modify local approval to include review by the Town of Colonie.
5. The Town of Colonie provided comments in an email dated February 26, 2020 related to addressing for 911 purposes. The address of the site should be reviewed for accuracy and to resolve any conflicts with Town of Colonie and Town of Guilderland for emergency response purposes. Town staff consulted with the Town Assessor who indicated there have been no emergency response issues with the site address.
6. The minor nature of the two lot subdivision. Albany County Department of Health will review and approve the septic system design.
7. The proposed lots are consistent with surrounding developed single-family parcels and compatible with neighborhood character.


Planning Board Chairman

4/22/20
Date

NORMAN VALE MINOR SUBDIVISION

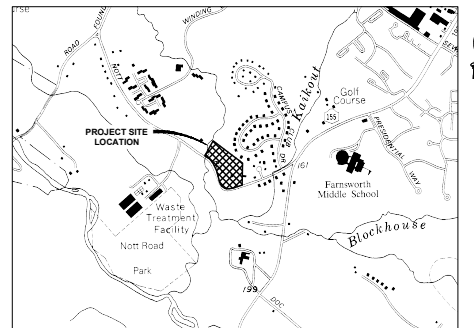
6030 NOTT ROAD

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

JULY 2018

REVISED: FEBRUARY 2020

Sheet List Table		
SHEET DESCRIPTION	SHEET TITLE	SHEET NUMBER
C-001	COVER	1
C-002	NOTES & LEGEND	2
C-010	SUBDIVISION AND EASEMENT PLAN	3
C-100	EXISTING CONDITIONS & REMOVALS	4
C-120	EROSION & SEDIMENT CONTROL PLAN	5
C-130	LAYOUT, UTILITIES & GRADING PLAN	6
C-200	DRIVEWAY PLAN & PROFILE	7
C-201	DRIVEWAY LAYOUT & SIGHT DISTANCE PLAN	8
C-500	EASC AND GENERAL CONSTRUCTION DETAILS	9
C-601	WATER & SANITARY SEWER DETAILS	10



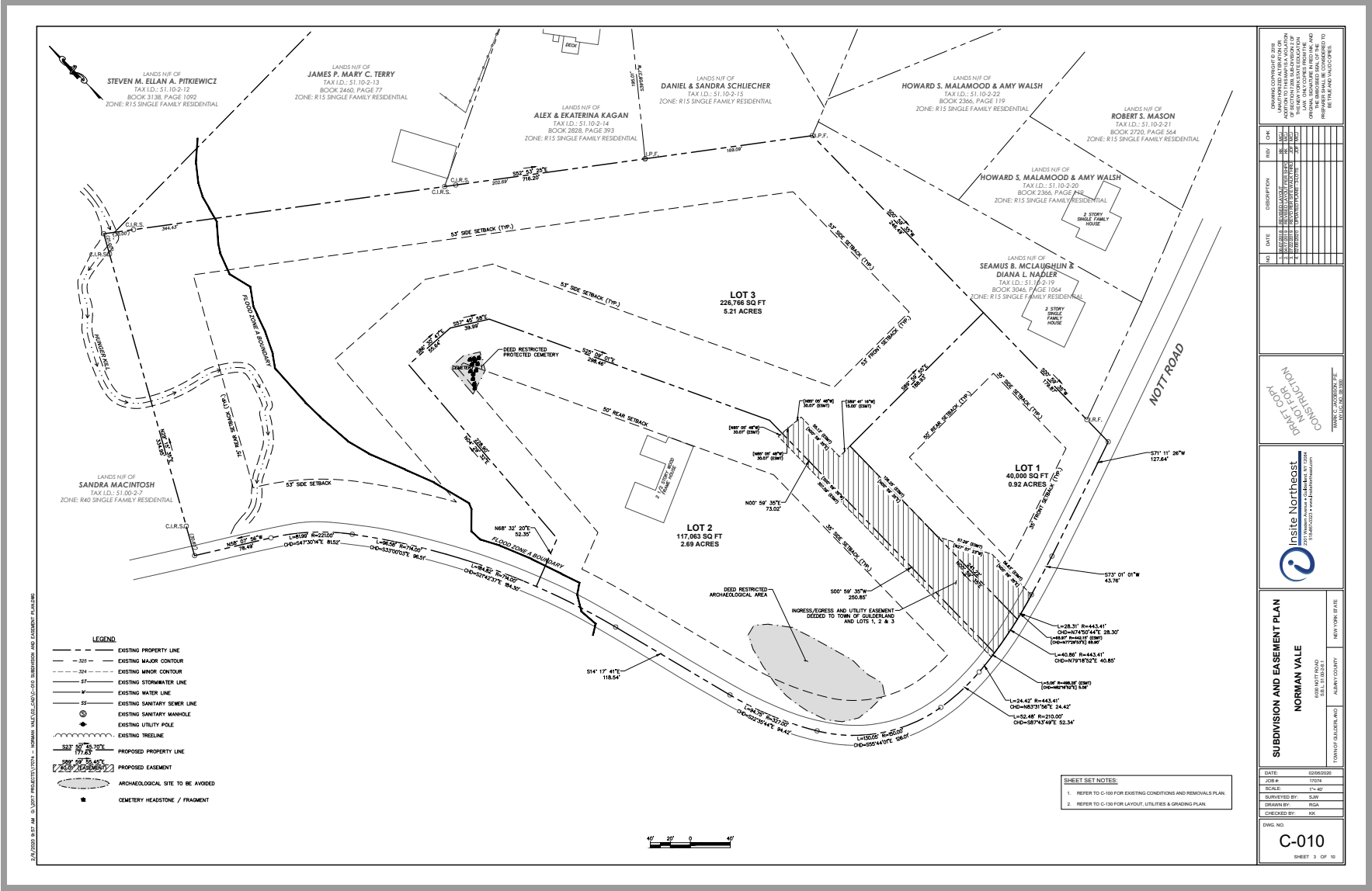
SITE LOCATION MAP

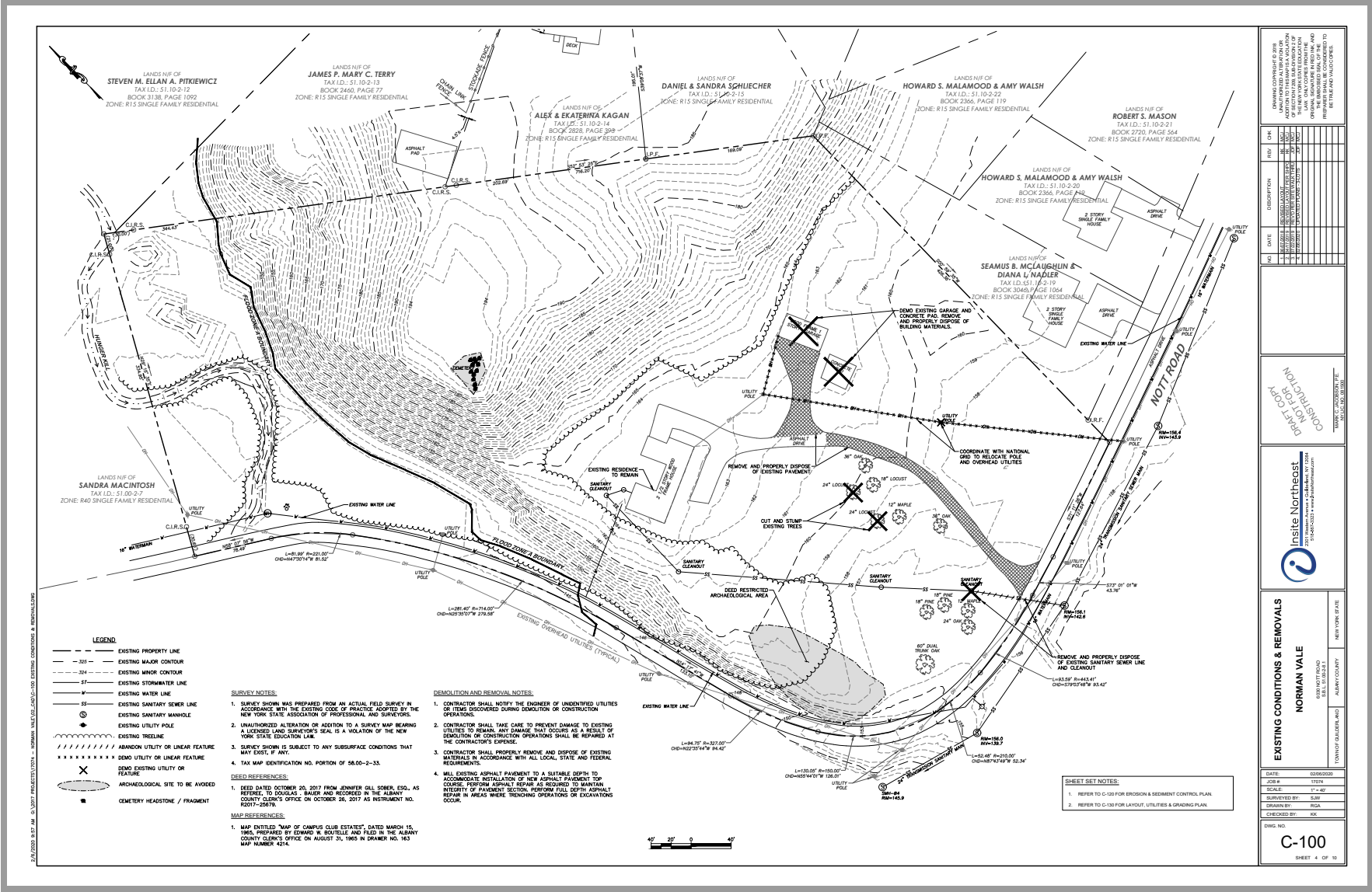
1°-1000

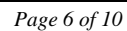
PROPERTY OWNER:
DOUGLAS BAUER
PO BOX 13081
ALBANY, NY 12212-3081

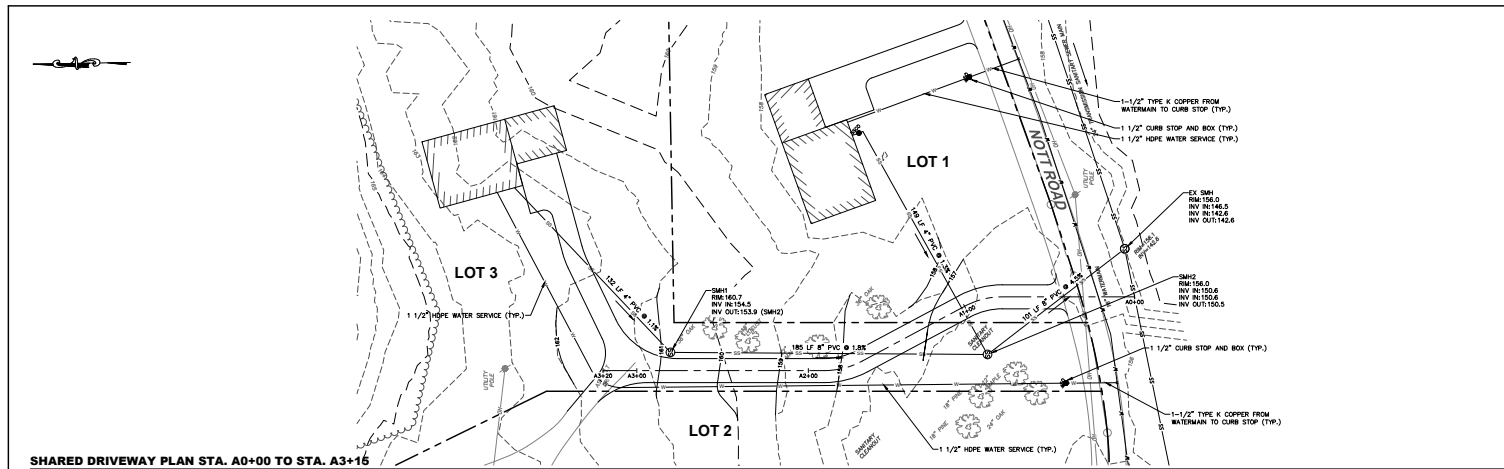
<div>  Insite Northeast <small>151 HARTFORD STREET, SUITE 200 HARTFORD, CT 06103 TEL: 860.234.1100 FAX: 860.234.1101 WWW.INSITE-NE.COM</small> </div>		<div> COVER NORMAN ALLEN <small>151 HARTFORD STREET, SUITE 200 HARTFORD, CT 06103 TEL: 860.234.1100 FAX: 860.234.1101 WWW.INSITE-NE.COM</small> </div>		<div> NEW YORK GRANT ALANY COSENTI <small>151 HARTFORD STREET, SUITE 200 HARTFORD, CT 06103 TEL: 860.234.1100 FAX: 860.234.1101 WWW.INSITE-NE.COM</small> </div>	
<div> DATE: 02/09/2008 JOB #: 10704 SCALE: AS SHOWN REVISIONS: 1-01 DRAWN BY: RUSA CHECKED BY: NIK </div>		<div> DATE: 02/09/2008 JOB #: 10704 SCALE: AS SHOWN REVISIONS: 1-01 DRAWN BY: RUSA CHECKED BY: NIK </div>		<div> DATE: 02/09/2008 JOB #: 10704 SCALE: AS SHOWN REVISIONS: 1-01 DRAWN BY: RUSA CHECKED BY: NIK </div>	
<div> DWG. NO. C-001 </div>		<div> DWG. NO. C-001 </div>		<div> DWG. NO. C-001 </div>	
<div> SHEET 1 OF </div>		<div> SHEET 1 OF </div>		<div> SHEET 1 OF </div>	

[illegible]

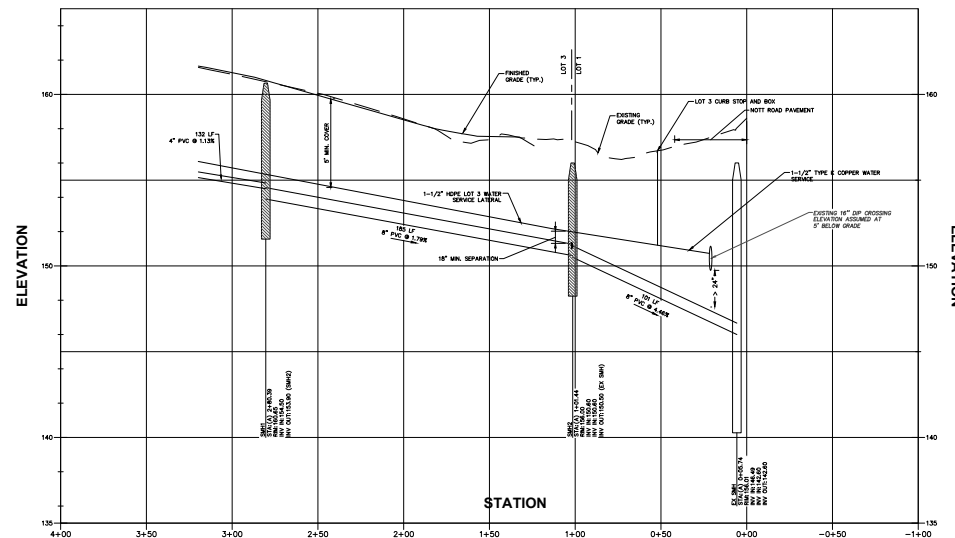






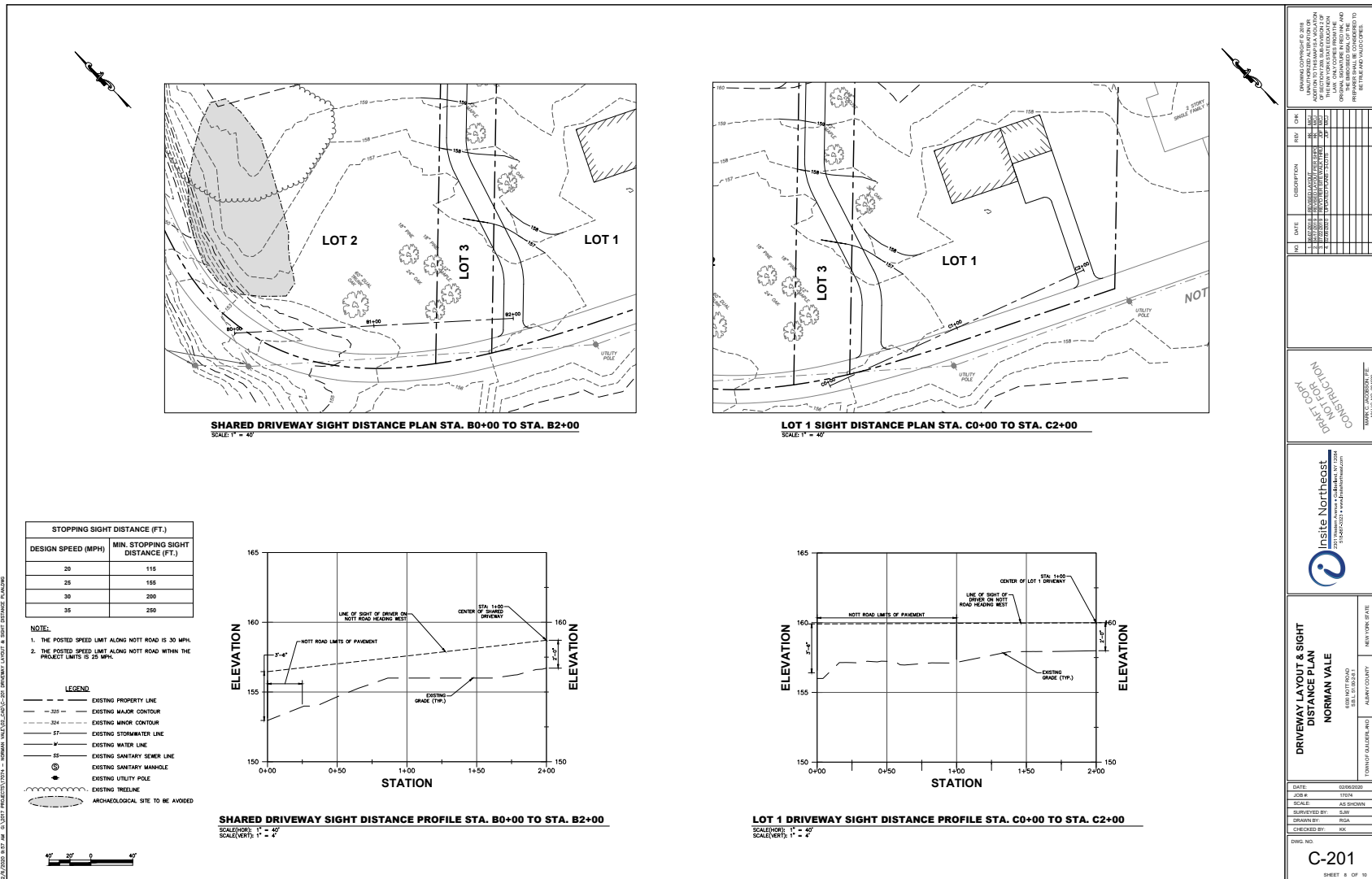


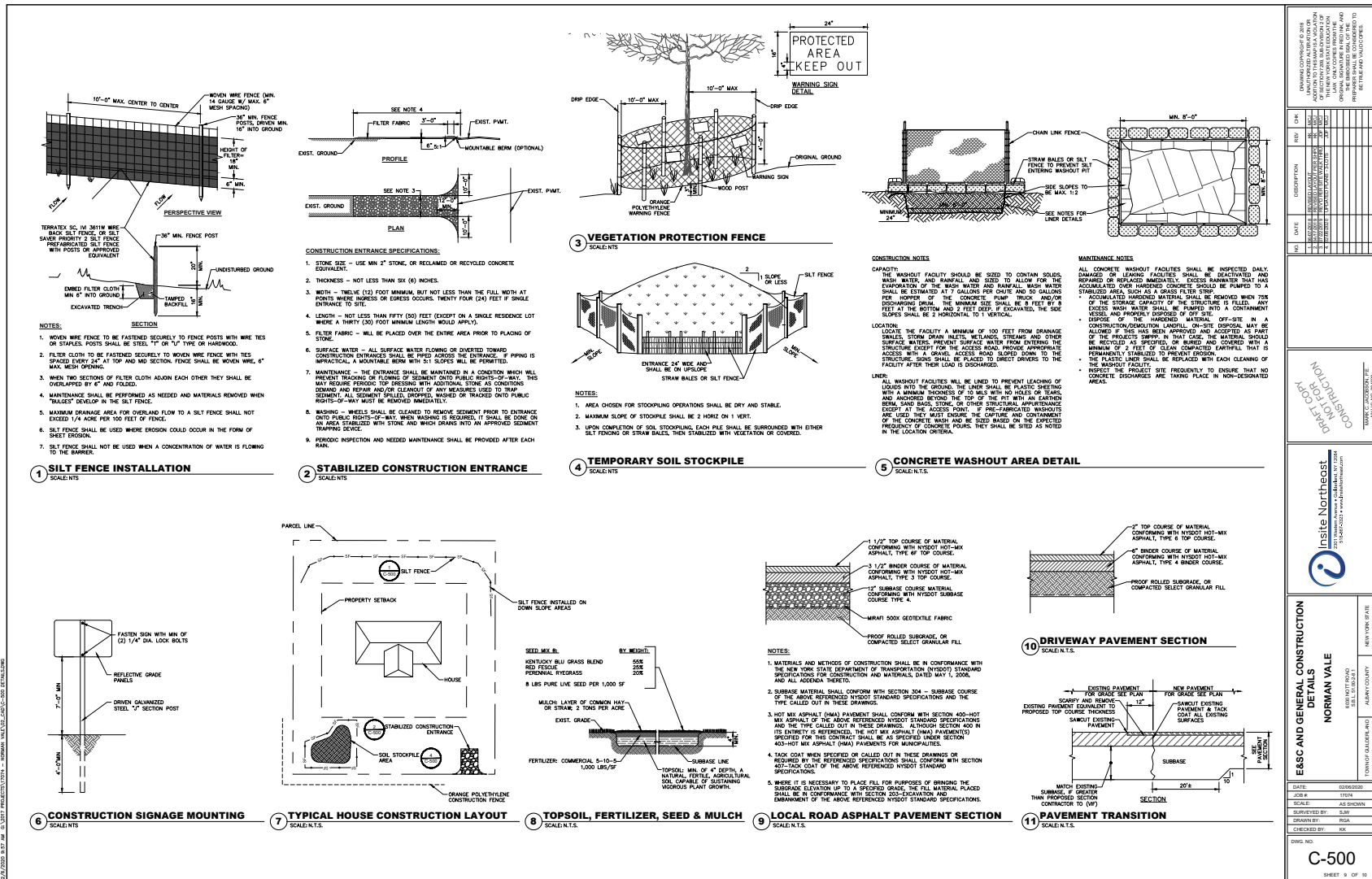
SHARED DRIVEWAY PLAN STA. A0+00 TO STA. A3+15
SCALE: 1" = 30'



SHARED DRIVEWAY PROFILE STA. A0+00 TO STA. A3+15
SCALE: 1" = 30'
SCALE: 1" = 30'

INSITE NORTHEAST 2017 WATER MAIN & SANITARY DESIGN 11100 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.INSITENORTHEAST.COM	
DATE: 03/03/2020 JOB #: 17024 SCALE: AS SHOWN DESIGNED BY: RJA DRAWN BY: RJA CHECKED BY: RJA	SHEET NO.: C-200 SHEET 7 OF 10
DRIVEWAY PLAN & PROFILE NORMAN VALE 11100 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.INSITENORTHEAST.COM	
TOWN OF GALLER, RD ALBERTA COUNTY NEW YORK STATE	





- B. Prior to the stamping of the final plat the Owner shall have the headstones placed back in the cemetery as discussed on a site visit with the Guilderland Police Department, Town Planner and owner's engineer during a site visit conducted on June 2, 2020. The Guilderland Police Department reserves the right to inspect the placement of the headstones during installation and post-installation.
2. An Archaeological Sensitive Area Notice shall be incorporated in the deed to the lot containing an archaeological sensitive area (Lot 2). The purpose of the notice shall be to inform future lot owners of regulatory constraints associated with the area and restrictions imposed by the deed restrictions referenced in Item C below.
 3. The Owner(s) shall place restrictive covenants or other acceptable deed restrictions on the archaeological sensitive area labeled as "Deed Restricted Archaeological Area" on the Final Plat. The purpose of said restrictions shall be to provide long term avoidance and protection from significant encroachment or disturbance of the archaeological sensitive area. Final draft language for the archaeological sensitive area restrictions shall be submitted to the Town for its approval prior to signing the Final Plat.
 4. A Deed Restricted Protected Cemetery Notice shall be incorporated in the deed to the lot containing a deed restricted cemetery (Lot 2). The purpose of the notice shall be to inform future lot owners of regulatory constraints associated with the area and restrictions imposed by the deed restrictions referenced in Item E below.
 5. The Owner(s) shall place restrictive covenants or other acceptable deed restrictions on the cemetery area labeled as "Deed Restricted Protected Cemetery" on the Final Plat. The purpose of said restrictions shall be to provide long term avoidance and protection from significant encroachment or disturbance of the cemetery area. Final draft language for the deed restricted cemetery area restrictions shall be submitted to the Town for its approval prior to signing the Final Plat.
 6. Simultaneously with the filing of the final plat, the Owner shall file copies of the ingress/egress easement for Lot 2 and Lot 3. A copy of the filed easements and filing receipts shall be provided to the Planning Department.
 7. Simultaneously with the filing of the final plat, the Owner shall file copies of the utility easement. A copy of the filed easements and filing receipts shall be provided to the Planning Department.
 8. The Owner shall provide the Town with easements for (a) for sanitary sewerage, (b) for water supply, and (c) for such other activities for which the Town may need easements - in the locations shown on the Final Plat, and at such other locations as may be required by the Town. Such easements shall be provided to and accepted by the Town prior to the issuance of Building Permits for the subdivision.
 9. Not later than 180 days from the date the Planning Board approved the final plat (June 10, 2020) or 90 days from the date the final plat was signed by the Chairman of the Planning Board, whichever comes first, the Owner(s) shall file a copy of the approved Final Plat in the Office of the Albany County Clerk or final approval shall expire. The Owner(s) shall submit a copy of the filing receipt to the Planning Board.

DATED: _____

CHAIRMAN: _____

**TOWN OF GUILDERLAND
APPLICATION FOR SUBDIVISION**

RETURN TO:

Jan Weston
Town Planner
Guilderland Town Hall, Route 20
Guilderland, New York 12084
(518) 356-1980

FEES:

Application fee:	Hearing fee:
Minor - \$50	Minor - \$25 per lot
Major - \$250	Major - \$50 per lot
Fee in lieu of 10 % parkland donation - \$1,500	
(Payable with building permit application)	

APPLICANT INFORMATION

Name: Douglas Bauer
Address: PO Box 13081
Albany, NY Zip: 12212-3081
Daytime Phone #: 518-275-7748
Email: dbauer1719@aol.com

Relationship to property:

- ☒ owner
☐ contract vendee
☐ other, explain _____

SUBDIVISION INFORMATION

Name of Subdivision: Norman Vale
General Location: 6030 Nott Road
Zoning: R40 Total Acreage: 8.8
Tax Map number(s): 51.00-2-8.1
Number of Lots: 4
Presenter: (if other than applicant) _____

Address: _____
Zip: _____
Phone: _____

PROPERTY DESCRIPTION

Generally describe any easements or other restrictions on the property: _____

Does the site contain any of the following: ☒ stream ☐ pond ☐ other body of water ☐ wetlands
☒ floodplain ☒ steep slopes ☐ Pine Bush ☒ historic/archeological resources

If yes, please elaborate: The Hunger kill traverses through the west side of lot 3. Historic Structure on parcel (lot 4).

Water will be provided by:

- ☐ Well ☒ Hookup to existing Town water ☐ Extension of Water district

Sanitary will be provided by:

- ☐ Septic system ☒ Hookup 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? If yes, what is the percentage and proposed ownership of the open space?
No

CONCEPT PLAN

This application must be accompanied by 12 copies of a concept plan containing all information required by the Town of Guilderland's Subdivision Regulations, and a check, payable to the Town of Guilderland, in the amount required by the above listed application fees.

AGREEMENT

The applicant hereby certifies that he/she is the owner of record or the contract vendee 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: 06/07/2018



February 11, 2020

To Whom It May Concern:

This letter concerns the return and placement of the tombstones and related articles to the 6030 Nott Road cemetery (also known as The Old Nott Homestead). The above referenced articles are currently being held in storage by the Guilderland Police Department since October 12, 2018 (see the attached property report provided to Douglas Bauer).

Recently a meeting was held with Supervisor Barber serving as a coordinator regarding the return of the tombstones to The Old Knott Homestead Cemetery. Present was Ken Kovalchik, Town Planner, John Romeo, Project Engineer, Douglas Bauer, Builder/Developer and Supervisor Barber. Ken and John indicated that the Guilderland Police Department had signed off on the return of the tombstones. The tombstones are to be returned or picked up by Cemetery Specialist/Professional (other than the builder/developer). A plan for the replacement of all items to the Cemetery will need to be approved by the planning board as a condition of the three lot subdivision approval. The builder/developer agreed to fund all necessary and reasonable costs for this purpose and would not be issued any building permits upon the three lot subdivision approval until the planning board or Ken were satisfied that the Cemetery project is completed.

David P. Burek, Vice President of Grace Memorials, Inc. has been retained to oversee, advise, coordinate and direct the processes of returning and situating the tombstones to their original position prior to being removed for their protection, preservation, cleaning, restoration and possible repair purposes. There is documentation in the form of photographs and drawings (with measurements) that detail their exact location.

We are considering several possible placement suggestions by Mr. Burek. Option 1: returning the tombstones to their exact pre-removal location with the inscription side face up on the ground (even though they may have been inscription side face down into the earth), Option 2: Where possible since they are of a monolithic design; place the stones that are able to be standing straight up into the ground, Option 3: Construct (likely from concrete) a base to lay the tombstones on to keep them off the ground and thereby less exposure to deterioration from natural events.

If and when necessary Mr. Burek will retain other experts required in order to assure and insure a satisfactory result regarding the full and complete return of the tombstones and related articles. We obviously consider this cemetery (as we do all cemeteries) to be not only of invaluable historical significance but also sacred and hollowed grounds.

A handwritten signature in black ink, appearing to read 'DJ Bauer', with a long horizontal flourish extending to the right.

Douglas J Bauer

Property Owner and Caretaker

Norman Vale

6030 Nott Road

Guilderland, NY 12084

RMS PERSON I.D.#

GUILDERLAND POLICE DEPARTMENT
PROPERTY REPORT

Page 1 of 1

DATE

10/12/18

INCIDENT #

18-422410

OWNER'S NAME			DEF	Y	N	PHONE #
ADDRESS						(H) ()
CITY	STATE	ZIP				(W) ()
RECEIVED FROM	DOUG BAUER		DEF	Y	(N)	PHONE #
ADDRESS	123 CHANCELLOR DR					(H) ()
CITY	GUILDERLAND	STATE	NY	ZIP	12084	(W) ()

ITEM#	CODE(S)	TO BE RET'D	DESCRIPTION (INCLUDE AMOUNT)
1	E-2	Y (N)	VOLKERT VEEDER HEADSTONE
2	E-2	Y (N)	BROKEN HEADSTONE
3	E-2	Y (N)	GRAYISH HEADSTONE - ILLEGIBLE
4	E-2	Y (N)	BROKEN HEADSTONE BASE
5	E-2	Y (N)	PETER VEEDER HEADSTONE
6	E-2	Y (N)	BROKEN HEADSTONE
7	E-2	Y (N)	PIECE OF BROKEN TAN HEADSTONE
8	E-2	Y (N)	PIECE OF BROKEN GRAY HEADSTONE
9	E-2	Y (N)	INFANT DAUGHTER HEADSTONE
10	E-2	Y (N)	ELLEN BULLOCK HEADSTONE
11	E-2	Y (N)	GERTRUDE VEEDER HEADSTONE
12	E-2	Y (N)	REYNIER VEEDER HEADSTONE
13	E-2	Y (N)	2 LIGHT GRAY HEADSTONE PIECES
14	E-2	Y (N)	2 SMALL HEADSTONE PIECES
		Y N	
		Y N	
		Y N	
		Y N	
		Y N	
		Y N	

CLASS CODE:	E= EVIDENCE	PROCESS CODE:	L= LATENTS	A= ALCOHOL / (BAC)
P= FOUND/RECOVERED PROPERTY		B= BLOOD	D= DRUGS	
S= SAFE KEEPING		Z= OTHER (SPECIFY)		F= FILM
REPORTING OFFICER:	<i>[Signature]</i>	SHIELD#	38	ARREST#
SUPERVISOR:		SHIELD#		
PROPERTY OFFICER				

GRACE MEMORIALS, INC.

May 19, 2020

To: Thomas Funk, Sr. Investigator- G.P.D.

From: David Burek, VP, Grace Memorials, Inc.

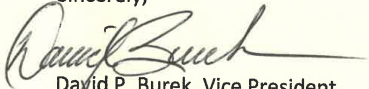
Thank you for meeting last week regarding the return and placement of the cemetery tombstones (and related pieces) to the Norman Vale Cemetery located at 6300 Nott Road, Guilderland, New York 12084. The property report is attached showing the 14 item numbers.

The common goal is to have all items returned and placed in the cemetery where they belong as soon as possible. As per your directions, attached is a detailed drawing showing the placement of the tombstones to their original positions prior to removal. Their placements were determined after a review of historical data, photos, GPRS report and drawing with measurements from large trees on site, etc.

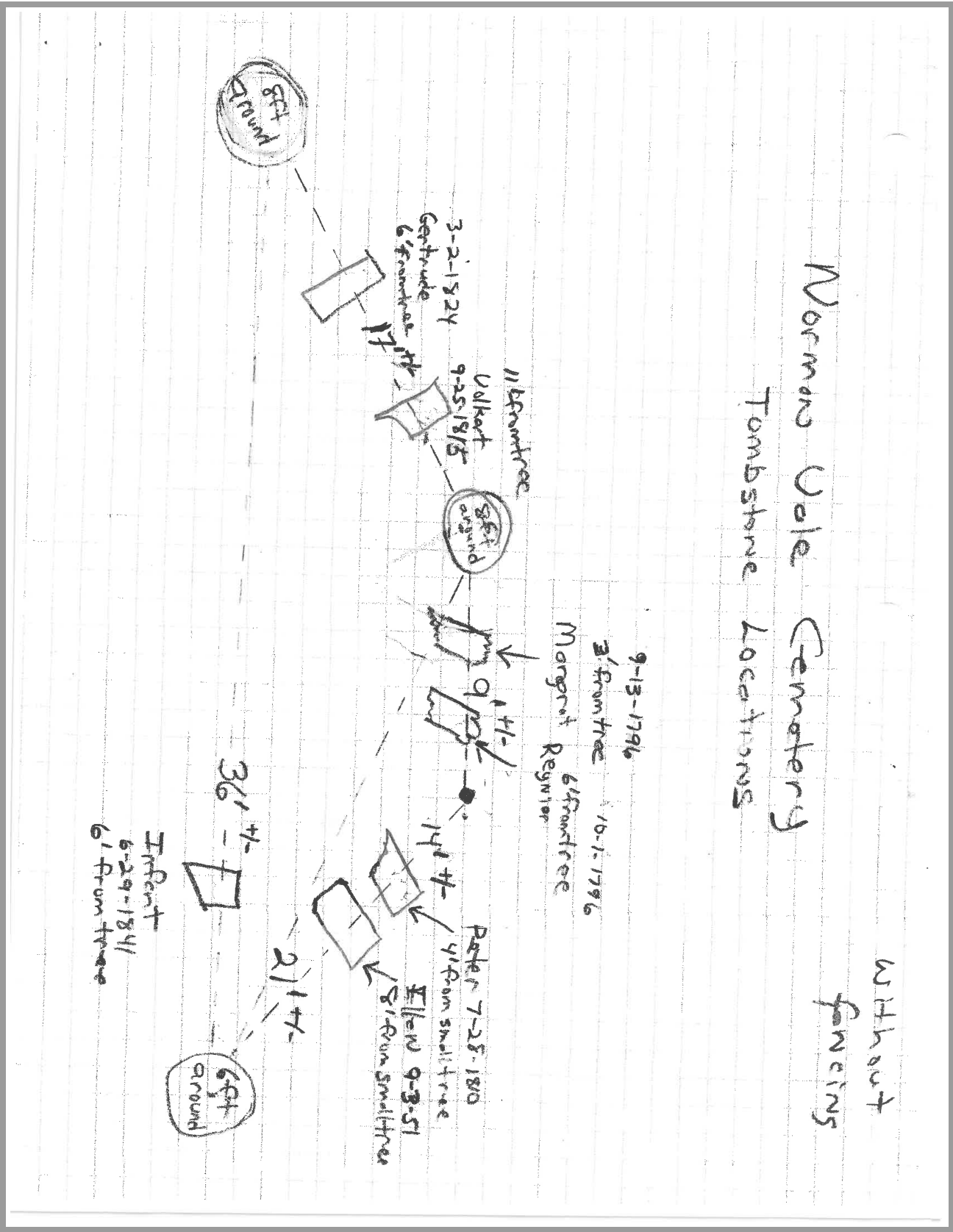
You stated that you would arrange (upon your approval of my report for placement) to have the property returned to me.

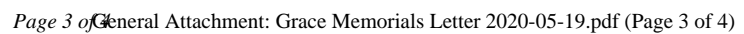
I would like them returned to 6030 Nott Road where they will be placed flat on the ground as they were prior to removal. Please call me to arrange a time to meet you or the persons returning the tombstones at 6030 Nott Road.

Sincerely,



David P. Burek, Vice President
Grace Memorials, Inc.
1361 Central Avenue
Albany, New York 12205
(518) 435-9722
gracememorials34@aol.com





RMS PERSON I.D.#

GUILDERLAND POLICE DEPARTMENT
PROPERTY REPORT

Page 1 of 1

DATE

10/12/18

INCIDENT #

18-422410

OWNER'S NAME	DEF Y N		PHONE #
ADDRESS			(H) ()
CITY	STATE	ZIP	(W) ()
RECEIVED FROM	DEF Y N		PHONE #
ADDRESS			(H) ()
CITY	STATE	ZIP	(W) ()

ITEM#	CODE(S)	TO BE RET'D	DESCRIPTION (INCLUDE AMOUNT)
1	E-Z	Y (N)	VOLKERT VEEDER HEADSTONE
2	E-Z	Y (N)	BROKEN HEADSTONE
3	E-Z	Y (N)	GRAYISH HEADSTONE - ILLEGIBLE
4	E-Z	Y (N)	BROKEN HEADSTONE BASE
5	E-Z	Y (N)	PETER VEEDER HEADSTONE
6	E-Z	Y (N)	BROKEN HEADSTONE
7	E-Z	Y (N)	PIECE OF BROKEN TAN HEADSTONE
8	E-Z	Y (N)	PIECE OF BROKEN GRAY HEADSTONE
9	E-Z	Y (N)	INFANT DAUGHTER HEADSTONE
10	E-Z	Y (N)	ELLEN BULLOCK HEADSTONE
11	E-Z	Y (N)	GERTRUDE VEEDER HEADSTONE
12	E-Z	Y (N)	REYNIER VEEDER HEADSTONE
13	E-Z	Y (N)	2 LIGHT GRAY HEADSTONE PIECES
14	E-Z	Y (N)	2 SMALL HEADSTONE PIECES
		Y N	
		Y N	
		Y N	
		Y N	
		Y N	
		Y N	

CLASS CODE:	E= EVIDENCE	PROCESS CODE:	L= LATENTS	A= ALCOHOL / (BAC)
P= FOUND/RECOVERED PROPERTY		B= BLOOD	D= DRUGS	
S= SAFE KEEPING		Z= OTHER (SPECIFY)		F= FILM
REPORTING OFFICER:	SHIELD# 38		ARREST#	
SUPERVISOR:	SHIELD#			
PROPERTY OFFICER				

From: Sean.Parker@gprsinc.com,
To: dbauer1719@aol.com,
Subject: GPRS - Residential - 6030 Nott Road
Date: Fri, Apr 3, 2020 9:17 am
Attachments: Residential NY 2 V12.8_1.31.20.pdf (921K), ATT00001.htm (238), residential NY.kmz (2K), ATT00002.htm (862)

Douglas,
Attached please find a copy of the GPR investigation conducted at 6030 Nott Road in Guilderland, NY. Please give me a call if you have any questions or concerns.

Also, I have included a copy of the KMZ file that shows the boundary of the scans that we performed on the hill. You can open this file in Google Earth or an application like TouchGIS which allows you to read and open KMZ files and data points.

Thank you,



Sean Parker
Project Manager Boston
☎ 617-372-6695
✉ sean.parker@gprsinc.com
🌐 www.gprsinc.com

GPRS, LLC
5217 Monroe St. Toledo, OH 43623
Remit to (checks only):
GPRS, LLC | PO BOX 932 | TOLEDO, OH 43697-0932





Summary of GPR – Residential

Prepared For: Douglas Bauer

Prepared By:
Sean Parker
Sean.Parker@GPRSinc.com
Project Manager -Boston
617-372-6695



Douglas Bauer

Attn: Residential

Site: 6030 Nott Road Guilderland, NY

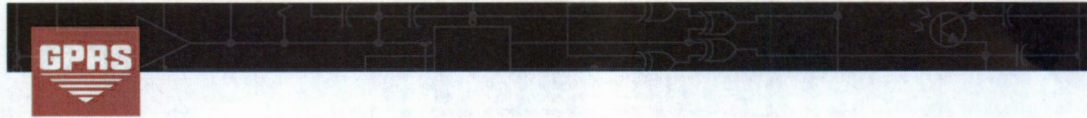
We appreciate the opportunity to provide this report for our work completed on March 30, 2020.

PURPOSE

The purpose of this project was to search for potential burials and soil anomalies within the scan area. The scope of work consisted of one location measuring approximately 75'x75'. The area to be scanned was provided by the client and our markings were then placed onto the surface using spray paint and scan boundary flagged.

EQUIPMENT

- **Underground Scanning GPR Antenna.** The antenna with frequencies ranging from 250 MHz-450 MHz is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the types of materials being scanned through. Some soil types such as clay may limit maximum depths to 3' or less. As depth increases, targets must be larger in order to be detected and non-metallic targets can be especially difficult to locate. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **GPS.** This handheld GPS unit offers accuracy down to 4 inches; however, the accuracy will depend on the satellite environment and obstructions and should not be considered to be survey-grade. Features can be collected as points, lines, or areas and then exported into Google Earth or overlaid on a CAD drawing. For more information, please visit: [Link](#)



Douglas Bauer

Attn: Residential

Site: 6030 Nott Road Guilderland, NY

We appreciate the opportunity to provide this report for our work completed on March 30, 2020.

PURPOSE

The purpose of this project was to search for potential burials and soil anomalies within the scan area. The scope of work consisted of one location measuring approximately 75'x75'. The area to be scanned was provided by the client and our markings were then placed onto the surface using spray paint and scan boundary flagged.

EQUIPMENT

- **Underground Scanning GPR Antenna.** The antenna with frequencies ranging from 250 MHz-450 MHz is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the types of materials being scanned through. Some soil types such as clay may limit maximum depths to 3' or less. As depth increases, targets must be larger in order to be detected and non-metallic targets can be especially difficult to locate. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **GPS.** This handheld GPS unit offers accuracy down to 4 inches; however, the accuracy will depend on the satellite environment and obstructions and should not be considered to be survey-grade. Features can be collected as points, lines, or areas and then exported into Google Earth or overlaid on a CAD drawing. For more information, please visit: [Link](#)



Summary of GPR – Residential

Prepared For: Douglas Bauer

Prepared By:
Sean Parker
Sean.Parker@GPRSinc.com
Project Manager -Boston
617-372-6695



PROCESS

Initial GPR scans were collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, consisting of scanning the entire area in a grid pattern with 2'x2' scan spacing in order to locate any potential burials that may remain at the site. The GPR data is viewed in real time and anomalies in the data were located and marked on the surface along with their depths using spray paint and flagged. Relevant scan examples were saved and will be provided in this report.

LIMITATIONS

Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above ground features, and utilization of services such as One Call/811.

The ability of GPR to find burials depends on a variety of factors including, but not limited to, the type of containment, material of containment, depth of burial, conductivity of soil, age and decomposition of burial. We cannot guarantee that all burials will be detected and false positives may have been encountered and marked.

FINDINGS

The subsurface conditions at the time of the scanning allowed for maximum GPR depth penetration of 5 feet in most areas. The equipment and methods used did not detect reactions from potential burials. The adjacent trees and root system were able to be located in the proposed burial areas but there is no recent soil disturbance or any anomalies in the area that could be identified.

The following pages will provide further explanation of the findings.





PROCESS

Initial GPR scans were collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, consisting of scanning the entire area in a grid pattern with 2'x2' scan spacing in order to locate any potential burials that may remain at the site. The GPR data is viewed in real time and anomalies in the data were located and marked on the surface along with their depths using spray paint and flagged. Relevant scan examples were saved and will be provided in this report.

LIMITATIONS

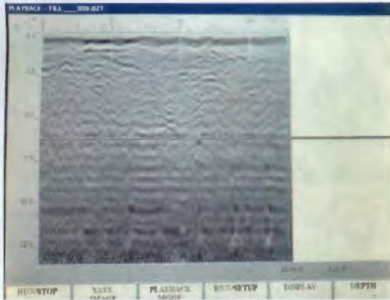
Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above ground features, and utilization of services such as One Call/811.

The ability of GPR to find burials depends on a variety of factors including, but not limited to, the type of containment, material of containment, depth of burial, conductivity of soil, age and decomposition of burial. We cannot guarantee that all burials will be detected and false positives may have been encountered and marked.

FINDINGS

The subsurface conditions at the time of the scanning allowed for maximum GPR depth penetration of 5 feet in most areas. The equipment and methods used did not detect reactions from potential burials. The adjacent trees and root system were able to be located in the proposed burial areas but there is no recent soil disturbance or any anomalies in the area that could be identified.

The following pages will provide further explanation of the findings.



Picture 1: a2 This GPR data shot shows a cross section of the area in question. Max depth penetrations averaged to about 4 to 5 feet in most areas. At the time of scanning no anomalies or critical targets were identified in the purposed area.



Picture 2: a3 White flags and white paint were used to mark the extent of the boundary.



Picture 3: a4 Limitations of the scanned boundary

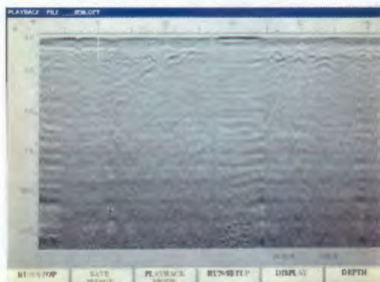


Picture 4: a5 Limitation of the scanned boundary

GPR Data Screenshots and Photos

6030 Nott Road Guilderland, NY





Picture 5: a1 This is an additional data from a cross section north to south within the potential area. At the time of scanning no anomalies or critical targets were identified in the purposed area.



Picture 6: a6 The scanned area was located behind a residential property on a hill. Scanned and marked boundary using white paint and flags.



Picture 7: a7 Limitations of the scanned boundary in white.

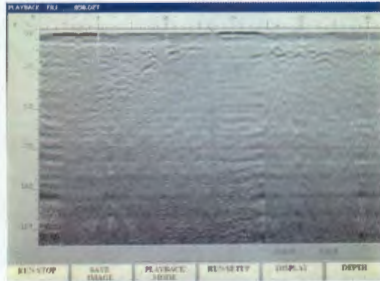


Picture 8: a8 Limitations of the scanned boundary in white.

GPR Data Screenshots and Photos

6030 Nott Road Guilderland, NY





Picture 5: a1 This is an additional data from a cross section north to south within the potential area. At the time of scanning no anomalies or critical targets were identified in the purposed area.



Picture 6: a6 The scanned area was located behind a residential property on a hill. Scanned and marked boundary using white paint and flags.



Picture 7: a7 Limitations of the scanned boundary in white.

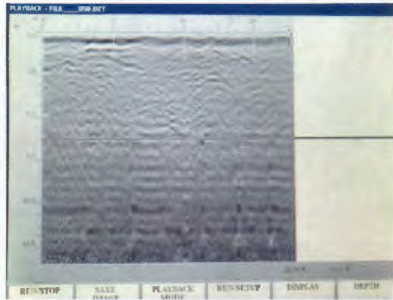


Picture 8: a8 Limitations of the scanned boundary in white.

GPR Data Screenshots and Photos

6030 Nott Road Guilderland, NY





Picture 1: a2 This GPR data shot shows a cross section of the area in question. Max depth penetrations averaged to about 4 to 5 feet in most areas. At the time of scanning no anomalies or critical targets were identified in the purposed area.



Picture 2: a3 White flags and white paint were used to mark the extent of the boundary.



Picture 3: a4 Limitations of the scanned boundary



Picture 4: a5 Limitation of the scanned boundary

GPR Data Screenshots and Photos

6030 Nott Road Guilderland, NY



CLOSING

GPRS, Inc. has been in business since 2001, specializing in underground storage tank location, concrete scanning, utility locating, and shallow void detection for projects throughout the United States. I encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed.

GPRS appreciates the opportunity to offer our services, and we look forward to continuing to work with you on future projects. Please feel free to contact us for additional information or with any questions you may have regarding this report.

Thank you,

Sean Parker
Project Manager — Boston



Direct: 617-372-6695

Sean.Parker@GPRSinc.com

www.gprsinc.com



Work Authorization

Customer

Residential - Northeast Region

WA Number: 187532

Quote Date : 03-Apr-20

Billing Address

3516 Plank Rd., Ste. 103

City

Fredricksburg

State

VA

Zip

22407

Jobsite Location

6030 Nott Road

Guilderland NY

WA Number 187532

Job Num
PO Num
Lead Technician: PARKER, SEAN

Phone 860-426-5693

Email sean.parker@gprsinc.com

The scope of this project will consist of the following:
Cemetery

- The scope of work includes scanning to detect burials. The locations of any burials detected will be marked at the site with flags, stakes, or other appropriate means unless otherwise noted. The size of the area to be scanned is approximately 1000 square feet. Some burials may not be able to be detected due to a variety of factors.
- The client requested that we scan and perform GPR services at 6030 Nott Road in Guilderland, NY in an attempt to locate a 200+ year old burial site on a residential property.

For this project, the following equipment will be used:

- Underground Scanning GPR antenna. Typically capable of detecting objects up to 8' deep or more in ideal conditions but maximum effective depth can vary widely and depends on site and soil conditions. Depth penetration is most commonly limited by moisture and clay/conductive soils.
- Electromagnetic Pipe and Cable Locator. Detects electromagnetic fields. Used to actively trace conductive pipes and tracer wires, or passively detect power and radio signals traveling along conductive pipes and utilities.
- GPS receiver capable of sub-meter accuracy depending on the satellite conditions at the time of collection. Data can be exported as a Google Earth overlay, in CAD formats, and various other formats.

COST TO CONDUCT SCANNING

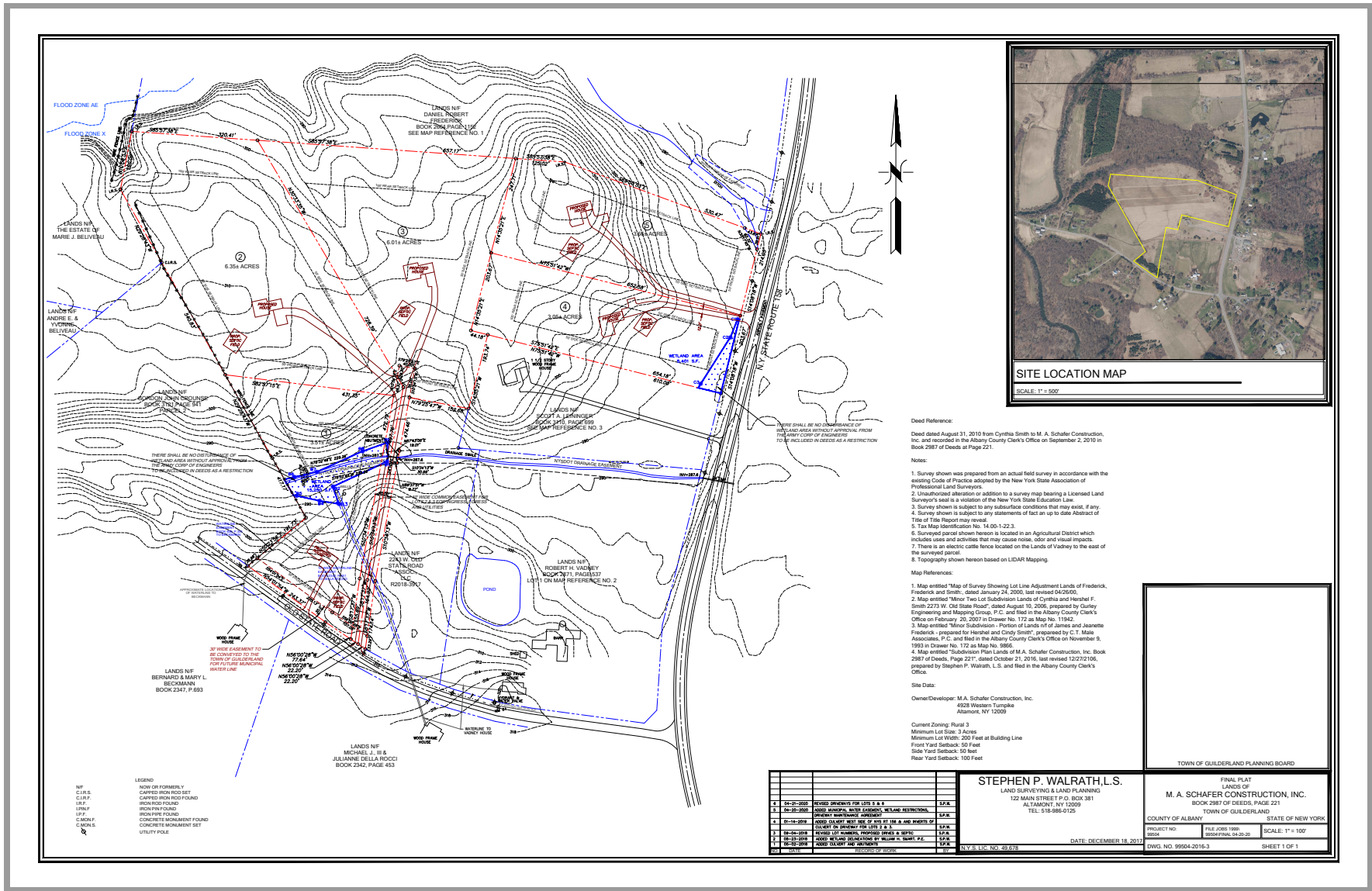
- The final price for this scanning will be \$ 1000.00 plus applicable tax in WV, SD, NM and HI .

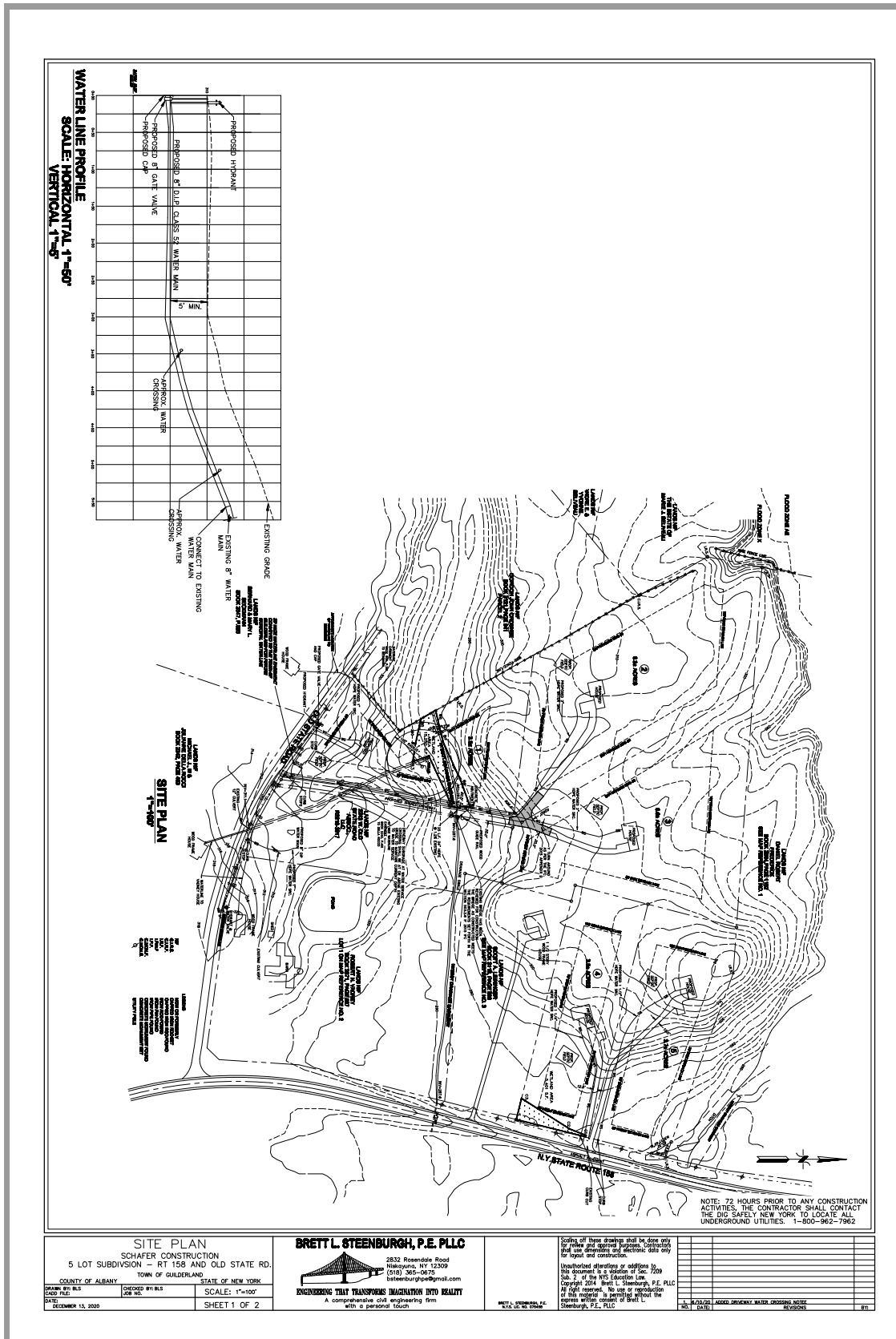
TERMS & CONDITIONS

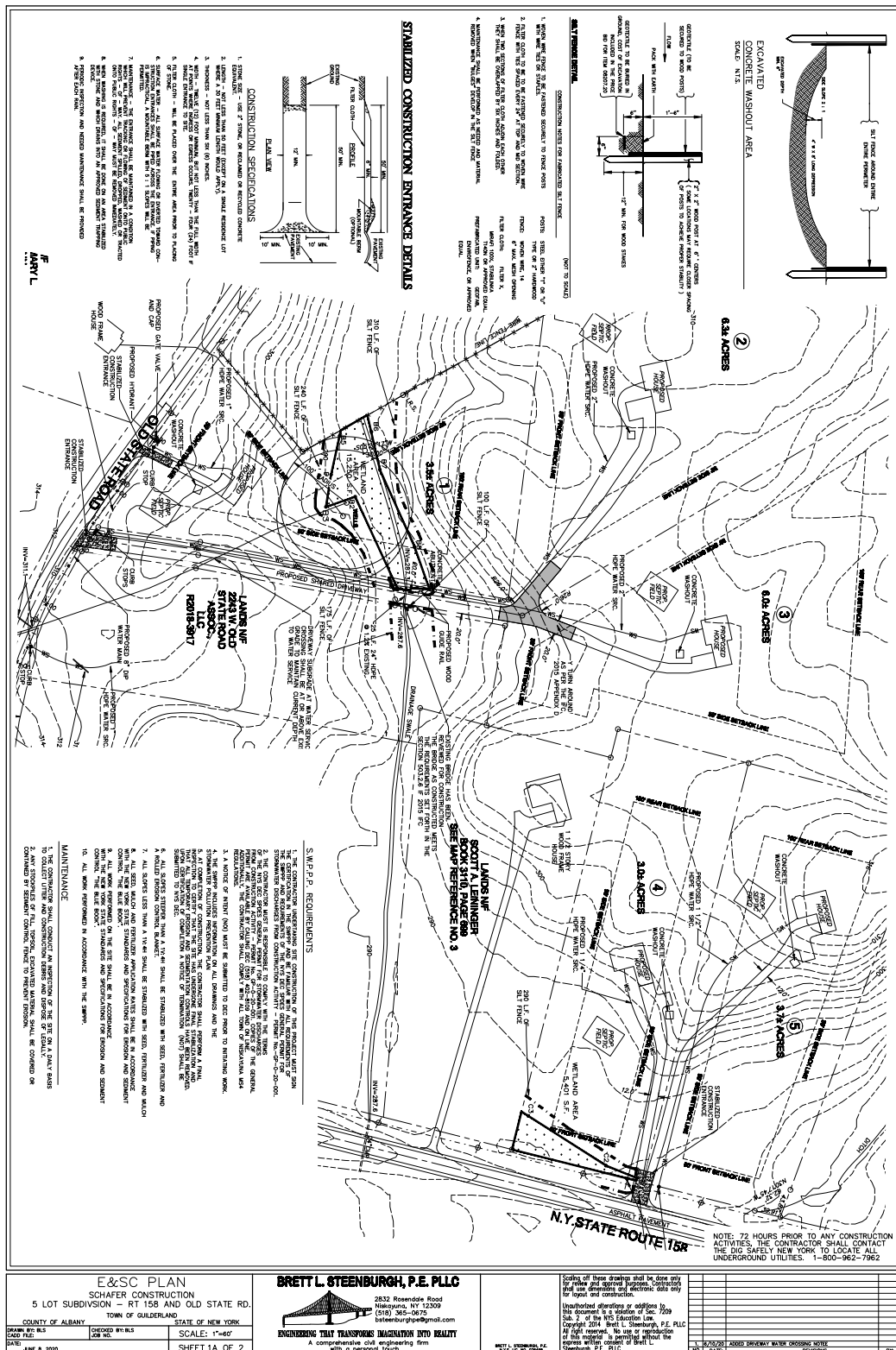
- <https://m.gpr-radar.com/terms-conditions>

SIGNATURE

Contact Name	Contact Phone	Contact Email
Douglas Bauer	5182757748	Dbauer1719@aol.com







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

CONDITIONAL APPROVAL OF FINAL PLAT

**SCHAFER 5 LOT MAJOR SUBDIVISION
7168 ROUTE 158**

Subdivision #: 20-0003-SUB

Date: June 10, 2020

Developer/Owner: M.A. Schafer Construction, Inc.

Engineer/Surveyor: Brett Steenburgh, P.E. PLLC

SEQR: ☒ (X) NEGATIVE DECLARATION ☐ () POSITIVE DECLARATION

APPROVAL MOTION FOR:

☒ (X) FINAL PLAT APPROVAL

☐ () Approved

☐ () Denied

☐ () Withdrawn

CONDITIONS:

☐ () Town Designated Engineer approval

☒ (X) Town Highway Superintendent approval (for any new curb cut)

☒ (X) Town Water & Wastewater Superintendent approval

☒ (X) Albany County Health Department approval (Realty Subdivision)

☐ () Albany County Highway Department approval (for any work in Co. R-O-W)

☒ (X) NYS Department of Transportation approval (for any work in NYS R-O-W)

☒ (X) \$1,800 per dwelling unit – park & recreation fund (with building permit application)

☐ () \$2,085 per dwelling unit – sewer mitigation fee (with sewer hook-up application)

☒ (X) Other:

1. Conditional Approval of this subdivision plat has been granted subject to the following additional conditions:

A. Prior to the stamping of the Final Plat:

- (1) Applicant shall complete the following **MODIFICATIONS** to the plans:
 - a. Addresses shall be included in squares on each lot.

b. The Owner(s) shall submit to the Town for its review and approval final draft metes and bounds descriptions and closure checks for the 30' wide easement to be conveyed to the Town for a future municipal water line as shown in the Final Plat.

- (2) A Wetland Notice shall be incorporated in the deeds to all lots containing federal wetlands. The purpose of the notice shall be to inform future lot owners of regulatory constraints associated with the wetland and restrictions imposed on the wetlands. The lots requiring a wetland notice include, but are not be limited to Lot 1, Lot 2 and Lot 4.
- (3) In addition, all plot plans prepared in connection with individual lots shall show the location of federal regulatory wetlands on the lot as delineated on the "Final Plat". Said plot plan shall note that further clearing, grading, filling or development of wetlands is deed restricted and subject to the jurisdiction of federal regulatory authorities.

B. Prior to any Land Disturbance Occurring on the Site

- (1) Simultaneously with the filing of the Final Plat, the Owner(s) shall file with the Albany County Clerk's Office the wetland deed restrictions and shall provide to the Town a copy of the filed restrictions and evidence of said filing. No site work shall be authorized until such time proof of filing has been provided.


C. Prior to the Issuance of a Building Permit

- (1) The Owner(s) shall provide the Town with easements for water supply, and such other activities for which the Town may need easements - in the locations shown on the Final Plat, and at such other locations as may be required by the Town. Such easements shall be provided to and accepted by the Town prior to the issuance of Building Permits for the subdivision.

D. Prior to the Issuance of a Certificate of Occupancy

- (1) Any plats of this subdivision submitted to the Board subsequent to the receipt of this approval by the Owner(s) shall list the changes made in the plat since the last submittal--with a corresponding date for each such change.
- (2) Not later than 180 days from the date the Planning Board approved the final plat (June 10, 2020) or 90 days from the date the final plat was signed by the Chairman of the Planning Board, whichever comes first, the Owner(s) shall file a copy of the approved Final Plat in the Office of the Albany County Clerk or final approval shall expire. The Owner(s) shall submit a copy of the filing receipt to the Planning Board.

DATED: _____ CHAIRMAN: _____

TOWN OF GUILDERLAND APPLICATION FOR SUBDIVISION		<i>pd 12/21/17</i> <i>Rcpt #1092</i>								
RETURN TO: Jan Weston Town Planner Guilderland Town Hall, Route 20 Guilderland, New York 12084 (518) 356-1980	FEES: <table style="width: 100%;"> <tr> <td style="width: 50%;">Application fee:</td> <td style="width: 50%;">Hearing fee:</td> </tr> <tr> <td>Minor - \$50</td> <td>Minor - \$25 per lot</td> </tr> <tr> <td>Major - \$250</td> <td>Major - \$50 per lot</td> </tr> <tr> <td colspan="2">Fee in lieu of 10 % parkland donation - \$1,500 (Payable with building permit application)</td> </tr> </table>		Application fee:	Hearing fee:	Minor - \$50	Minor - \$25 per lot	Major - \$250	Major - \$50 per lot	Fee in lieu of 10 % parkland donation - \$1,500 (Payable with building permit application)	
Application fee:	Hearing fee:									
Minor - \$50	Minor - \$25 per lot									
Major - \$250	Major - \$50 per lot									
Fee in lieu of 10 % parkland donation - \$1,500 (Payable with building permit application)										
APPLICANT INFORMATION Name: <u>M.A. Schafer Construction, Inc</u> Address: <u>4928 Western Turnpike</u> <u>Altamont, NY</u> Zip: <u>12009</u> Daytime Phone #: <u>(518) 357-0221</u> Email: <u>maschaferhomes@nycap.rr.com</u>	SUBDIVISION INFORMATION Name of Subdivision: _____ General Location: <u>7168 Route 158</u> Zoning: <u>1 Family Res</u> Total Acreage: <u>28.6226</u> Tax Map number(s): <u>14.00-1-22.31</u> Number of Lots: <u>5</u> Presenter: (if other than applicant) _____ Address: _____ Zip: _____ Phone: _____									
Relationship to property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> contract vendee <input type="checkbox"/> other, explain _____										
PROPERTY DESCRIPTION Generally describe any easements or other restrictions on the property: <u>N/A</u>										
Does the site contain any of the following: <input checked="" type="checkbox"/> stream <input type="checkbox"/> pond <input type="checkbox"/> other body of water <input type="checkbox"/> wetlands <input type="checkbox"/> floodplain <input type="checkbox"/> steep slopes <input type="checkbox"/> Pine Bush <input type="checkbox"/> historic/archeological resources If yes, please elaborate: _____										
Water will be provided by: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Hookup to existing Town water <input type="checkbox"/> Extension of Water district Sanitary will be provided by: <input checked="" type="checkbox"/> Septic system <input type="checkbox"/> Hookup to existing Town sewer <input type="checkbox"/> 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? If yes, what is the percentage and proposed ownership of the open space? _____										
CONCEPT PLAN This application must be accompanied by 12 copies of a concept plan containing all information required by the Town of Guilderland's Subdivision Regulations, and a check, payable to the Town of Guilderland, in the amount required by the above listed application fees.										
AGREEMENT The applicant hereby certifies that he/she is the owner of record or the contract vendee 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: <u></u>		Date: <u>12/21/17</u>								

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: July 18, 2019

Re.: West Old State Road & Route 158 - Schafer

APPLICATION

Applicant(s): M A Schafer Construction, Inc.

Proposed Subdivision: A proposed five lot subdivision of 22.6 acres.

Location: Property is located near the corner of West Old State Road and Route 158 (Parkers Corner)

Zoning: RA3.

Site Inspection Summary:

Site Inspection Date: July 13, 2019

Meeting Attendees: (July 8, 2019) Presenter Mark Schafer; GCAC Members Laura Barry, Martin Gnacik, Martha Haraus, Margaretann Paczkowski and John Wemple, Chair.

Inspected by: Applicant Mark Schafer; GCAC Members Laura Barry, Gordon McClelland, Darrell McKnight, Margaretann Paczkowski and John Wemple, Chair; and Martha Haraus did a visual inspection from the road on July 15.

Conclusions: GCAC does not envision any negative environmental impact resulting from the planned five lot subdivision provided appropriate measures are taken to have proper septic systems following the advice offered by the Health Department, and that steps are taken to minimize any adverse stormwater runoff following an approved stormwater management plan. Furthermore, advice of the Town highway department should be followed related to the road cuts and advice of the local fire district should be sought since at least four of the planned residences are at a considerable distance from the highways

Submitted by: _____

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): Mark A Schafer Construction, Inc. , 4928 Western Turnpike, Altamont, NY 12009

Address: 7168 Route 158, Schenectady, NY 12306

Background: According to Applicant/Presenter, he has had the property for about ten to fourteen years. In September 2016, GCAC reviewed his plan for a two lot subdivision which at that time, the Council recommended approval of his plan. Subsequently he transferred a small portion of the property along the west side of the current proposed Lot 1 and has submitted a plan whereby the 22.6 acres would be subdivided into five lots; two of which would be accessed from a double driveway from Route 158; two, which are keyhole lots, from a long double driveway from West Old State Road; and the remaining lot would have its own driveway from West Old State Road. Much of the acreage had been a corn field but now lies dormant.

Topography: According to the Applicant, the property rolls with a slope to the southwest toward a pond on the south side of West Old State Road, as sloping downward toward the northwest along the read (north) of the property. It was observed by GCAC that the portion of the property planned for Lots 4 and 5 slopes upward from Route 158. Lots 2 and 3 rise in elevation toward the middle of these lots where possibly proposed houses would be built. The elevation as shown on County interactive map is around 310 ft. AMSL along the roadway for Lot 1 and declines in elevation toward the area where a NYSDOT drainage easement runs across and then rises again to the north where it meets the south boundary of Lot 2. Referring to the contour lines on the County Interactive Mapping system as well as the Applicant's site map, the property rises from an elevation of 290 feet AMSL in the area where the State has a right of way drainage course across the upper half of Lot 1 and likewise at the elevation on the lower east portion of Lots 4 and 5 and rises to the largest area of the property encompassing most of the north west area where the elevation is 300 ft. AMSL with two high spots – a 310 foot hill at the northwest corner of Lot 5 and along the west border of Lot 2. To the south of the State easement, on Lot 1, the elevation rises to 300 feet near the site of the proposed house about 140 feet from the highway and continues to rise toward the highway where the elevation is 310 feet AMSL. To the rear of the property, the elevation drops to 290 and 280 and also 270 before rising again to 300 feet about 125 feet to the north of the property's northwest corner.

Vegetation/Trees: As noted above, according to the Applicant, much of the property had been a cornfield, but is very weedy now. GCAC observed an abundance of wild flowers on the upper area of Lots 4 and 5. There is a smaller treed area along Route 158 on both sides of the road-cut which marks the access to Lots 4 and 5. Likewise, there are a few trees on the upper area of these lots. The west border of Lots 2 and 3 is also treed. Trees include maple and spruce. There is concern regarding the overabundance of trees on Lot 1 which is so heavily covered with trees that their long term survival is questionable. The spruces on Lot 1 have rhizophaera needle cast disease. It is a fungal disease caused by a wet spring a few years ago and not enough air circulation. There is also a Tree of Heaven on the lot. It is an unwanted invasive which loves bad soils.

Soil: According to Applicant, much of the property has clay loam; but he noted on Lot 1, there is top soil with gravel which he pointed out to GCAC at time of site visit. While the site drawings provided by the Applicant identifies the various soils on the property, GCAC used the County Interactive mapping system to also identify these soils. It was found that there are six different soils on the acreage with the Hudson silt loam covering most of the property. The six soils identified are as follows ; HuB, Huc, Hud, NuC, RhB and Sh. Lot 1 has HuB soil on the rear (North) portion extending about 140 feet south from the north

Page 2 of 5 – Schafer – W.Old Stae Rd & Rt. 158 (Continued) – July 2019

border across this upper part of the lot. At a point east of the midpoint along this line, there are two triangular areas – one of HuD soil to the west and the other of RhB soil to the east which extend about 160 feet and 110 feet respectively along the west and east borders of Lot 1. The remainder of this lot including the area of the proposed house and septic system is on HuC soil. All of Lots 2 and 3 have HuB soil. A little more than one third of the front portion of Lot 4 has Sh soil to the rear of which there is primarily HuB soil with the exception of a thumb shaped area of NuC soil which is about 200 feet wide at the north boundary and extends about 125 feet south or about half way across the lot including the north half of the proposed house. To the south and west of this NuC area is HuB soil. The septic system area straddles the line separating the HuB and Sh soils. The front (east) portion or about 1/3 has Sh soil. To the west is NuC as the lot rises to one of the highest areas on the property where the house will be located. The soil on this portion of Lot 5 covers a little less than half the lot with the remaining area covering a triangular area of HuB soil with equal sides along the west border and extending along the south border. The planned septic system area straddles the NuC and HuB soils.

Following is a brief description of the six soils and some of the soils' limitations as noted in Soil Survey of Albany County, New York" -1992 – James H. Brown.

HuB – Hudson silt loam, 3 to 8 percent slopes – This gently slopping soil is very deep and moderately well drained. The seasonal high water table in this soil is perched above the clayey subsoil at a depth of 1 ½ to 2 feet between November and April. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately slow in the surface and subsurface layers and slow or very slow below. The available water capacity is high. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Landscaping around the building and using diversion ditches above it help remove excess surface water. Foundation drains and protective coatings on basement walls help prevent wet basements. The main limitations of this soil for local roads and streets are the frost-action potential and low strength. Providing a coarse textured subgrade or base material to the frost depth and adequate drainage in areas of the wetter included soils reduce frost action and improve soil strength. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the season high water table and slow percolation. A drainage system around the filter field and interceptor drains to divert water from higher areas will lower the water table. Enlarging the trench below the distribution lines will improve the percolation of effluent.

HuC – Hudson silt loam, 8 to 15 percent slopes – This strongly slopping soil is very deep and moderately well drained. The seasonal high water table in this soil is perched above the clayey subsoil at a depth of 1 ½ to 2 feet between November and April. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately slow in the surface and subsurface layers and slow or very slow below. The available water capacity is high. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Landscaping around the building and using diversion ditches above it help remove excess surface water. Foundation drains and protective coatings on basement walls help prevent wet basements. Erosion is a hazard during construction. Maintaining vegetative cover adjacent to the construction site and diverting runoff help control erosion during construction. The main limitations of this soil for local roads and streets are the frost-action potential and low strength. Coarse textured subgrade or base material to frost depth and adequate drainage in areas of the wetter included soils reduce frost action and increase soil strength. Mulching and seeding of graded roadbanks help control erosion. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the season high water table and slow percolation. A drainage system around the filter field and diversions to intercept runoff from higher areas will lower the water table. Enlarging the trench below the distribution lines will improve the percolation of effluent.

HuD, Hudson silt loam, hilly. This soil is very deep and moderately well drained. Slopes range from 15 to 25 percent. The seasonal high water table in this soil is perched above the clayey

Page 3 of 5 – Schafer – W.Old Stae Rd & Rt. 158 (Continued) – July 2019

subsoil at a depth of 1 ½ to 2 feet between November and April. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately slow in the surface and subsurface layers and slow or very slow below. The available water capacity is high. The main limitations on sites for dwellings with basements are the seasonal high water table and slope. Diversion ditches above the building, foundation drains, and protective coatings on basement walls help prevent wet basements. Designing buildings to conform to the natural slope and landscaping around buildings help overcome the slope limitation. Erosion is a hazard during construction. Maintaining a vegetative cover adjacent to the construction site and diverting runoff help control erosion during construction. The main limitations for local roads and streets are the frost-action potential, the low strength, and the slope. Coarse textured subgrade or base material to frost depth and adequate drainage in areas of the wetter included soils will reduce frost action and increase soil strength. Building roads on the contour to the extent possible and carefully landscaping and seeding the site will avoid costly construction practices and stabilize roadbanks, respectively. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table, the slow percolation, and the slope. A drainage system around the filter field and diversions to intercept runoff from the higher areas will lower the water table. Enlarging the trench below the distribution lines will improve the percolation of effluent. Installing distribution lines on the contour and using drop boxes or other structures to distribute the effluent evenly will enable the system to function more effectively.

NuC – Nunda silt loam, 8 to 15 percent slopes– This strongly sloping soil is very deep and moderately well drained. The seasonal high water table is at a depth of 18 to 24 inches from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and in the upper part of the subsoil and slow or very slow below. The available water capacity is high, and runoff is medium or rapid. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Foundation drains and interceptor drains upslope from construction sites divert runoff and reduce wetness. Erosion is a hazard during construction. Maintaining the vegetative cover adjacent to the site and diverting runoff from the higher areas help control erosion. The main limitation of this soil for local roads and streets is the frost-action potential. Constructing roads on coarse textured fill material provides drainage away from the roadway. Erosion is a hazard if these sloping soils are left unprotected. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and the slow percolation in the subsoil and substratum. A drainage system around the absorption field and diversions to intercept runoff from the higher areas will reduce wetness. Enlarging the absorption field or the trench below the distribution lines will improve percolation.

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

Page 4 of 5 – Schafer – W.Old Stae Rd & Rt. 158 (Continued) – July 2019

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

Sh – Shaker fine sandy loam - This nearly level soil is very deep and somewhat poorly drained to poorly drained. The seasonal high water table is at a depth of less than 1 ½ feet from November to May. Depth to bedrock is more than 60 inches. Permeability is moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The available water capacity is high, and runoff is slow. The main limitation of this soil for dwellings with basements is the seasonal high water table. Properly designed and installed foundation drains with adequate outlets will lower the water table. The soil is best suited to dwellings without basements. In many areas of this soil suitable outlets for drainage systems are not available. The main limitations for local roads and streets are the seasonal high water table, the frost-action potential, and the low strength of the soil. Constructing roads on raised fill of course textured material will overcome these limitations. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and the slow percolation in the subsoil and substratum. Installing drainage around the field and intercepting runoff from the higher areas will reduce wetness. Enlarging the field or the trenches below the distribution lines will improve percolation.

Drainage/Wetlands: Applicant noted that there are two wetland areas. One of these is a small triangular shaped area along the border of Route 158 to the south of the access road-cut to Lots 4 and 5. The other is on the rear portion of Lot 1 at the west end of the NYSDOT drainage easement. On the September 2016 review of the property, it was noted that the Applicant noted that the area was not wetland GCAC did not observe any wet areas and the only thing GCAC observed at that time were a few small fern plants and an old looking cattail stalk. Presently it was observed that there is about 3 inches of water in the easement as it approaches the area noted as wetlands. The 2016 review further noted that a review of the FEMA map indicated the property is to the east of zone AE which follows close to the Normanskill and also to the rear (north). There was nothing on the FEMA map to indicate the property is in a floodplain. Applicant notes that drainage is to the west near the northern part of the property and to the southwest as well as west along West Old State Road. From what GCAC observed, it appears that natural drainage course would be toward the rear of Lot 1 and westward from that point.

Septic/Wells: The Applicant indicates the plan is to have septic systems for the five lots; and to connect to the water system on Route 158 for Lots 4 and 5 and to the corner of Route 158 and West Old State Road for Lots 1, 2 and 3. There will be a need to follow advice of the Health Department related to the location of the septic system. The soil section of this report includes some of the limitations related to the soils on these Lots.

Visual Impact: GCAC feels that the development of this acreage should not cause any major concern related to visual impact other than having more new houses in an area of the Town where there appears to be a gradual increase in homes and businesses. Lot 1 has an abundance to trees which can be used as a visual barrier. Residences on Lots 2 and 3 will be far removed from the highway. The development of Lots 4 and 5 along Route 158 may be of concern to some who have been used to the open space and cornfield along that highway.

Endangered Species: According to Applicant, there are on Karner Blue and no Indiana bats on the property. GCAC did not observe any endangered species at time of site visit.

Page 5 of 5 – Schafer – W.Old Stae Rd & Rt. 158 (Continued) – July 2019

Historical Considerations: There was nothing of historical significance on the property noted by GCAC at time of site visit and none per Applicant.

Submitted by: _____

John G. Wemple, Jr. - Chair



DANIEL P. McCOY
County Executive

ELIZABETH F. WHALEN, MD, MPH
Commissioner of Health

DEPARTMENT OF HEALTH
COUNTY OF ALBANY
175 GREEN STREET
ALBANY, NEW YORK 12202

The Dr. John J.A. Lyons
ALBANY COUNTY HEALTH FACILITY
(518) 447-4580 FAX (518) 447-4698
www.albanycounty.com

MARIBETH MILLER, BSN, MS
Assistant Commissioner for Public Health

SHANNA F. WITHERSPOON, MPA
Assistant Commissioner Finance and Administration

February 14, 2018

Mr. Stephen Feeney, Chairman
Guilderland Planning
Town Hall
PO Box 339
Guilderland, NY 12084

Re: Mark Schafer property, West Old State Road

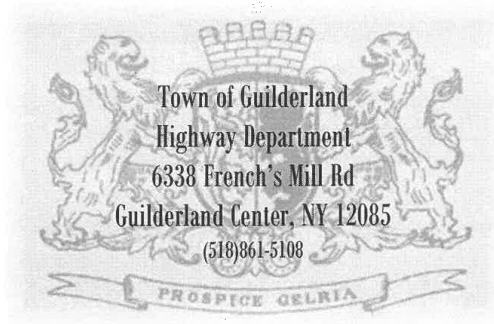
Mr. Feeney:

I have been asked to update you on work my office has performed to assess the suitability of the property located on West Old State Street, owned by Mark Schafer (MA Schafer Construction). My staff has evaluated the soils and found that conventional and/or semi-raised septic systems can be safely installed. As per our regulations and policy, separation distances from proposed septic systems and a nearby pond were measured and found to be greater than the required 100 feet. The property can be supplied with public potable water (per Guilderland Department of Water and Waste water). Formerly used dug wells exist on the property. We will insure that proper separation distances are maintained from them, if case they are utilized for irrigation purposes.

If you have any questions or comments feel free to call me at 447-4620 or brady@albanycounty.com.

Sincerely,

Thomas J. Brady, PhD, Assistant Director
Division of Environmental Health Services



Peter G. Barber
Supervisor

Gregory J. Wier
Superintendent

August 17, 2018

Re: West Old State RD
Subdivision

M.A. Schafer Construction, Inc.

Mark,

Thank you for meeting with me onsite to discuss the planned 5 lot subdivision that enters public access on both West Old State RD (Town) and RT 158 (State). After reviewing the plans and evaluating sight distance I find that the three (3) access points on to West Old State RD are adequate and meet the current AASHTO standards.

As you move forward with your proposed project barring no changes in the current plans I would approve the curb cut permits.

If you have any further questions or concerns please do not hesitate to contact me.

Respectfully

Gregory J. Wier

Gregory J. Wier
Highway Superintendent

**ALBANY COUNTY PLANNING BOARD
NOTIFICATION****RECOMMENDATION DATE: June 20, 2019**


Case #: **10-190603320**
Applicant: **MA Schafer Construction**
Project Location: 7168 Rt. 158 Altamont
Tax Map Number: 14.00-1-22.31
Referring Agency: Town of Guilderland Planning Board
Considerations: Five lot subdivision of 22.5 acres

ACPB Modify local approval to include:

Recommendation:

1. Review and permits by New York State Department of Transportation for commercial property development plans involving new or modified access to a state highway, or involve any change of use or expansion of an existing development on a state highway.

Advisory:


Laura Trivison, Senior Planner
Albany County Planning Board

NOTE:

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

449 New Salem Road, Voorheesville, NY 12186
TELEPHONE: (518) 447-5644/FAX: (518) 765-3459

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

LOCAL ACTION ON ACPB RECOMMENDATION:

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

LOCAL DECISION ON PROJECT:

- ☐ PROJECT APPROVED
☐ PROJECT DISAPPROVED

VOTE RECORDED: _____ DATE OF LOCAL ACTION: _____

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

SIGNED: _____ TITLE: _____

4/10/2019

Town of Guilderland Mail - RE: Town of Guilderland - 5 Lot Major Subdivision - NYS Route 158/Old State Road



Kenneth Kovalchik <kovalchikk@togny.org>

RE: Town of Guilderland - 5 Lot Major Subdivision - NYS Route 158/Old State Road

1 message

Crowley, Kristina (DOT) <Kristina.Crowley@dot.ny.gov>
To: Kenneth Kovalchik <kovalchikk@togny.org>
Cc: "Pasanen, John (DOT)" <John.Pasanen@dot.ny.gov>

Wed, Apr 10, 2019 at 2:37 PM

Hi Ken,

Thanks for reaching out about this project.

I do not have any comments regarding the access to Route 158 – there needs to be an access agreement tied to the properties and a residential driveway permit needed, which may be sent to John Pasanen at the Albany County Residency.

I can conceptually approve the subdivision layout as I do not see any concerns with the subdivision or the drainage easement crossing for the other two parcels.

Thanks,

Tina

Kristina (Tina) L. Crowley, P.E.

Regional Permit Engineer

New York State Department of Transportation, Region 1

50 Wolf Road – Suite 1s50, Albany, NY 12232

(518) 457-6645 | Kristina.Crowley@dot.ny.gov

www.dot.ny.gov



From: Kenneth Kovalchik [mailto:kovalchikk@togny.org]

Sent: Wednesday, April 10, 2019 8:42 AM

To: Crowley, Kristina (DOT) <Kristina.Crowley@dot.ny.gov>

Subject: Town of Guilderland - 5 Lot Major Subdivision - NYS Route 158/Old State Road

<https://mail.google.com/mail/u/0/?ik=891c08f431&view=pt&search=all&permthid=thread-a%3Ar-8865843360808390624%7Cmsg-f%3A163045328860...> 1/2

4/10/2019

Town of Guilderland Mail - RE: Town of Guilderland - 5 Lot Major Subdivision - NYS Route 158/Old State Road

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Tina,

See attached plans for a proposed 5 lot subdivision located at the northwest corner of NYS Route 158/Old State Road. Two lots (Lots 4 and 5) are proposed to directly access Route 158. Does DOT have any comments on the driveways accessing Route 158?

Additionally, there is a NYSDOT drainage easement that extends from Route 158 to the interior of the site. A shared driveway is proposed to lots 2 and 3 and the shared driveway will cross the drainage easement. Will DOT have any comments to offer on the driveway crossing over the easement?

The applicant is looking to move the project forward with the Town review process. If DOT has no concerns can you conceptually approve of the subdivision layout?

Regards.

--

Kenneth Kovalchik, AICP

Town Planner

Guilderland Town Hall – 2nd Floor

[5209 Western Turnpike](#)

P.O. Box 339

Guilderland, NY 12084

(518) 356-1980 ext 1061

kovalchikk@togny.org



Schafer Subdivision Rt 158 West Old State Road 09-14-2018.pdf
1557K

<https://mail.google.com/mail/u/0?ik=891c08f431&view=pt&search=all&permthid=thread-a%3Ar-8865843360808390624%7Cmsg-f%3A163045328860...> 2/2



DANIEL P. McCOY
County Executive

ELIZABETH F. WHALEN, MD, MPH
Commissioner of Health

DEPARTMENT OF HEALTH
COUNTY OF ALBANY
175 GREEN STREET
ALBANY, NEW YORK 12202

The Dr. John J.A. Lyons
ALBANY COUNTY HEALTH FACILITY
(518) 447-4580 FAX (518) 447-4698
www.albanycounty.com

MARIBETH MILLER, BSN, MS
Assistant Commissioner for Public Health

SHANNA F. WITHERSPOON, MPA
Assistant Commissioner Finance and Administration

February 14, 2018

Mr. Stephen Feeney, Chairman
Guilderland Planning
Town Hall
PO Box 339
Guilderland, NY 12084

Re: Mark Schafer property, West Old State Road

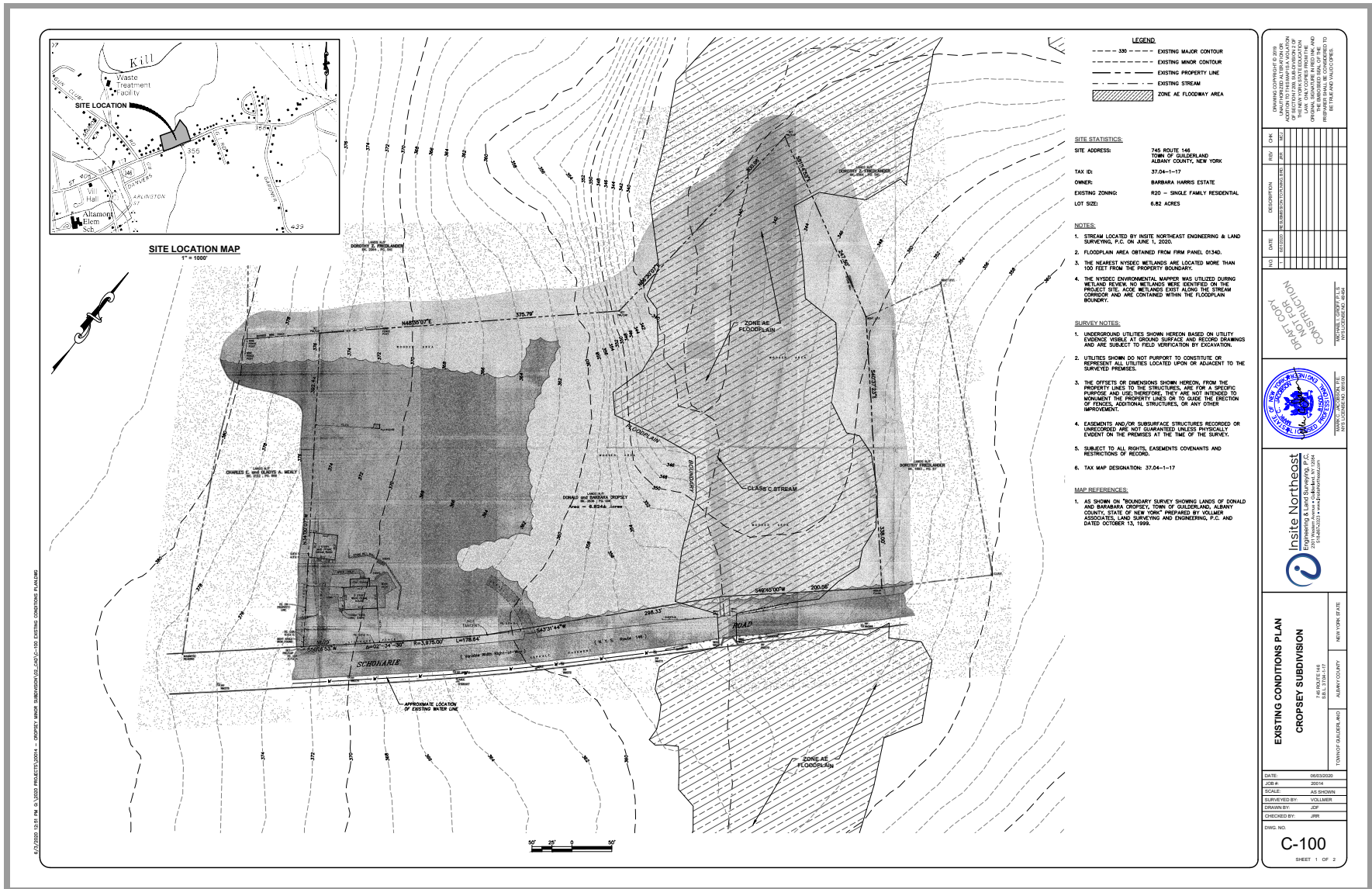
Mr. Feeney:

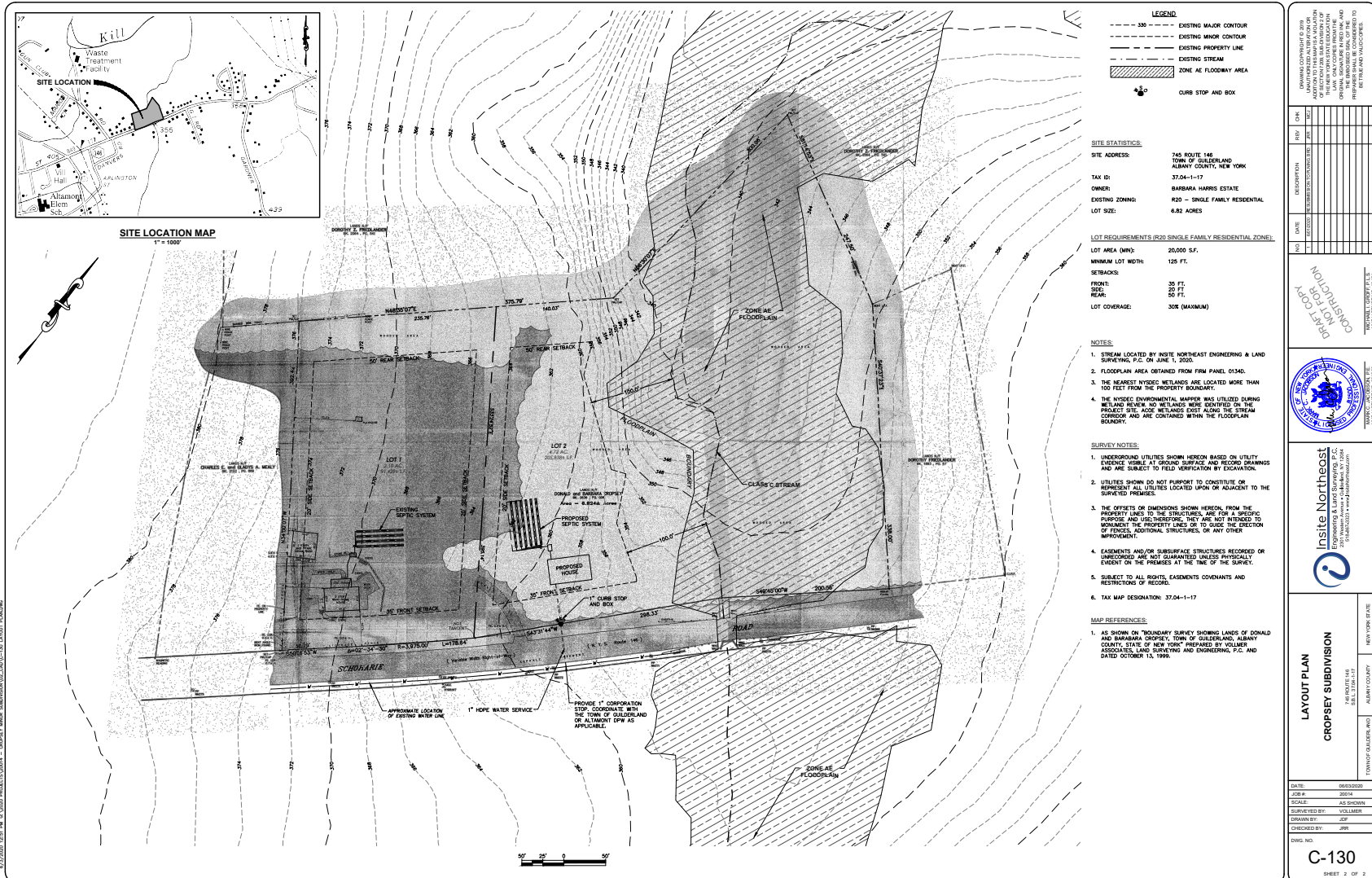
I have been asked to update you on work my office has performed to assess the suitability of the property located on West Old State Street, owned by Mark Schafer (MA Schafer Construction). My staff has evaluated the soils and found that conventional and/or semi-raised septic systems can be safely installed. As per our regulations and policy, separation distances from proposed septic systems and a nearby pond were measured and found to be greater than the required 100 feet. The property can be supplied with public potable water (per Guilderland Department of Water and Waste water). Formerly used dug wells exist on the property. We will insure that proper separation distances are maintained from them, if case they are utilized for irrigation purposes.

If you have any questions or comments feel free to call me at 447-4620 or brady@albanycounty.com.

Sincerely,

Thomas J. Brady, PhD, Assistant Director
Division of Environmental Health Services





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: June 4, 2020

SUBJ: Lands of Don and Barbara Cropsey - 2 Lot Minor Subdivision – 745 Route 146, Altamont
Continuation of Concept Plan Review/Consideration of Issuing a SEQR Negative Declaration/Consideration of Scheduling a Public Hearing for 7:00PM on June 24, 2020

Background

The applicant is proposing a 2 lot minor subdivision of 6.42 +/- acres of land located in the Single-family Residential (R20) District. The proposed subdivision would create one additional lot. Lot 1 would consist of 2.08 acres and contains an existing single-family dwelling. Lot 2 would consist of 4.74 acres and is undeveloped land. Any new driveways will need to be reviewed and approved by NYSDOT.

The plans have been updated to show the stream channel, floodplain boundary and 100' watercourse setback from the stream.

Guilderland Conservation Advisory Council

The Conservation Advisory Council reviewed the application at their May 11, 2020 meeting and conducted a site visit on May 15, 2020. The GCAC concluded the proposed application for this subdivision should be approved since the development of proposed Lot 2 should not create an adverse effect on the environment provided an appropriate storm water management plan is included in the final plan. It is hoped that care will be taken in developing Lot 2 so that the end result will be a new lot that adds to the community and the area surrounding the stream (shown as creek on site drawing) will continue to support the variety of wildlife it presently supports.

Albany County Planning Board

The Albany County Planning Board reviewed the application at their May 21, 2020 meeting and provided comments the application should be reviewed by the Albany County Department of Health for location of well and septic, ensure the applicant is aware that any wetlands disturbance will require notification and review by the US Army Corps of Engineers, and review and approval by NYSDOT for design of highway access.

Next Steps

- The Board may consider taking action on the minor subdivision concept plan approval.
- The Board may consider taking action on the SEQR Resolution.

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

- The Board may consider scheduling a public hearing for June 24, 2020 at 7:00PM.

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

**SEQR DETERMINATION
CLASSIFICATION OF ACTION AND NEGATIVE DECLARATION
745 ROUTE 146 – TWO LOT MINOR SUBDIVISION**

APPLICATION TYPE: Two Lot Minor Subdivision

APPLICANT: Don Cropsey

PROJECT DESCRIPTION: The applicant is proposing a 2 lot minor subdivision of 6.42 +/- acres of land located in the Single-family Residential (R20) District. The proposed subdivision would create one additional lot. Lot 1 would consist of 2.08 acres and contains an existing single-family dwelling. Lot 2 would consist of 4.74 acres and is undeveloped land.

TYPE OF ACTION: ☐ TYPE I ☐ TYPE II ☒ UNLISTED

LEAD AGENCY: Town of Guilderland Planning Board

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

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

- ☒ The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement. This determination is based on the reasons stated below.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. An Environmental Impact Statement is therefore not required.
- ☐ The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement, based on the reasons listed below.

REASONS FOR DETERMINATION:

After review of the Environmental Assessment Form, the criteria contained in section 617.7 (c) of the SEQR regulations, input from the general public, the minor nature of allowing 1 additional single-family lot and the ability to continue to provide a buffer to the watercourse, and supporting correspondence from the Guilderland Conservation Advisory Council and Albany County Planning Board, the Town of Guilderland Planning Board determined that the Project will not have a significant adverse impact on the environment.

SUPPORTING INFORMATION:

1. A Short Environmental Assessment Form was reviewed and accepted by the Town Planner.
2. The Conservation Advisory Council reviewed the application at their May 11, 2020 meeting and conducted a site visit on May 15, 2020. The GCAC concluded the proposed application for this subdivision should be approved since the development of proposed Lot 2 should not create an adverse effect on the environment provided an appropriate storm water management plan is included in the final plan. It is hoped that care will be taken in developing Lot 2 so that the end result will be a new lot that adds to the community and the area surrounding the stream (shown as creek on site drawing) will continue to support the variety of wildlife it presently supports.
3. Pursuant to §239-n of General Municipal Law, Albany County Planning Board (ACPB) reviewed the project at their May 21, 2020 Board meeting. The ACPB recommended the application should be reviewed by the Albany County Department of Health for location of well and septic, ensure the applicant is aware that any wetlands disturbance will require notification and review by the US Army Corps of Engineers, and review and approval by NYSDOT for design of highway access.
4. The minor nature of the two lot subdivision. Albany County Department of Health will review and approve the septic system design.
5. The proposed lots are consistent with surrounding developed single-family parcels and compatible with neighborhood character.

Planning Board Chairman

Date

Short Environmental Assessment Form

Part 1 - Project Information

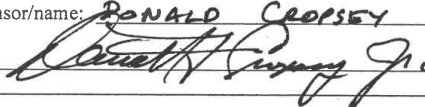
Instructions for Completing

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			
TWO LOT SUB DIVISION			
Name of Action or Project:			
745 RT. 146 ALTAMONT, NEW YORK 12009			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
SUB DIVISION OF A 6.8 ACRE PARCEL OF LAND INTO TWO LOTS. LOT NO. 1 WILL CONTAIN 2.03[±] ACRES AND LOT NO. 2 WILL CONTAIN 4.8[±] ACRES			
Name of Applicant or Sponsor:		Telephone: 518-312-0795	
DONALD CROPSEY		E-Mail: DFCROPSEY@GMAIL.COM	
Address:			
745 RT 146 #			
City/PO:		State:	Zip Code:
ALTAMONT		NEW YORK	12009
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input type="checkbox"/> <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval: ALBANY COUNTY PLANNING BOARD			<input type="checkbox"/> <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>6.8</u> acres	
b. Total acreage to be physically disturbed?		<u> </u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>6.8</u> 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 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	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? N.A.	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input 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: SEPTIC SYSTEM WITH APPROVAL FROM ALBANY COUNTY DEPT. OF HEALTH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 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? FEDERAL WETLANDS	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan? A PORTION OF THE SITE HAS A STREAM WITH A 100YR FLOOD BOUNDARY	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: RONALD CROUSEY		Date: 3.12.2020
Signature: 		Title: _____

PRINT FORM

Page 3 of 3

**TOWN OF GUILDERLAND
APPLICATION FOR SUBDIVISION**

RETURN TO:

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

FEES:

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

APPLICANT INFORMATION

Name: DONALD CROPSBY
Address: 7 PINE KNOB DR.
ALBANY, N.Y. 12203
Zip: _____
Phone #: 518-312-0795
Email: DFCROPSBY@GMAIL.COM

SUBDIVISION INFORMATION

Name of Subdivision: UN-NAMED
General Location: RT. 146 ALTAMONT, N.Y.
Zoning: R-20 Total Acreage: 6.8 ACRES
Tax Map number(s): 37.04-1-17
Number of Proposed Lots: TWO

Relationship to property:

owner _____
contract vendee _____
other, explain FATHER OF OWNERS.

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

Name: TO BE DETERMINED
Address: _____ Zip: _____
Phone: _____
Email: _____

PROPERTY DESCRIPTION

Current land use of the property: RESIDENTIAL - SINGLE FAMILY HOME
Briefly describe proposed project: SUBDIVIDE 6.8 ACRE PARCEL INTO TWO LOTS.
Generally describe any restrictions on the property (easements, deed restrictions, etc.): NONE

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: _____

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: 03.12.2020

Town of Guilderland Subdivision Application

2

Minor Subdivision Plat Data – Concept Plan Checklist

This application must be accompanied by 12 copies of a concept plan containing all information required by the Town of Guilderland's Subdivision Regulations, and a check, payable to the Town of Guilderland, in the amount required by the above listed application fees. Pursuant to §247-8.B of Town Subdivision Regulations, the following data shall be included on the concept plan:

THIS COMPLETED CHECKLIST MUST BE SUBMITTED WITH YOUR APPLICATION

- 1) ☒ The subdivision name or title, if any; the scale, which shall be no less than one inch equals 100 feet; North direction, which shall be oriented toward the top of the plan; the plan date; and the label "Concept Plan."
- 2) ☒ The subdivision boundaries and the owners of all contiguous properties.
- 3) ☒ The zoning classification and tax map number(s) of the property to be subdivided.
- 4) ☒ The total acreage of the subdivision, the number and dimensions of lots, including lot width, depth, and acreage or square footage of every proposed lot.
- 5) ☒ All streets, either mapped or built, adjacent to the parcel.
- 6) ☒ All existing restrictions on the use of land, including easements and covenants.
- 7) ☒ All existing structures, wooded areas, watercourses, slopes of 12% or greater and other significant physical features within the part to be subdivided and within 200 feet of the proposed subdivision's boundaries.
- 8) ☒ The building envelope, which is determined by showing all the yard and other applicable setbacks in which proposed structures may be built.
- 9) ☒ If applicable, the location and required setbacks from watercourses, wetlands, angle of repose reserves, protected slope reserves and the one-hundred-year floodplain.
- 10) ☐ Contours with intervals of not more than 20 feet. A copy of the New York State Department of Transportation quadrangle map depicting the area of the proposed subdivision is adequate for the concept submission.
- 11) ☒ A location map showing the scale, which shall not be less than one inch equals 2,000 feet.
- 12) ☒ A location map showing all streets and lands within at least 5,000 feet of the proposed subdivision.

**ALBANY COUNTY PLANNING BOARD
NOTIFICATION****RECOMMENDATION DATE: May 21, 2020**

Case #: 10-200503480
Applicant: 745 Route 146 Minor Subdivision
Project Location: RT. 146
Tax Map Number: 37.04-1-17
Referring Agency: Town of Guilderland Planning Board
Considerations: The subdivision of a 6.8 acre parcel into a 2.08 acre lot and a 4.64 acre lot.

ACPB Recommendation: Modify local approval to include:

1. The location of wells and septic should be evaluated by Albany County Department of Health as part of the subdivision of the land.

Advisory:

1. The Town should make sure the applicant is aware that any wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineers for permits under Section 404 of the Clean Water Act.
2. The Town should ensure that the applicant is aware review by the New York State Department of Transportation for design of highway access is required.

A handwritten signature in black ink, appearing to read "Laura Trivison".

Laura Trivison, Senior Planner
Albany County Planning Board

NOTE:

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

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

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

LOCAL ACTION ON ACPB RECOMMENDATION:

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

LOCAL DECISION ON PROJECT:

- ☐ PROJECT APPROVED
☐ PROJECT DISAPPROVED

VOTE RECORDED: _____ DATE OF LOCAL ACTION: _____

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

SIGNED: _____ TITLE: _____

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: May 23, 2020

Re.: Cropsey, Donald, 745 Route 146, Altamont, NY 12009

APPLICATION

Applicant(s): Donald Cropsey, 7 Pine Knob Dr., Albany NY 12203

Proposed Subdivision: A proposed two lot subdivision of 6.42 acres.

Location: Property is located on the north side of Route 146 just prior to entering the village of Altamont from the east.

Zoning: R-20.

Site Inspection Summary:

Site Inspection Date: May 15, 2020

Meeting Attendees: (May 11, 2020) Presenter/Applicant Donald Cropsey; GCAC Members Laura Barry, Martin Gnacik, Martha Haraus, Christopher Longo, Elizabeth Markham, Margaretann Paczkowski, Timothy Welch and John Wemple (chair), plus Town Supervisor Peter Barber and Town Council Member Laurel Bohl.

Inspected by: Presenter/Applicant Donald Cropsey; GCAC Members GCAC Members Laura Barry, Martin Gnacik, Martha Haraus, Christopher Longo, Elizabeth Markham, Margaretann Paczkowski, Timothy Welch and John Wemple (chair).

Conclusions: GCAC feels that the proposed application for this subdivision should be approved since the development of proposed Lot 2 should not create an adverse effect on the environment provided an appropriate storm water management plan is included in the final plan. It is hoped that care will be taken in developing Lot 2 so that the end result will be a new lot that adds to the community and the area surrounding the stream (shown as creek on site drawing) will continue to support the variety of wildlife it presently supports..

Submitted by: 5/23/2020

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): Cropsey, Donald,

Address: 745 Route 146, Altamont, NY 12009

Background: According to Applicant, he bought the property in 1999. He noted that Lot 1 has an existing single family house which he completed renovated as well as a 30 X 30 ft. barn and a swimming pool and a playhouse at the rear. plan is to make a second lot which would be to the east of the existing house with the proposed house to the west of the creek which runs through that portion of the property. Plan is to have a second lot to the east of Lot 1. There is an existing fence along the highway for Lot 2 which would also have its own driveway. GCAC noted that County Clerk's Records shows Applicant's mortgage for this property is dated 7/30/1999 Liber 3758 Page 437.

Topography: Applicant described the property as being pretty flat until you near the creek toward the east side, at which point it drops off with the depth to the water being as much as 8 to 10 feet on the west side. He also noted that the beavers have taken over the west part of the Lot creating about 2 to 2 ½ acres of new wetland on the east side of the creek. As noted below in the Drainage section, the high point on the property is on Lot 1 at its north west corner where the contour line shows it to be at about 375 ft. AMSL. From there, the terrain slopes toward the East, initially downward in fairly quick intervals until it reaches the area on Lot 1 where the barn and house are located at which point the area is relatively flat and continues so until it reaches and includes the area of Lot 2 where the proposed house may be located. To the east of this flat area it slopes to the east and northeast toward the creek and floodzone where the terrain is flat with an elevation of 350 ft. AMSL. At time of site visit, Applicant noted the area where the proposed house on Lot 2 might be built is on an elevated area above the elevation of the creek. Based on the Applicant's drawing, the set back from the west side of the watercourse to the east side of the proposed house on Lot 2 is approximately 140 feet at which point the angle of repose from the west edge of the watercourse to the house is approximately two degrees which is well within the Town Code..

Vegetation/Trees: Lot 1 on which the house and barn are located has well kept grounds with much lawn. In doing the site visit, GCAC saw a large variety of trees and bushes. Applicant stated tree clearing would be limited. The property with the existing home is filled with some interesting plantings. Some examples of the shrubs are as follows; Eastern Redbud, Viburnum, Rhododendron and English Yew. Trees are: very old apple trees, butternut, corkscrew willow, weeping willow, Scotch pine, white pine, cherry, spruce, Douglas-fir, tamarack (eastern larch), maple, sumacs, birch, and black locust. The brush was predominately honeysuckle. It was a treat to be serenaded by a Wood Thrush at this property. It had the flute like song that ended with ee-o-lay. They love brushy and deciduous woodlands, exactly what that property provides.

Soil: Applicant described the soil as 4 to 5 feet of overburdened on gravel. Despite the fact that the area had heavy rains the evening before the site visit, the ground was relatively dry and appeared well drained. A review of the County Interactive mapping and USDA sites show that the property has three soils – Ae, NuB and VaC. The rear (north west corner of Lot 1 has VaC soil. This area is triangular shaped and covers the area west of a diagonal line drawn from a point on the north border approximately 129 feet from the northwest corner to a point on the west border about 223 feet from this northwest corner. East of this on Lot 1, which includes the area of existing house and barn, the soil is NuB. This NuB soil continues onto Lot 2 to the area along the east border of the creek or slightly beyond the creek which runs across the property from north to south. To the

Inspection (Continued) – Page 2 of 3 – Cropsey – Rt. 146 – May 2020

east of this NuB area the remainder of the lot has Ae soil. On Lot 2 the possible building area will be on NuB soil.

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

Ae - Allis silt loam – This nearly level soil is moderately deep and poorly drained. The seasonal high water table in this soil is at a depth of less than 1 foot and is perched on the silty clay loam subsoil from November through June. The seasonal high water table limits rooting depth. Bedrock is 20 to 40 inches below the surface. Permeability is slow to very slow. Available water capacity is moderate, and runoff is slow. Most areas of this soil is brushland. The limitations of this soil on sites for dwellings with basements are the seasonal high water table and depth to bedrock. Installing subsurface drains around footings and foundations will lower the water table. Adding fill material to elevate the floor of dwellings without basements above the surrounding ground level and grading to divert surface water will also reduce wetness. The main limitations of this soil for local roads and streets are the seasonal high water table and low strength. Constructing roads on raised, fill material will reduce wetness and prevent the road damage that the seasonal high water table causes. Providing a suitable subsurface or base material will improve soil stability and strength. The main limitation affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and the depth to bedrock. Specially designed systems will overcome the moderate depth to bedrock and the seasonal high water table. Drainage around the filter field and diversion of surface water from higher areas will reduce wetness. The hardness of the local bedrock will influence costs. Other soils that are deeper and better drained in the nearby higher landscape.

NuB – Nunda silt loam, 3 to 8 percent– This strongly sloping soil is very deep and moderately well drained. The seasonal high water table is at a depth of 18 to 24 inches from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and in the upper part of the subsoil and slow or very slow below. The available water capacity is high, and runoff is medium or rapid. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Foundation drains and interceptor drains upslope from construction sites divert runoff and reduce wetness. Erosion is a hazard during construction. Maintaining the vegetative cover adjacent to the site and diverting runoff from the higher areas help control erosion. The main limitation of this soil for local roads and streets is the frost-action potential. Constructing roads on coarse textured fill material provides drainage away from the roadway. Erosion is a hazard if these sloping soils are left unprotected. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and the slow percolation in the subsoil and substratum. Installing a drainage system around the absorption field and diversions to intercept runoff from the higher areas will reduce wetness. Enlarging the absorption field or the trench below the distribution lines will improve percolation.

VaC -Valois gravelly loam, 8 to 15 percent slopes - This strongly sloping soil is very deep and well drained. The seasonal high water table in this soil is at a depth of more than 6 feet. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and subsoil and moderate to moderately rapid in the substratum. The available water capacity is moderate, and runoff is rapid. The main limitation of this soil on sites for dwellings with basements is the slope. Designing dwellings to conform to the natural lay of the land helps overcome the slope limitation. Erosion is a hazard during construction. The main limitation of this soil for local roads and streets are the frost-action potential and the slope. Constructing roads on coarse textured, raised fill will provide drainage away from the roadway. Erosion is a hazard in excavated, bare areas. The main limitations affecting the use of this soil as a site for septic tank absorption fields is slow percolation and slope. Enlarging the absorption field or the trenches below the distribution lines will improve percolation.

Inspection (Continued) – Page 3 of 3 – Cropsey – Rt. 146 – May 2020

Drainage/Wetlands: According to Applicant, there is a creek which runs through the lot on the east portion of the property. He further noted that water from the Highway System drains into the creek via a 36 inch storm sewer pipe which was installed in 2002 which in turn drains into the Bozen Kill.

Using the contour lines on the map, with 370 ft. AMSL at the north west corner and line 360 running through the mid section of the acreage and 350 running along the creek to the east of which the property is relatively flat, the natural slope and in turn that of natural drainage is to the east. County map also shows FloodZone covering most of the area east of the creek with the floodway running northward from 350 ft. AMSL along the south border toward a point to the north east where it is 340 ft. AMSL. Creek is identified as riverine as part of NW1 Wetlands. It would be advisable that the Applicant update the site drawing to indicate more accurately the location of the stream and floodplain along with the approximate elevation so that any future owner is aware of the limitations on basement depth and grading as well as the 100' buffer for the septic system.

Septic/Wells: Applicant noted the existing house has public water available and also noted it is on a well which is 20 to 30 feet down and it has very good water. While GCAC was having the site visit, Applicant further noted the very ample supply of water the area has. Applicant's drawing shows, on Lot 1, existing septic field to the north of the house and east of the barn. Plan is if a house is built on Lot 2, to use existing Town water and to have septic system. Proposed septic field off the north west corner of the proposed house. Any proposed septic system will require review and approval by the County Department of Health. This includes verification that existing soil is usable as well as to determine if fill material will be required.

Visual Impact: Applicant feels the planned development of Lot 2 would only enhance the entrance to the Village. GCAC agrees that there would be a minimal amount of visual impact if tree cutting is kept to a minimum.

Endangered Species: None known by the Applicant although there are lots of deer and coyotes. GCAC did not see any endangered species on the property at time of site visit.

Historical Considerations: Applicant pointed out that the Crounse Inn is next door west of Lot 1 as well as a Hat

Factory. The existing house on Lot 1 is on the list of structures built in 1899 or earlier from the Town Assessor's Office. It is listed as code 210 (one family year round residence) built in 1833. County Interactive Mapping site shows historic site on the west side of the property (the Crounse Inn). Since question 12 b on the Short Environmental Assessment Form was not answered, Applicant was asked if his property was considered for designation by the NYS Historic Preservation Office; and his answer was no due to his complete restoration of the house.

Submitted by: 5/23/2020

John G. Wemple, Jr. - Chair

**TOWN OF GUILDERLAND
APPLICATION FOR SUBDIVISION****RETURN TO:**

Jan Weston
Town Planner
Guilderland Town Hall, Route 20
Guilderland, New York 12084
(518) 356-1980

FEES:

Application fee: Hearing fee:
Minor - \$50 Minor - \$25 per lot
Major - \$250 Major - \$50 per lot
Fee in lieu of 10 % parkland donation - \$1,500
(Payable with building permit application)

APPLICANT INFORMATION

Name: John Roth
Address: 376 Broadway, Suite B
Schenectady NY Zip: 12305
Daytime Phone #: 518-344-5400
Email: jroth@plankllc.com

Relationship to property:

- ☒ owner
☐ contract vendee
☐ other, explain _____

SUBDIVISION INFORMATION

Name of Subdivision: Fuller Station Rd
General Location: Fuller Station Rd & W. Old State
Zoning: R-40 Total Acreage: 100.1
Tax Map number(s): 27.00-1-53.3 27.00-1-13.2
Number of Lots: 58 building, 4 open space
Presenter: (if other than applicant)
James Easton, PE MJ Engineering
Address: 21 Corporate Dr, Suite 105
Clifton Park, NY Zip: 12065
Phone: 518-371-0799

PROPERTY DESCRIPTION

Generally describe any easements or other restrictions on the property:
one existing ingress/egress easement which will be relocated

Does the site contain any of the following: ☒ stream ☐ pond ☐ other body of water ☒ wetlands
☐ floodplain ☐ steep slopes ☐ Pine Bush ☐ historic/archeological resources

If yes, please elaborate: _____

Water will be provided by:

- ☐ Well ☐ Hookup to existing Town water ☒ Extension of Water district

Sanitary will be provided by:

- ☐ Septic system ☐ Hookup 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? If yes, what is the percentage and proposed ownership of the open space?

Yes, approx. 29% of total project - ownership TBD

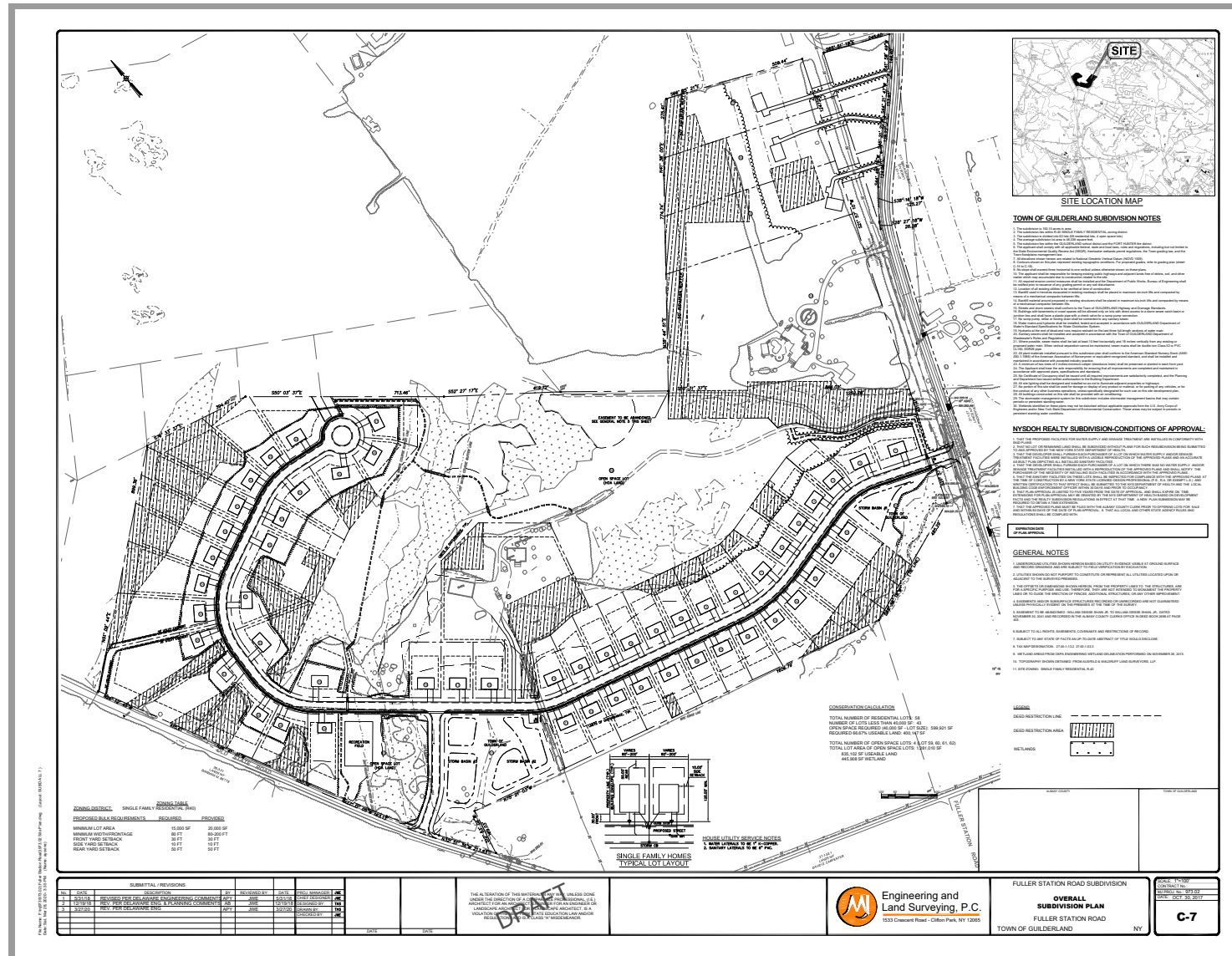
CONCEPT PLAN

This application must be accompanied by 12 copies of a concept plan containing all information required by the Town of Guilderland's Subdivision Regulations, and a check, payable to the Town of Guilderland, in the amount required by the above listed application fees.

AGREEMENT

The applicant hereby certifies that he/she is the owner of record or the contract vendee 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: John Roth Date: 11/3/17



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Fuller Station Road		
Project Location (describe, and attach a general location map): Fuller Station Road, Guilderland, NY		
Brief Description of Proposed Action (include purpose or need): Proposed subdivision with 62 lots. The breakdown of the lots include :58 lots are single family residential (2 of which are existing homes) 2 lots are open space lots, 2 are for stormwater management and will be deeded to the Town.		
Name of Applicant/Sponsor: John Roth		Telephone: 518-344-5400
		E-Mail: jroth@plankllc.com
Address: 376 Broadway, Suite B		
City/PO: Schenectady	State: NY	Zip Code: 12305
Project Contact (if not same as sponsor; give name and title/role): Jamie Easton, PE - MJ Engineering and Land Surveying, PC		Telephone: 518-371-0799
		E-Mail: jeaston@mjels.com
Address: 1533 Crescent Road		
City/PO: Clifton Park	State: NY	Zip Code: 12065
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town Planning Board	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Albany County PB	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC (water district extension, stormwater and wetland buffer impact)	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE (wetland impact)	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No R40 Residential
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	Guilderland CSD
b. What police or other public protection forces serve the project site?	Guilderland PD
c. Which fire protection and emergency medical services serve the project site?	Fort Hunter Fire District
d. What parks serve the project site?	Keenholtz, Tawasentha Park

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? residential	
b. a. Total acreage of the site of the proposed action? _____ 100.1 acres b. Total acreage to be physically disturbed? _____ 21.2 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 100.1 acres	
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) residential ii. Is a cluster/conservation layout proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Number of lots proposed? _____ 62 iv. Minimum and maximum proposed lot sizes? Minimum _____ 20000 Maximum _____ 980165	
e. Will the proposed action be constructed in multiple phases? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ 2 • Anticipated commencement date of phase 1 (including demolition) _____ 6 month _____ 2020 year • Anticipated completion date of final phase _____ 6 month _____ 2020 year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ Construction of Phase 1 of subdivision road for 36 building lots, 22 building lots will be built in Phase 2 once home sales of Phase 1 are complete.	

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	36			
At completion of all phases	58			

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>10</u> height; <u>12</u> width; and <u>8</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>96</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: <u>stormwater</u>	
ii. If a water impoundment, the principal source of the water: <input checked="" type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: <u>85</u> acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earth fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>USACE wetland</u>	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Approx. 0.83 acres of filled USACE wetlands and 0.005 acres of temporary wetland impact

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
 If Yes:

i. Total anticipated water usage/demand per day: 25,520 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
 If Yes:

- Name of district or service area: Town of Guilderland Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☒ Yes ☐ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: 12" waterline connecting to the town water system will be installed to loop the existing water system and supply water to the project
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
 If Yes:

i. Total anticipated liquid waste generation per day: 25,520 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
 If Yes:

- Name of wastewater treatment plant to be used: Nott Road Treatment Plant
- Name of district: Town of Guilderland
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☒ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
Gravity sewer to a new sewer pump station that will connect to existing town gravity sewer _____	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ _____ Square feet or <u>7.5</u> acres (impervious surface) _____ Square feet or <u>100.1</u> acres (parcel size) ii. Describe types of new point sources, stormwater basin outlets to existing drainage swales or watercourse _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ on-site stormwater management facility/structures _____ 	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____. 44 AM peak hour trips, 38 PM peak hour trips</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ 0 _____ Proposed _____ 0 _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 6 pm • Saturday: _____ 7 am - 6 pm • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ 24 hours </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 6 pm • Saturday: _____ 7 am - 6 pm • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ 24 hours
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 6 pm • Saturday: _____ 7 am - 6 pm • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ 24 hours 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.5+/-	7.5+/-	+5.0
• Forested	49.6+/-	32.4+/-	-7.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	31.0+/-	40.77+/- (including lawn)	+9.77
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	17.0 (in forested areas)	19.43	+2.43
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 45%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No													
<ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ 													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ 75 feet													
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">clay</td> <td style="width: 40%; text-align: right;">80 %</td> </tr> <tr> <td>sandy soil</td> <td style="text-align: right;">20 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		clay	80 %	sandy soil	20 %	_____	_____ %						
clay	80 %												
sandy soil	20 %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ 76 feet													
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">20 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">80 % of site</td> </tr> </table>		<input type="checkbox"/> Well Drained:	_____ % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	20 % of site	<input checked="" type="checkbox"/> Poorly Drained	80 % of site						
<input type="checkbox"/> Well Drained:	_____ % of site												
<input checked="" type="checkbox"/> Moderately Well Drained:	20 % of site												
<input checked="" type="checkbox"/> Poorly Drained	80 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> 0-10%:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input checked="" type="checkbox"/> 0-10%:	100 % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
If Yes to either i or ii, continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name 863-684</td> <td style="width: 50%;">Classification C</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Federal Waters, Federal Waters, Federal Waters,...</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name 863-684	Classification C	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name 863-684	Classification C											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:													
i. Name of aquifer: Principal Aquifer													



<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;">deer _____</div> <div style="width: 30%;">small mammals _____</div> <div style="width: 30%;"></div> </div> <p>_____</p>
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>_____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Bald Eagle _____</p> <p>_____</p>
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>
<p>E.3. Designated Public Resources On or Near Project Site</p>
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: ALBA003 _____</p>
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>

e. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. 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"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

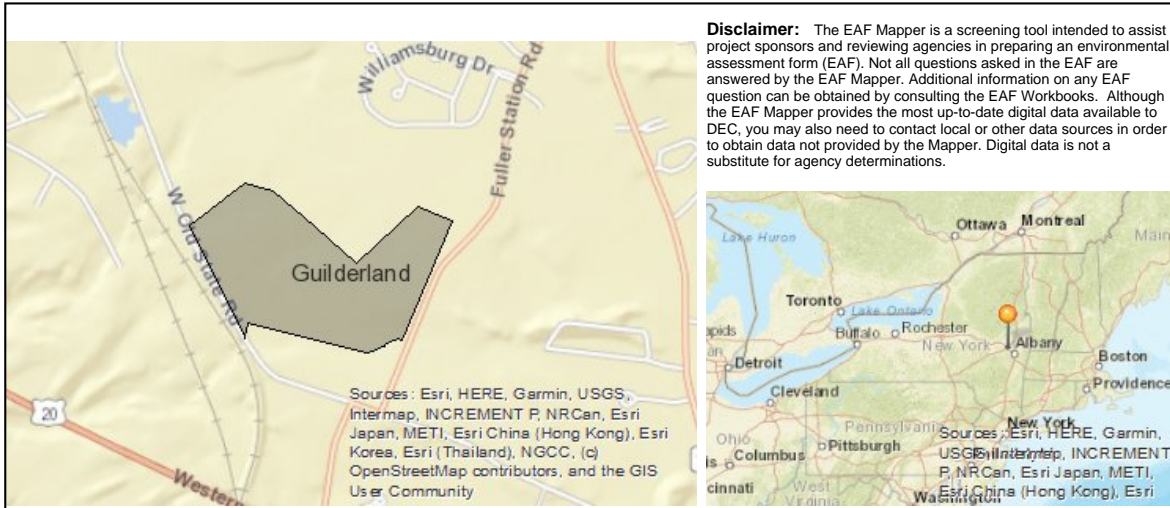
Applicant/Sponsor Name James W. Easton, PR Date 3/27/20

Signature  Title Project Engineer

PRINT FORM

EAF Mapper Summary Report

Friday, March 27, 2020 12:40 PM



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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-684
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ALBA003
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**ALBANY COUNTY PLANNING BOARD
NOTIFICATION****RECOMMENDATION DATE: April 16, 2020**

Case #: **10-200403461**
Applicant: **Fuller Station Road Subdivision**
Project Location: Fuller Station Road and W. Old State Rd.
Tax Map Number: 27.00-1-53.3, 27.00-1-53.2
Referring Agency: Town of Guilderland Planning Board
Considerations: Subdivision review for a major 100 acre subdivision consisting of 58 single-family lots and 4 open space lots. Access to the subdivision will be provided from Fuller Station and West Old State Rd.

ACPB Recommendation: Defer to local consideration.

1. This Board has found that the proposed action will have no significant countywide or intermunicipal impact. Defer to local consideration.

Advisory:

A handwritten signature in black ink, appearing to read "Laura Trivison".

Laura Trivison, Senior Planner
Albany County Planning Board

NOTE:

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

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

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

LOCAL ACTION ON ACPB RECOMMENDATION:

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

LOCAL DECISION ON PROJECT:

- ☐ PROJECT APPROVED
- ☐ PROJECT DISAPPROVED

VOTE RECORDED: _____ DATE OF LOCAL ACTION: _____

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

SIGNED: _____ TITLE: _____

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: January 25, 2016

Re.: Fuller Station Road Subdivision

APPLICATION

Applicant(s): JTR Realty LLC, Fuller Station Road Subdivision,
Broadway, Schenectady, NY 12305

376

Proposed Subdivision: A proposed 60 lot subdivision of 100.1 acres.

Location: Property is located near the intersection of West Old State and Fuller Station Roads about 1 ¼ mile east of the Watervliet Reservoir in the northern section of the Town.

Zoning: R-40.

Site Inspection Summary:

Site Inspection Date: January 16, 2016

Meeting Attendees: (January 11, 2016) Presenter Jamie Easton; Town Board Liaison Lee Carman; GCAC Members Martin Gnacik, Martha Haraus, Stuart Reese and John Wemple (Chair).

Inspected by: Presenter Jamie Easton; GCAC Members Stephen Albert, Martin Gnacik, Martha Haraus, Stuart Reese and John Wemple (Chair).

Conclusions: In reviewing the conventional plan, GCAC noted Lots 3 and 4 appeared as being primarily wetlands with little space for a residence but Presenter noted the residence structures could be long with little depth and thus could fit on the buildable area of those lots. He also noted that the buildable area on Lot 8 could be accessed via a bridge which he noted might not be practical but would be possible. The second Lot 33 should be renumbered as Lot 35. Presenter noted the roadway for the development would be a Town Road. Furthermore, the driveway which goes from the existing residence and barn on West Old State Road would be abandoned and that residence would hook into the new subdivision roadway. As the site is developed and this existing driveway to the large barn or storage building is abandoned, provision needs to be made to negate the need for using the new residential roadway for transporting construction equipment which may be stored on Lot 59 at that time. There is an existing easement for egress/ingress for a neighbor who has landlocked property along the north boundary would continue. There will also be a deed restriction related to Lot 60 whereby there would be no further development. If the cluster plan is decided upon, the question arises as to whether or not the undeveloped portion of Lot 60 would be open to the Home Owners Association; and if so, what kind of access would be offered to avoid traveling onto Fuller Station Road. GCAC's main concern for this development is the question of stormwater management primarily due to the high number of lots in the subdivision. GCAC does not object to the proposal provided that a solid stormwater management can be included showing that there will not be any adverse runoff

Conclusions (Continued) - Page 2 of 2 – Fuller Station Rd. - January 2016

to neighboring properties nor in the direction of the Watervliet Reservoir. Another concern is the location of the entrance to the development on Fuller Station Road due to limited sight distance. Thus, the Highway Department should be consulted to determine if moving the entrance to the south, as suggested by the Presenter, is a possible solution. Of further concern is whether or not West Old State Road can support the added traffic. The Highway Department should also be consulted for a solution which could provide for widening at least a portion of this highway to provide for safer pedestrian traffic and a possible breakdown lane.

Submitted by: _____

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): JTR Realty LLC, Fuller Station Road Subdivision

Address: 376 Broadway, Schenectady, NY 12305

Background: According to the Presenter (Jamie Easton), the property consists of two parcels with most of the development being on the larger (80.5 acres) plot. His description of the land is that it used to be farmland for hay and row crops including tomatoes, peppers, etc. until about twenty years ago. It is quite possible that the acreage was all part of a much larger farm since the adjacent parcel along West Old State Road contains a structure built in 1780 and was coded as field crops in the Town Assessor's file. Plan is to combine both two parcels, which are owned by the same person, and develop them into a sixty lot cluster with all lots being approximately 100' by 200' except two lots on which the existing residences are located. These two existing lots would have considerably larger lots and would not be effected much by the proposed development.

Topography: The property has open fields and a sizable treed area. The wooded area is mainly to the north and west of most of the planned development with about a third of the lots being in a wooded area at the north west portion

of the property. At the time of the site visit, GCAC noted that overall slope of the property is from the northern portion of the Fuller Station Road parcel downward toward the residence to an area near the south corner where there is a slight elevation and then the slight slope continues downward as we entered the main West Old State Road parcel. A review of the topo map from topoquest.com, which shows USGS Map of Voorheesville Quadrant, indicates the high point on the property is within the treed area slightly south of the west corner of the Fuller Station Road parcel where the elevation is noted as 317 ft. Above Mean Sea Level (AMSL). Across the fields of the large parcel the elevation gradually drops from around 310 feet AMSL to 300 feet AMSL. In general this relatively flat, gradual sloping terrain continues on the area of the planned development. It was further noted that in the area of proposed lots 47 and 48 the field is a little more sloped downward toward the south border. One other feature which GCAC noticed was a long mound which is a short distance from the barn area of the W. Old State Road residence.

Vegetation/Trees: Presenter note that the property is generally rolling to the south and the portion earmarked for development is an open field. The property has open fields and a sizable treed area of woods that is mainly on the north and west portion of the acreage. It had been originally understood by GCAC that development would be mainly on the open area but at the time of site visit GCAC became aware that about a third of the lots would be in the wooded area at the northwest end of the larger parcel. Due to the heavy growth of bramble bushes and surface water GCAC found it prudent not to attempt to look at the majority of these lots although from what was observed it appeared that the area is fairly heavily wooded with pine trees that are medium in size. While the plan is to avoid cutting down trees, it is inevitable that many trees would need to be cut down in order to develop this portion of the plan. At time of site visit some of the trees identified were silver maples, pine, locust, oak, apple and birch. Of special interest was a huge tree which was possibly a maple which the Presenter estimated to be around 200 or 300 years old. Tree stands along the south side of the property and appears to be actually on the neighboring property on the south side of the stream.

Soil: Presenter described the soil as highly clay with a perched water table. Subsequent to the presentation, the Presenter provided GCAC with soil maps for both the conventional as well as the cluster plans. Along with these maps, GCAC reviewed the soil survey map from the USDA website as well as the soil map on Sheet Number 11 from "Soil Survey of Albany County, New

Inspection (Continued) - Page 2 of 8 - Fuller Station Rd.- January 2016

York" -1992 - James H. Brown which indicates there are fifteen different soils on the property. In reviewing the cluster map, GCAC noted the following on the individual lots. Lot 1 has Sh soil across the front and about $\frac{3}{4}$ up the south side. The remaining $\frac{2}{3}$ of the property has EIA soil. Lots 2 and 3 have Sh soil except for the southeast corner of Lot 3 where there is EnB soil. Lot 4 has Sh soil except for the front south east third of the lot where there is EnB soil. Lot 5 has EnB soil except for the rear northwest corner where there is Sh soil. This rear triangular shaped area is formed by a diagonal line running from the mid point of the west side to a point on the east side near the rear northeast corner. Lots 6 thru 16 have EnB soil with the following exceptions - Lot 6 has a very small triangle of Sh at its northwest rear corner; Lot 11 has a small triangle of St at the rear corner; Lot 12 has Sr running across the rear third of the lot; Lots 13 and 14 have small triangles of Sh at the rear. Lot 17 has Sh soil on the south and much of the west side and EnB on the northeast side. Lot 18 has primarily RhA soil other than a wedge of ScA at the southwest corner and a small narrow wedge of Sh to the rear of that along the southwest side. Lot 19 has Sh on the north half formed by a line running from a point about $\frac{1}{4}$ of the way from the southwest corner along the front of the lot to a point on the southeast side near the east corner. The south side of this Sh area has EIA soil except for a small area along the front which has ScB soil. Lot 20 has EIA soil except for a small wedge of Sh at the north corner and a triangular shaped area of ScB at the front which extends about 50 feet back along the southeast side. Lot 21 has EIA soil to the north of a line running from approximately fifty feet along the northwest side to approximately forty feet from the rear along the southeast side. South of this line is ScB soil. Lot 22 has ScB on most of it other than a very small triangle of EIA at the north corner, Sh along the rear and an area of ScA along forward of this Sh section which extends on an angle from about the mid point to approximately 35 feet from the south corner. Lot 23 has ScA soil on most of the area other than a narrow strip of Sh at the rear and a wedge of ScB at the southwest corner and a wedge of Sh at the south corner. Lots 24 and 25 have ScA soil except for an strip about forty feet wide of Sh at the front and a very small wedge of Sh at the rear north corner of Lot 24. Lot 26, similar to 24 and 25, has a strip of Sh soil along the front. The remainder of this lot has ScA other than the northeast corner where there is approximately 80' by 50' wedge of Sh soil. Lot 27 has Sh soil other than the end of a finger of ScA which extends about one third of the way into the lot along the west side from approximately forty feet back from the front to approximately fifty feet from the rear. Lots 28 - 34 have Sh soil. Lot 35 has Sh soil on most of its area with the exception of a large wedge of CoC along much of the northeast portion. This third of the lot has very small wedge of St at the north corner. This lot also has possibly a small wedge of Cs at the southeast corner. Lot 36 has CoC soil in the midsection on an area running between a diagonal line from a point near the northwest corner to a point almost halfway down the east side to the north of which is St soil. The front portion south of the CoC area is a wedge of Cs along much of

the front and a small wedge of Sh near the southwest corner. Lots 37, 38 and 29 have Cs soil with possibly a small sliver of Fx along much of the south boundary on Lot 37. Lot 40 has Cs on its east half and Sh on the west side. Lots 41 and 42 have Sh soil. Lot 43 has Sh soil on all the lot except a triangular area of Fx at its southwest corner which runs along about $\frac{3}{4}$ of the rear to a point about sixty feet along the west side. Lots 44 and 45 have Sh soil along most of the lots with lot 44 having an area of Fx across the rear extending between forty and fifty feet inward from the rear; and a similar area of Fx across the rear forming a triangular area extending about forty feet back from the rear on the east side and about fifteen feet back from the rear on the west side. Lot 46 has primarily Sh soil with a small wedge of Fx at the rear south corner and a finger of HuB soil along the west side extending to a point near the center of the lot from a point about thirty feet from the front to about 100 feet further back. Lots 47 and 48 have HuB soil on most of the lots with 25 feet wide strips of Sh along the front of the lots and lot 47 having a triangular shaped area of Sh at the rear south corner which extends about 75 feet from the southwest corner to about sixty feet north of the south corner. Lot 49 also has HuB soil on most of the lot with a large

Inspection (Continued) - Page 3 of 8 - Fuller Station Rd.- January 2016

upside-down L shaped area running along the front north and west sides which has Sh soil. Lot 50 has Sh soil on about 60% of the lot with a rounded wedge of HuB covering the southwest area of the lot. Lot 51 has Sh soil on the front 40% of the lot and the remainder having HuB soil. Lot 52 has Sh on most of the front half and HuB on the rear half with a right triangle wedge of ScA near the mid point of the west boundary and extending about twenty-five feet into the lot. Lot 53 has primarily ScA soil with a wedge shaped area of ScA at its north corner; Sh at its northeast corner and HuB at its south corner. Lots 54 - 56 have ScB soil with lot 54 having about 30% covered by ScA soil at its south corner; and lot 56 a very small area of Sh at its west corner. Lot 57 has Sh soil on the southeast two-thirds of the lot and ScA on the one-third northeast portion of the lot. Lot 58 has ScA on all the lot except for possibly a very small area of RhA soil at the west corner. Lot 59 on which is the West Old State Road residence stands is primarily on Sh soil with a small area of St at the north corner; a finger of EIA soil about 125 feet wide and extends about 140 feet into the lot in the direction from the west; and a small area of ScA along the southwest boundary of the lot. This lot also contains an open area between Lot 22 and 23 on which there is ScA and ScB soils. Lot 60 is the lot on which the Fuller Station Road residence stands and has CoB soil where the house is located. To the north is a large area of St soil with a relatively large area of EnB extending in about 600± feet from the north boundary. To the east of that area and extending across the power line right of way area is EnA soil. To the south of this is the end of a finger of CoB soil to the east of the CoB area on which the house sits is an area of CoC; and to the south along most of the southwest boundary of this lot is a continuation of St soil with the south corner having a small area of EnA soil.

A brief description of these soils and some of their limitations as noted in the noted soil survey source book are as follows.

Ra - Raynham very fine sandy loam - The seasonal high water table is at a depth of $\frac{1}{2}$ foot to 2 feet from November to May. Depth to bedrock is more than 60 inches. Main limitation on sites for dwellings with basements is the seasonal high water table. Foundation drains and interceptor drains upslope from construction sites divert runoff and help prevent the damage that the seasonal high water table causes. Soil is better suited for dwellings without basements. Main limitations affecting local roads and streets are the seasonal high water table and frost action potential. Constructing roads on coarse textured fill material will reduce the frost action potential. Raising the level of the fill will reduce wetness. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and slow percolation. **EIB - Elmridge fine sandy loam, 3 to 8 percent slopes** - This gently sloping soil is very deep and moderately well drained. The substratum extends to a depth of 60 inches or more. The seasonal high water table is at a depth of $1\frac{2}{3}$ to 3 feet perched above the clayey substratum between November and May. Depth to bedrock is more than 60 inches. The main limitation on sites for dwellings with basements is the seasonal high water table. Foundation drains installed above the slowly permeable substratum will lower the seasonal high water table. Protective coatings on basement walls will prevent wet basements. The main limitations of this soil for local roads and streets are low strength and frost-action potential. **EIA- Elmridge fine sandy loam, 0 to 3 percent slopes** - This nearly level soil is very deep and moderately well drained. Typically, the surface layer is dark brown fine sandy loam about 9 inches thick. The subsoil is 19 inches thick. The upper part is yellowish brown fine sandy loam; the middle part is yellowish brown loamy fine sand; and the lower part is mottled, dark yellowish brown light olive brown clay loam. The substratum extends to a depth of 60 inches or more. It is mottled reddish brown, brown, and pinkish gray silty clay or clay that has varves of grayish brown fine sand. The seasonal high water table in this soil is at a depth of $1\frac{1}{2}$ to 3 feet, perched above the clayey substratum between November and May. Depth to bedrock is more than 60 inches. Permeability is moderately rapid in the loamy material and slow or very slow in the clayey material. The available water capacity is high, and surface runoff is slow. This soil is well suited to cultivated

Inspection (Continued) - Page 4 of 8 - Fuller Station Rd.- January 2016

crops. It is among the best suited soils in the County for food and fiber production. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Foundation drains installed above the slowly permeable substratum lower the water table. Protective coatings on basement walls prevent wet basements. The main limitations of this soil for local roads and streets are low strength and the frost-action potential. Constructing roads on raised fill composed of coarse textured base material will improve soil strength 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 and slow percolation in the substratum. A specially designed septic tank absorption field or an alternative system will adequately filter effluent. Installing drainage around the filter field and diversions to intercept water from the higher areas will reduce wetness. Enlarging the trench below the distribution lines will improve percolation. **Sh – Shakerfine sandy loam** - This nearly level soil is very deep and somewhat poorly drained to poorly drained. The seasonal high water table is at a depth of less than 1 ½ feet from November to May. Depth to bedrock is more than 60 inches. Permeability is moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The available water capacity is high, and runoff is slow. The main limitation of this soil for dwellings with basements is the seasonal high water table. Properly designed and installed foundation drains with adequate outlets will lower the water table. The soil is best suited to dwellings without basements. In many areas of this soil suitable outlets for drainage systems are not available. The main limitations for local roads and streets are the seasonal high water table, the frost-action potential, and the low strength of the soil. Constructing roads on raised fill of coarse textured material will overcome these limitations. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and the slow percolation in the subsoil and substratum. Installing drainage around the field and intercepting runoff from the higher areas will reduce wetness. Enlarging the field or the trenches below the distribution lines will improve percolation. **EnB – Elnora loamy fine sand, 3 to 8 percent slopes** - This gently sloping soil is very deep and moderately well drained. – This nearly level soil is very deep and moderately well drained. Seasonal high water table is at a depth of 1 ½ to 2 feet from February to May. Depth to bedrock is more than 60 inches. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Installing foundation drains, applying protective coatings to basement walls, and diverting surface water away from dwellings help prevent wet basements. Main limitations for local roads and streets are moderate frost action potential and seasonal high water table. Adequate drainage of surface water and constructing the road on a coarse textured subgrade or base material help overcome these limitations. The main limitations of this soil on sites for septic tank absorption fields are the seasonal high water table and a poor filtering capacity. The soil is rapidly permeable and a poor filtering capacity. This soil is rapidly permeable and is a poor filter for effluent. Consequently, ground-water contamination is a hazard. The author notes that a specially designed septic tank absorption field or an alternative system will adequately filter the effluent. Other less sandy soils in the higher landscape positions are better suited to this use. **ScA – Scio silt loam, 0 to 3 percent slopes** - This nearly level soil is very deep and moderately well drained. Seasonal high water level is at a depth of 1 ½ to 2 feet from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and subsoil. The available water capacity is very high, and runoff is slow. Main limitation for dwellings with basements is the seasonal high water table. Installing foundation drains with adequate outlets will lower the water table. Erosion is a hazard during construction. Excavations and cutbacks cave or slough easily. Main limitation for local roads and streets is the frost action potential. Constructing roads with coarse textured fill material and installing surface and subsurface drainage reduces the frost-action potential. Cutbacks cave or slough. The main limitation affecting the use of this soil as a site for septic tank absorption fields is the seasonal high water table. Installing drainage around the field and intercepting runoff from the higher

Inspection (Continued) - Page 5 of 8 – Fuller Station Rd.- January 2016

areas will reduce wetness. **RhA – Rhinebeck silty clay loam, 0 to 3 percent slopes** - This nearly level soil is very deep and somewhat poorly drained. The seasonal high water table in this Rhinebeck soil is at a depth of ½ foot to 1 ½ feet. Depth to bedrock is more than 60 inches. Permeability is moderately slow in the surface and subsurface layers and slow below. The available water capacity is moderate, and runoff is slow. The county soil survey noted that most of the acreage is used as cropland, hayland, or pasture. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Foundation drains and interceptor drains upslope from construction sites will divert runoff and help prevent wet basements. The main limitations of this soil for local roads and streets are the seasonal high water table, the low strength, and the frost-action potential. Constructing roads on raised, coarse textured fill material will reduce the frost-action potential and improve soil strength. Raising the level of fill material will reduce wetness. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and slow percolation. Installing a drainage system around the absorption field and intercepting runoff from the higher areas will reduce wetness. Enlarging the absorption field or the trenches below the distribution lines will improve percolation. This soil, especially when wet, has low bearing capacity. Excavations and cutbacks will cave or slough. **St – Stafford loamy fine sand** - This nearly level soil is very deep and somewhat poorly drained. Seasonal high water table is ½ ft. to 1 ½ ft. below the surface from January to May. Depth to bedrock is more than 60 inches. This soil is moderately suited to cultivated crops. The seasonal high water table can cause delays in farming operations and is the main management concern. The main limitation of this

soil on sites for dwellings with basements is the seasonal high water table. Foundation and footing drains reduce wetness. Adequately sealing foundations and grading the land so that runoff is diverted from the site also reduce wetness. The soil is better suited to dwellings without basements. For local roads and streets the limitation is also the seasonal high water table. The main limitation of this soil for local roads and streets is the seasonal high water table. Constructing roads on rased fill of coarse textured material will reduce wetness. Excavations and cutbacks in this soil are subject to sloughing and caving. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the seasonal high water table and a poor filtering capacity. The soil is a poor filter of effluent. Consequently, ground-water contamination is a hazard. A specially designed septic tank absorption field or an alternative system will properly filter the effluent. **ScB Scio silt loam, 3 to 8 percent slopes** - This gently sloping soil is very deep and moderately well drained. The seasonal high water table is at a depth of 1 ½ to 2 feet from March to May. Depth to bedrock is more than 60 inches. Permeability is moderate in the surface layer and subsoil. The available water capacity is very high, and runoff is medium. Main limitation for dwellings with basements is the seasonal high water table. Installing foundation drains with adequate outlets will lower the water table. Erosion is a hazard during construction. Excavations and cutbacks cave or slough easily. Main limitation for local roads and streets is the frost-action potential. Constructing roads with coarse textured fill material and installing surface and subsurface drainage reduces the frost-action potential. Erosion is a hazard during construction. Cutbacks cave or slough. The main limitation affecting the use of this soil as a site for septic tank absorption fields is the seasonal high water table. Installing drainage around the field and intercepting runoff from the higher areas will reduce wetness. **CoC – Colonie loamy fine sand, rolling** – This rolling soil which is very deep and well drained to somewhat excessively drained. Slopes range from 8 to 15 percent. The seasonal high water table in this Colonie soil is at a depth of more than six feet, but it may fluctuate to within 3 ½ feet of the surface for very brief periods in early spring. Depth to bedrock is more than 60 inches. Permeability is moderately rapid or rapid. The available water capacity is low, and surface runoff is medium. The main limitation of this soil on sites for dwellings with basements is the excessive slope on rolling topography. Designing dwellings to conform to the natural slope or landscaping helps overcome this limitation. The main limitation of this soil for

Inspection (Continued) - Page 6 of 8 – Fuller Station Rd.- January 2016

local roads and streets is the slope. Grading and excavation costs are higher than in lesser areas of Colonie soils. Constructing roads on the contour wherever possible or landscaping and grading help overcome the slope limitation. The main limitation affecting the use of this soil as a site for septic tank absorption fields is a poor filtering capacity. The soil has moderately rapid or rapid permeability and so is a poor filter of effluent. Consequently, ground-water contamination is a hazard. A specially designed septic tank absorption field or an alternative system will properly filter the effluent. Other soils that have a moderate permeability rate are better suited to this use. **CoB – Colonie loamy fine sand, 3 to 8 percent slope** - This gently sloping soil is very deep and well drained to somewhat excessively drained. Typically, the surface layer is dark brown loamy fine sand about 7 inches thick. The subsoil is 61 inches thick. The seasonal high water table in this Colonie soil is at a depth of more than 6 feet, but in some years it fluctuates to a depth of 3 ½ feet for very brief periods in early spring. Depth to bedrock is more than 60 inches. Permeability is moderately rapid or rapid. The available water capacity is low. This soil has no limitations on sites for dwellings and for local roads and streets. Droughtiness is a problem in establishing and maintaining lawns and scrubs. The main limitation affecting the use of this soil as a site for septic tank absorption fields is a poor filtering capacity. Permeability in this soil is moderately rapid or rapid, and the soil is a poor filter of effluent. Consequently, ground-water contamination is a hazard. A specially designed septic tank absorption field or an alternative system will properly filter the effluent. Other soils that have a moderate permeability rate are better suited to this use. **HuB – Hudson silt loam, 3 to 8 percent slopes** – This gently sloping soil is very deep and moderately well drained. The seasonal high water table in this soil is perched above the clayey subsoil at a depth of 1 ½ to 2 feet between November and April. Depth to bedrock is more than 60 inches. Permeability is moderate or moderately slow in the surface and subsurface layers and slow or very slow below. The available water capacity is high. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Landscaping around the building and using diversion ditches above it help remove excess surface water. Foundation drains and protective coatings on basement walls help prevent wet basements. The main limitations of this soil for local roads and streets are the frost-action potential and low strength. Providing a coarse textured subgrade or base material to the frost depth and adequate drainage in areas of the wetter included soils reduce frost action and improve soil strength. The main limitations affecting the use of this soil as a site for septic tank absorption fields are the season high water table and slow percolation. A drainage system around the filter field and interceptor drains to divert water from higher areas will lower the water table. Enlarging the trench below the distribution lines will improve the percolation of effluent. **Fx – Fluvaquents** - Udifluents complex, frequently flooded This soil unit consists of very deep, nearly level, very poorly drained to moderately well drained loamy soils formed in recent alluvial deposits on flood plains. These soils are subject to frequent flooding and are commonly wet. Bedrock is generally at a depth of more than 5 feet. Permeability, the available water capacity, organic matter content, and soil reaction vary with the composition of alluvium. County soil survey notes that most of the acreage is used as woodland or pasture or is idle. These soils are not suited to urban uses because of periodic flooding and prolonged wetness. **EnA – Elnora loamy fine sand, 0**

to 3 percent slopes - This nearly level soil is very deep and moderately well drained. Seasonal high water table is at a depth of 1 ½ to 2 feet from February to May. Depth to bedrock is more than 60 inches. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Installing foundation drains, applying protective coatings to basement walls, and diverting surface water away from dwellings help prevent wet basements. Main limitations for local roads and streets are moderate frost action potential and seasonal high water table. Adequate drainage of surface water and constructing the road on a coarse textured subgrade or base material help overcome these limitations. The main limitations of this soil on sites for septic tank absorption fields are the seasonal high water table and a poor

Inspection (Continued) - Page 7 of 8 - Fuller Station Rd.- January 2016

filtering capacity. This soil is rapidly permeable and is a poor filter for effluent. Consequently, ground-water contamination is a hazard. The author notes that a specially designed septic tank absorption field or an alternative system will adequately filter the effluent. Other less sandy soils in the higher landscape positions are better suited to this use. **Cs - Cosad loamy fine sand** - This nearly level soil is very deep and somewhat poorly drained. It is in slightly depressional areas and on low-lying plains. Areas of this soil are broad and irregularly shaped and range from 3 to 60 acres. Slope range from 0 to 3 percent. The seasonal high water table in this Cosad soil is perched above the clayey substratum, at a depth of ½ foot to 1 ½ feet between November and May. Depth to bedrock is 60 inches or more. Permeability is rapid in the surface layer and subsoil and slow or very slow in the substratum. The available water capacity is moderate. This soil is moderately suited to cultivated crops and moderately well suited to pasture. The water table creates a soft soil surface under such heavy loads as planting and harvesting machines and causes a moderate equipment limitation. The main limitation of this soil on sites for dwellings with basements is the seasonal high water table. Open ditches, foundation drains, and protective coatings on basement walls help overcome this limitation. The main limitation of this soil for local roads and streets is the seasonal high water table. Constructing roads on raised fill material and installing drainage will reduce wetness and increase 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 slow percolation. A specially designed septic tank absorption field with drainage around the site will properly filter effluent. Better drained soils are better suited to this use.

Drainage/Wetlands: According to Presenter, wetlands have been flagged by DEC and Army Corps of Engineers and that there is a 100 foot stream setback along the southern corner of the property. He further stated that the wetlands are considered as isolated and apparently are not of much concern to the corps. He further noted that there is no requirement for a setback buffer for the federal wetlands. Nevertheless plan is follow setbacks suggested by Town Planner and to minimize wetland disturbance. Presenter went on to indicate that the wetland disturbance would be less than ½ acre (estimated as 0.3 acre on soil map provided by the Presenter) on the cluster plan; and about one acre on the conventional plan (estimated as 1.5 + acres of wetland disturbance on soil map provided by Presenter). At start of the site visit, the wet area near the far north end of the property was observed and an area of accumulated water just beyond the improved area of that lot with water running into a culvert which appeared to flow in a south direction to an unknown point, possibly an underground basin. Toward the end of the site visit, GCAC observed the pond, to the south of the W. Old State Rd. residence, which at the time was iced over. A review of the contour lines on topoquest map indicates natural drainage is to the south and west in the direction of the Watervliet Reservoir. A stream runs along the south corner and then just south of the south boundary of the property and appears to flow west-south-west to the Reservoir. Likewise, another stream to the west of the property flows southwest to the Reservoir. Presenter noted that as part of the stormwater management plan, each house will have a sump pump which would direct stormwater to the stormwater management system and then back to mother nature. The plan show that there are two stormwater basins or areas noted along the west side and south west corner of the property. At time of site visit, GCAC noted that the drainage on the open field area was toward the south and south-west-south. Site visit was shortly after a rainy morning and it was easy to see areas of accumulated surface water and run off which was occurring while GCAC was conducting the site inspection. At the west end of the property, there was much standing water and it was especially noted along West Old State Road at or near the area where one of the entrances to the development is planned. With the roadway being raised above the adjacent properties additional planning will be needed in order to drain off these areas if they are to be used in the development of the property. Due to the high number of lots, care will need to

Inspection (Continued) - Page 8 of 8 - Fuller Station Rd.- January 2016

be taken to avoid dumping stormwater onto adjacent properties. It may also be wise to determine if much of the stormwater coming onto and across the property originates from existing developments to the north and east of the proposed subdivision.

Septic/Wells: Plan is to hook up to Town water and sewer. Plan is to possibly hook up to water via the east side of Fuller Station Road. Plan may involve having sewage from the development flow to a pump station near the southwest corner of the project and then be pumped back up to a sewage connection on the neighboring subdivision on the east side of Fuller Station Road.

Visual Impact: Presenter feel that the proposed development fits the zoning and character of the area and that the woods will act as a buffer. He also noted that the lot closes to Fuller Station Road is 100 feet from the road due to the power company easement. GCAC does not envision any real negative visual impact to the area since there are few nearby neighbors.

Endangered Species: None known to the Presenter and he indicated no Indiana bats or Karner blue. GCAC did not observe any endangered species at time of January 16th site visit.

Historical Considerations: Presenter noted that according to NY parks and recreation there is nothing of historic significance on the property and there is no grave yard on the property. GCAC did not observe anything of historical significance on the property.

Submitted by: _____

John G. Wemple, Jr. - Chair

A survey would have to be done and pins would have to be set so there would be no confusion as to what area is preserved.

Chairman Feeney asked if there were any questions or comments from the residents.

Cindy McKeehan of 1405 Kings Road asked what the property would be used for.

Chairman Feeney replied it would be for a single family home.

Ms. McKeehan also had concerns regarding the forever wild area.

Chairman Feeney stated that the applicant is proposing to preserve the northeast corner of the property and the house will be on the west side of the property.

Jim Fuller had concerns regarding the size of the lot.

Chairman Feeney replied that the lot meets the area requirements and he is taking a piece of the large lot and restrict it for no further development. There would be private well and septic.

Chairman Feeney asked for a motion for approval of the concept 2 lot subdivision plan for Slyke at 6075 Old State Road, so moved by Terry Coburn and seconded by Bruce Sherwin. Vote 5 – 0. (Robert, Hennings absent)

MATTER OF JTR REALTY – FULLER STATION ROAD

Chairman Feeney stated that this is a continued concept presentation of a proposed 55 lot subdivision of 100 acres. Zoned R40. Jamie Easton presenting.

Jan Weston, Town Planner, had the following comments:

“The applicant has submitted a conceptual cluster development plan incorporating the environmental limitations listed by the Board as well as showing the two existing homes and stormwater areas. The plan now includes the filling of the isolated wetlands and shows 55 lots. I have the following comments:

- The plan now shows the correct amount of open space however, the location does not appear to meet the intent of open space for the residents. Approximately 200,000 sq ft. of open space is adjacent to the proposed homes but is so interspersed with wetlands that they are virtually unusable. Then there are 2 additional open space lots, much further north along Fuller Station Road, and they are further split by the power lines. They also contain wetlands that were determined to be isolated, yet are still considered wetlands.
- I have not yet seen any documentation from the Army Corps on the delineation nor confirmation on the isolated wetlands.
- The plan shows 18 lots on the cul-de-sac while the Town guidelines call for a maximum of 13 lots.

Because it will determine the design of this subdivision, the Board first needs to decide on the appropriateness of the open space locations. In my opinion the submitted design prioritizes the existing homes and squeezes in the open space as an afterthought rather than planning for useable, convenient open space for this subdivision.”

Jamie Easton, Engineer, presented the case. Mr. Easton stated that a few months ago it was approved that the maximum density for this 100 acre parcel of land was 55 units. There are two existing homes with an additional 53 new home lots. There will be access off of Old State Road and Fuller Station Road. The lot sizes will vary from over 50,000sf to 21,000sf. This will be a cluster subdivision. The lot widths that are proposed vary from minimum 90' to 108' in frontage to almost 200' in frontage. The minimum lot size is at least 21,000sf exceeding the cluster subdivision code of 80' of frontage and 15,000sf in lot size.

Mr. Easton stated that the cul-de-sac had to go all the way to the back to obtain two parcels of land and provide them a 30' access to the cul-de-sac so because there is a road all the way up to there, they are proposing houses on it. The length of the cul-de-sac is about 1200 feet long.

Mr. Easton stated that about 30 of the lots exceed the 40,000 sf minimum.

Mr. Easton discussed the open space. His suggestion was to provide almost a secondary pocket park was more ideal.

Chairman Feeney stated one of the issues was there are two separate pieces of property and two existing houses on the property. Chairman Feeney stated that 40% of the site gets dedicated to the two lots and you are trying to fit the rest of the 55 lots and the open space on the remaining 60%. Chairman Feeney stated that this makes it difficult to try and create a subdivision that meets the intent of the code.

Bruce Sherwin asked Mr. Easton if there were fewer lots where they are now and expand the open space in the middle, would they think about building on the right hand flat section.

Chairman Feeney likes that they did move the road outside of the wetlands so there is no issue with DEC wetlands. Chairman Feeney asked if there was a jurisdictional determination.

Mr. Easton stated that it has been submitted but they have not gotten anything in writing from the Army Corps of Engineers yet.

Chairman Feeney asked if there were any questions or comments from the residents. There were none.

Chairman Feeney stated that he would like to walk the site and looked forward to a couple of different revisions from the applicant. Chairman Feeney continued the concept plan to a later date.

MATTER OF NADEAU – 6077 KLINK ROAD

Chairman Feeney stated that this was a site plan review to allow the construction of a major accessory structure. Zoned R40. Robert Nadeau presenting.

Chairman Feeney stated that if the Zoning Board does not grant the variances, it does not come back to the Planning Board for final approval. If they grant concept approval based on Health Department rules, etc. and the variances are granted, then the Planning Board gets into addressing more of the issues.

Ted DeLucia stated that the new home would be owner occupied; it would not be a rental.

There was discussion regarding shared access on Old State Road for the two lots.

Chairman Feeney made a motion for approval of the concept plan for a proposed 2-lot subdivision for Sbardella at 5958 E. Old State Road. Motion seconded by Tom Robert. Vote 5 – 1. (Sherwin opposed, Coburn absent)

MATTER OF JTR REALTY – FULLER STATION ROAD

Chairman Feeney stated that this is a continued concept review of a proposed 55 lot clustered subdivision of 100 acres. Zoned R40. Jamie Easton presenting.

Jan Weston, Town Planner, had the following comments: “The applicant has submitted a revised concept relocating the required open space into a single area behind the homes on the north side of the proposed roadway. This location makes better sense than the last iteration, however, a different issue has become obvious.

When the original calculation for the number of permitted lots in a conventional design was submitted, the two existing houses were shown on small lots with the balance of their property being used for the density calculations. However, it has become quite apparent that these two houses intend to remain on 10 and 20 acre lots. This being the case, a new conventional layout should be submitted, removing the 30+/- acres from the subdivision design and layout and recalculating the number of lots permitted.”

Jamie Easton stated that since the last time before the Board, the common open space area has been relocated much closer to the houses. Mr. Easton stated that the open space is over 707,000sf.

There was discussion regarding conservation subdivision vs. cluster subdivision.

Mr. Easton stated that the big open field in the center was an ideal location to start putting homes in; there is no wetlands there, is already cleared and level.

There was discussion regarding the number of lots proposed.

Mr. Easton stated that you could get from 54 to 60 lots under a conservation subdivision.

Chairman Feeney stated that there are a lot of other requirements also such as 50% of the land needs to be maintained as open space and right now less than 18 acres of the 100 acres is being preserved.

Mr. Easton stated that the overall density allowed was 55 lots for the cluster subdivision.

Chairman Feeney stated that they could go to 15,000sf lots and 80' frontage.

Mr. Easton asked if the Board would rather see 55 lots in total and the 20 acre parcel never be developed again or the possibility of a conservation subdivision where the lot density may increase and the future 20 acre parcel of land can then be developed. Mr. Easton stated that he could also possibly do a lot merger so it would then be one contiguous 100 acre piece of land and propose the 55 lots in the grassy open area.

Mr. Easton stated that the 100' buffer setback to a water course does not apply to this location.

Chairman Feeney asked Mr. Easton how water and sewer would be brought to the site.

Mr. Easton replied that the sewer would go across the large field and over to the existing subdivision beyond Mr. Roth's property.

Jan Weston stated that Mr. Easton would need to speak to Tim McIntyre, Water and Wastewater Superintendent, regarding Tim and the Board's concerns regarding water and sewer.

Chairman Feeney stated that the fact that there are two houses on this land does make it unique and more cumbersome for the Planning Board to deal with.

There was discussion regarding the active open space.

Chairman Feeney encouraged the Board members to walk the property.

Matter of JTR Realty was continued to a later date.

LOCAL LAW – INDOOR STORAGE AND AMENDMENTS

Recommendation to the Town Board on proposed Local Law #5 regarding indoor self storage facilities and other amendments to the Zoning Code. (see attached)

Chairman Feeney asked for a motion to recommend approval on the zoning amendments regarding self storage, dimensional requirements and off street parking and loading requirements. So moved by Tom Robert, seconded by Mickey Cleary. Vote 6 – 0. (Coburn absent)

Motion to adjourn at 10:05pm by Mickey Cleary, seconded by Tom Robert. Vote 6 – 0. (Coburn absent)

TOWN OF GUILDERLAND PLANNING BOARD
APRIL 26, 2017

Minutes of meeting held at Guilderland Town Hall, Rt. 20, Guilderland NY, 12084 at 7:30pm.

Members Present: Stephen Feeney, Chairman
Theresa Coburn
James Cohen
Michael Cleary
Thomas Robert
Herb Hennings
William Meehan

Chairman Feeney called the meeting to order at 7:30pm. He noted the emergency exits in the event they were needed.

The Board approved the minutes of 3-8-17. Vote 7 – 0.

MATTER OF ANTONIO TRIMARCHI – 2 GERTRUDE STREET

Chairman Feeney stated that this is continued concept review of a proposed two lot subdivision of 19,778 sf (.45 acres). Antonio Trimarchi presenting.

Mr. Trimarchi stated that his variances for reduced lot areas, reduced rear setbacks and one reduced building line were granted by the Zoning Board of Appeals. Lot #1 is 8675sf and Lot #2 is 11,103sf. Mr. Trimarchi stated that 80% of the lots in this neighborhood are 6000 to 7000 sf.

Chairman Feeney stated that they would like to see the water and sewer lines on the final map.

Chairman Feeney asked where the proposed driveways would be located.

Mr. Trimarchi stated in the front on Gertrude Street.

Chairman Feeney asked if there were any questions or comments from the residents. There were none.

Chairman Feeney made a motion to approve the concept subdivision in the matter of 2 Gertrude Street with the conditions that the applicant show the proposed utility connections and proposed driveway locations. Motion seconded by Mickey Cleary. Vote 7 – 0.

MATTER OF CROSSGATES MALL (PYRAMID MANAGEMENT GROUP) – LEHNER ROAD

Chairman Feeney stated that this was a concept review of a proposed lot line rearrangement to create four parcels of approximately 3.9 acres, 4.7 acres, .5 acres and 1.5 acres for the purpose of accommodating future roadway realignments and the construction of a hotel. Robert Sweeney, Esq. presenting.

Mr. Sweeney gave an overview of the project. Mr. Sweeney showed the hotel layout with a roundabout which is part of a pending proposal by CDTA to deliver an express bus route out to a new transit center in Crossgates. A second rotary is proposed out at the end of the Northway ramps so that backup traffic will flow through the rotary to the shopping center.

Mr. Sweeney stated that Lehner Road would be moved and run it directly into the main driveway into the food court area of the shopping center.

Chairman Feeney stated that he is not sure that DOT would approve the proposed Lehner Road move.

Chairman Feeney asked why the triangular piece of land (#3) could not be added to the larger piece so that the whole stormwater management is on one parcel.

Mr. Sweeney replied they would discuss that issue.

Chairman Feeney asked if there were any questions or comments from the residents.

Ed Brennan asked about the bike lane and the treatment of the road.

Chairman Feeney stated that those concerns could be addressed at the site plan and special use permit review for the actual hotel; this is just rearranging the lots so that they can move forward with the hotel.

Chairman Feeney entertained a motion to approve concept approval subdivision at Crossgates Mall with consideration being given to elimination or modification of Lot #3. So moved by Tom Robert. Seconded by Mickey Cleary. Vote 7 – 0.

MATTER OF VISCUSI BUILDERS, LTD. – VOSBURGH ROAD

Chairman Feeney stated that this is a continued advisory opinion on a request to change zoning of 9 acres from General Business (GB) to Multi Family to allow construction of 12 apartment buildings with a total of 96 units. Mark Jacobsen, P.E. and Paul Sciocchetti presenting.

Mr. Sciocchetti stated that the subject property is a combination of three parcels of land totaling 10.15 acres and located on the southwest quadrant of Western Avenue and Vosburgh Road. All three properties are currently zoned GB. The applicant proposes a project that consists of a mixed use, multi residence apartments and commercial use. Mr. Sciocchetti stated that at the last Planning Board meeting, the Board requested a more detailed traffic evaluation and data, a grading plan and a larger plan of the area.

Mr. Sciocchetti stated that there is 100' buffer between one of the buildings and the residential property and Twenty West. The buildings are 25' high and are comparable with the height of the residential homes.

Chairman Feeney stated that this is just a conceptual plan and the site plan could change.

Mark Jacobson stated that buildings 10 and 11 are set down approximately 10 feet which is less than the houses in Twenty West. There will be vegetation on the back side which will screen this from Twenty West also.

Chairman Feeney recommended to Wendy Holsberger of VHB that before they go to the Town Board, they provide a more simplistic traffic diagram.

Wendy Holsberger of VHB discussed the traffic study numbers associated with this project.

Chairman Feeney stated that there was some concern about the GB parcel on the corner and what is intended for that parcel.

Chairman Feeney asked if there were any questions or comments from the residents.

Gerry Johnson of Vosburgh Road had concerns with the traffic and the amount of units being proposed.

John Traudt of 102 Twenty West Drive had concerns with the buffer and privacy issue, the lot coverage area, and if an environmental impact statement would need to be done.

Chairman Feeney stated that this is only conceptual, things could change and buildings could move around. A lot of these issues would be addressed at the site plan review.

Chairman Feeney made a motion regarding the advisory opinion on a request to change zoning of 9 acres from General Business (GB) to Multi Family to allow construction of 12 apartment buildings with a total of 96 units. Recommend with the following:

- Multi-family is a less intensive zoning district than General Business with less potential for noise and traffic impacts to surrounding properties and Western Avenue.
- The property abuts a commercial corridor along Western Avenue to the north and single family residential properties generally to the south. A multi-family use can serve as a good transitional use from a commercial corridor to single family residential properties. No construction will take place within 100' of residential properties as per Town Code.

- A traffic study has been prepared indicating development of the subject site for multi family residences will have no impact on the operation of the Western Avenue/Vosburgh Road intersection. Traffic volumes on Vosburgh Road will remain low and the existing Level of Service will not change. The applicant is providing mitigation on Vosburgh Road by widening the roadway cross section by four feet between Western Avenue and the site driveway to meet town standards.

ADVISORY NOTE:

- The applicant should provide a sketch site plan for proposed lot 2 showing potential development scenario. The Town Board may wish to consider a downzoning of this parcel to Local Business to further lessen potential future impacts to Vosburgh Road.

Motion seconded by Tom Robert. Vote 7 – 0.

MATTER OF LJC PROPERTIES – FULLER STATION ROAD

Chairman Feeney stated that this was a continued concept review of a proposed 58 lot cluster subdivision of 100 acres. Jamie Easton, P.E. presenting.

Jamie Easton stated that they have been working on the location of the water and the sewer lines. The Water Department would like to see a 12” water line and the sewer line running all the way up and down Fuller Station Road. The 12” line will significantly improve water flow from one side of town to the other and provide better water quality. The applicant has agreed to these changes.

Mr. Easton stated that they are proposing a trail system that connects to Fuller Station Road and will tie into the existing path and loop all around the project site. Mr. Easton stated that they are proposing 1.3 million sf open space. There will also be recreation space.

Mr. Easton stated that originally this project was proposed for 55 lots, they are looking to add three lots to the plan to offset the costs of the water and sewer modifications.

Chairman Feeney stated that the Board would be looking for a minimum of 30’ to 35’ setbacks from wetlands.

Chairman Feeney suggested trying to add five or six new lots for flexibility in case of wetland or access issues in other areas.

There was discussion regarding lot size, lot lines and the possibility of some keyhole lots.

Chairman Feeney entertained a motion for concept approval for LJC Properties for a 58 lot cluster subdivision, so moved by Terry Coburn and seconded by Herb Hennings. Vote 7 – 0.

MATTER OF ANTONIO FERRAIOLI – 6230 HAWES ROAD

Site plan review for proposed outside storage of portable toilets. Zoned RA3.

Chairman Feeney stated that their concern was the storage of the portable toilets.

Terry Coburn suggested that the applicant provide a landscaping plan. Moved by Tom Robert. Vote 7 – 0.

Meeting adjourned at 9:20pm.

PLANNING BOARD

6

4-26-17

PLANNING BOARD

Page 1

8-10-16

3

Chairman made a motion for final approval for the proposed two lot subdivision on Ostander Road with the following conditions:

- Town Highway Superintendent approval (for any new curb cut) Albany County Highway Superintendent approval (for any new curb cut)
- Albany County Health Department approval (with building permit application).
- \$1,500.00 per dwelling unit – park & recreation fund (with building permit application)
- Provide 100 ft. stream setback buffer on plans.
- Provide 100-year floodplain boundary on plans.

seconded by Thomas Robert and carried by a 6-0 vote by the Board.

JTR Realty – Fuller Station Road

Chairman Feeney announced that this was a concept presentation of a proposed 60 lot clustered subdivision of 100 acres. Jamie Easton presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
JTR Realty – Fuller Station Road

The proposal involves two parcels, each containing an existing home, that total approximately 100 acres, with 60 proposed lots. The land is generally flat with multiple fingers of wetlands throughout and a stream that connects the State wetland between Carman and Fuller Station Roads with the Watervliet Reservoir. The applicant is interested in doing a cluster or conservation subdivision, the first step of which is to determine the number of lots that would be approvable in a conventional design.

The conventional plan shows various road crossings of the wetlands but does not include an estimate of wetland disturbance which it should. Using a general standard of a reasonably usable building lot I would eliminate lots #3, #21 (which is also a keyhole) and #59. I would consider lots #4 and 36 very marginal. The conventional design also does not show the existing houses which should be included as existing building lots.

There are many other issues that will need to be considered in reviewing a concept for this proposal such as the availability of utilities, stormwater management and the amount of wetland disturbance. However, at this point the applicant is mostly interested in the number of lots allowed. In my opinion, that number will be between 50 and 55 depending wetland disturbances and how much usable open space will remain to meet the requirements of a conservation subdivision.

PB 01/27/2016

Chairman stated: The only correspondence that I received is from Mark Bianca, dated 1/27/2016, and he is concerned about the traffic entering and existing via Fuller Station Road, and suggested another entrance on West Old State Road, and wanted to know if there will be any open space for kids to gather. (On File)

James Easton, MJ Engineering, presenting: I am here tonight to go over the maxed density plan to this first concept subdivision. I would like to get the Planning Board's feedback on the maxed density and the general layout of the proposal.

This parcel is zoned R40 and we are not sure if we are going to go through a clustered or conservation subdivision based on the number of lots. The wetlands were flagged and a maxed density map was submitted. The Army Corps of Engineers and DEC has walked the site. DEC has taken jurisdiction of the smaller wetlands and Army Corps Engineers will have jurisdiction over the rest of the wetlands.

Mr. Easton explained that we did show on the map the 100 ft. buffer from the intermittent watercourses and the 35 ft. setback from the existing wetlands. After all this was done, it was decided how many lots that we could feasibly get in here.

Ms. Weston gave us a range of 50-55 lots that would be buildable lots depending on wetland disturbances and how much usable open space will remain to meet the requirements of a conservation subdivision.

Mr. Easton further explained that we are not sure if we will go to a cluster subdivision or a conservation subdivision based on the number of lots. The lots in this zone, would be a minimum of 80 ft. in width, and 15,000 sq. ft. in size. We are proposing something larger and the lots would be 100 ft. width by 200 ft. in depth, and 20,000 sq. ft. lot size, and 30% over what a cluster subdivision is allowed for this zone.

We would have connections out to Old State Road and Fuller Station Road and will be service by public water and public sewer. We did walk with the Guilderland Conservation Advisory Committee while they were doing the site review and walked a majority of the site. I tried to keep as much of the wetlands not impacted and estimated less than an half acre of wetlands. The disturbance would be estimated about 1.5 acres of wetlands that have to be disturbed underneath the maxed density plan verses the conservation plan. We would be underneath one-half acre of wetland disturbance.

Mr. Easton added: With the proposed subdivision, we are currently right now showing the lots going back 200 ft. and do show areas roughly about 35 acres of the 80 acre parcel being in a HOA. Whether the town wants to do that in a HOA or have larger lots with deed restrictions is something that needs to be decided. What we really want to show in this plan is that we can have a 100 by 200 ft. useable lot for someone to build a house, pool and shed on and not worry about wetlands and then we can deed restrict or put in a HOA and the rest be in a forever wild.

PB 01/27/2016

Chairman stated that you can't ignore the existing houses when you lay out your conventional layout. I am assuming that house is not being taken down; therefore any conventional layout should be shown with those two structures in mind.

Mr. Easton added that lot #24 was not shown on the plans, is the existing home and the other building we will just tear it down.

Chairman stated that on the maxed density parcel we will need a layout that accommodates both of those structures. Also, you will need to calculate the wetlands disturbance and to show the stormwater management facility areas on your layout. We will get a sense from our TDE what is a reasonable size and how much of this size be taken up by stormwater management areas.

You will need a 60 ft. right-of-way shown to the piece to the south on Old State Road.

Terry Coburn asked about the lots behind 4, 5, 6 and 7?

Chairman explained that they are landlocked parcels and belong to the adjacent neighbors.

Ms. Weston added that you will need the 100 ft. setback from the DEC wetlands and that should be shown.

Michael Cleary asked about at the corner of W. Old State Road and the existing houses and how far away they are from the proposed subdivision and should be shown on the plans.

Chairman stated that we would look at whole layout. There is a lot of wetland impact along the northern cul-de-sac and that is typically something that we would not allow to have. Along with the maxed density, you will need to try to limit around the wetlands. You will need to come back with a layout that would include the homes, stormwater management and any appropriate right-of-ways set aside, and lots like 3 and 4 is limited as to what one can have there with the setbacks.

There was further discussion on whether we would go from a cluster or conservation subdivision.

Chairman stated: It should be noted that there is an adjoining farm that is in the Agriculture District and clear notification to any potential landowner that you are buying a home adjacent to a farm.

Chairman asked for any more comments from the board and there were none.

Chairman asked if anyone from the audience who would like to address this application.

PB 01/27/2016

Chris Connor, 6974 Fuller Station Road, mentioned that the public water stops at Williamsburg and then continues again at Old State Road, are we going to continue that service line. Also, concerned about the impact of the traffic and the speed limit.

Chairman stated: About the public water lines. we usually don't like them in the middle of fields because we need to get to it. My sense would be if they are servicing this, then we would be looking for public line with public access and usually in the right-of-way.

Also there will be a traffic report done and the two access points will be one at Fuller Station Road and the other at Old State Road.

James Cohen asked about if there are any talks about the land across the road being developed. Mr. Easton did not know anything about the land across the road.

Chairman added that he would like to walk himself, and would also like to have some sense about where the utilities will be coming from.

Mr. Easton stated: I have not talked to the Town Engineer and will need to sit down with them to see where the strengths and weaknesses are within the system.

The Planning Board continued the hearing on a proposed clustered subdivision on Fuller Station Road with the following to be addressed:

- Existing homes should be incorporated into plan
- The 100 ft. setback from DEC wetlands
- Stormwater management area(s)
- Right-of-way (paper street) access to adjoining lands to the south
- Eliminate any marginally buildable lots.
- Location of adjacent homes should be shown

Concept approved

..... A & B Western Salon – 2020 Western Avenue

Chairman Feeney announced that this was a site plan review to allow the building to be used as a beauty/salon/spa. Yanyun Xie presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
A & B Western Salon – 2020 Western Salon

The applicant is seeking a special use permit to use the existing building as a beauty salon and spa. The building, on the corner of Western and Cornell Avenues has formally been used as medical offices and there is one apartment in the building.

There are 35 parking spaces on site which just meets the current requirement for the proposed use. The applicant states that their hours will be from 10am to 10 pm and that there will only be 2-3 employees. The employee counts seems low for this size building and the use, but the bigger issue is that the adjacent restaurant, Mezza Notte, has a 15

PB 01/27/2016

1

**TOWN OF GUILDERLAND
PLANNING BOARD**

February 24, 2016

Minutes of meeting held Guilderland Town Hall, Route 20, Guilderland, NY 12084 at 7:30 P.M.

PRESENT: Stephen Feeney, Chairman
James Cohen
Thomas Robert
Herb Hennings
Michael Cleary
Theresa Coburn
James Cohen

Jan Weston, Planning Administrator

ABSENT: Bruce Sherman

Chairman Feeney called the meeting to order at 7:30 p.m. He noted the exits for the sake of the audience in the event they were needed.

Chairman Feeney asked for a motion to approve the minutes of January 27, 2016, so moved by Terry Coburn seconded by Michael Cleary and carried by a 6-1 vote by the Board. (Herb Hennings – abstained)

FULLER STATION ROAD SUBDIVISION

Chairman Feeney announced that this was a continued concept review to determine the allowed number of lots. Zoned R40. James Easton presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Frenchs Mill Road Subdivision

*The applicant has submitted a revised conventional plan incorporating the environmental limitations listed by the Board as well as showing the two existing homes and Stormwater areas. The plan now includes the filling of the isolated wetlands and shows 58 lots.

Although many of these lots are extremely tight, they do meet our minimum requirements with the exception of #11 which does not meet the 200 ft. width at building line and #58 which has no side setback from the road. I would also eliminate #20 because when all the front and side setbacks are included, the proposed house is virtually hemmed in on all sides.

PB 02-24-2016

Once the applicant supplies verification that the proposed filled wetlands are indeed isolated, I would be comfortable indicating that 55 lots is the baseline for a future clustered design.

James Easton, MJ Engineering, presenting: I am here tonight to talk about the max density plan of roughly 100 acres in size off of Fuller Station Road. The plan that is in front of the Board is not the plan we proposed to build. We are just determining the number of lots that will be allowed to be built on the 100 acres. Probably less than half of the 100 acres will be built on and the rest will be deed restricted or whatever the Board suggests.

The Board requested at the last hearing, that the two existing homes be shown and how it functions within the proposed subdivision as it was laid out. We have shown the isolated wetlands and have shown the stormwater management areas. Out of all those things, we have four areas all greater than 40,400 sq. ft. in size for stormwater areas. The isolated wetlands have been determined by Army Corps of Engineers and the DEC wetlands were flagged. We added the 100 ft. buffer and redid the whole roadway the last time and we had 1.5 acres of wetland impacts that we estimated. By redoing the plan again there will be a .7 acre impact. That .7 acre impact basically takes the wetlands from the edge of the right-of-way, about 60 ft. in width.

Chairman stated that we have received the site review summary from the GCAC, dated January 25, 2016 and summarized as follows: GCAC does not object to the proposal provided that a stormwater management plan can be included showing that there will not be any adverse runoff to neighboring properties nor in the direction of the Watervliet Reservoir. Another concern is the location of the entrance to the development on Fuller Station Road due to limited sight distance. Of further concern is whether or not West Old State Road can support the added traffic. Also, make reference to how an existing easement for egress/ingress for a neighbor who has landlocked property along the north boundary. (On file)

Mr. Easton said yes. The parcel that is landlocked does have an easement. There is a gravel road that comes out to Fuller Station Road. The owner of parcel A has rights to go across parcel B to Fuller Station Road. In the development we would have to provide a 15 ft. wide easement for that parcel to get out to a town road.

Chairman stated: We have issues with the building code now as far as access for emergency vehicles and we might look for a wider easement. The location would have to be appropriate.

Mr. Easton stated: We have no problems to do a wider easement as we revise the plans to the next level.

Chairman stated: that was mentioned at the last hearing from Mark Bianca. He expressed concerns about the access road and park land space.

PB 02-24-2016

Chairman mentioned that there is no correspondence in the file from the Army Corps of Engineers. Mr. Easton explained that we do not have an official letter from them on this topic. The application went in and still waiting and will submit the letter as soon as we get it.

Chairman stated: the wetlands on lots 28 and 29 seem odd to me that they might be considered isolated.

Chairman mentioned that I am not sure how this site might be developed with the existing house, and the 2-bay garage detached from his house. To get an approvable lot, if this lot with the 2 bay garage was ever to be built, the structure would have to be taken down.

Chairman stated: If this lot remains without any houses on it, then we would have to restrict any further subdivision of that parcel unless you do this now, during this proposal.

Mr. Easton fully understood that. That is done by a deed restriction on the parcel and we will just deed restrict the remaining lands to no further subdivision.

Chairman asked for any comments from the Board.

Chairman asked for any comments from the neighbors who are here and there were none.

Chairman asked for a motion to approve staff's opinion for the concept density of 55 lots, so moved by Michael Cleary seconded by Thomas Robert and carried by a 7-0 vote by the Board.

ARDUINI – 1238 Western Avenue

Chairman Feeney announced that this was a site plan review to allow the construction of a seasonal deck at The Across the Street Pub. Zoned General Business. Michael Arduini presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Across the Street Pub - 1238 Western Avenue

The applicant has applied for a special use permit to construct a seasonal outdoor deck that would accommodate 6 additional tables. I have the following comments:

- Since the deck will be cantilevered from the second floor of the building, it will not eliminate any existing parking spaces.
- In a 2005 application, the applicant stated that there was seating for 108 patrons and 41 parking spaces. This application states seating for 72 patrons and 37 spaces. The Zoning Board should determine what the actual number is and whether the existing parking will be adequate to accommodate the additional seating.

PB 02-24-2016



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

June 29, 2018

Ms. Alison Yovine
Landscape Architect
MJ Engineering
1533 Crescent Rd
Clifton Park, NY 12065

Re: DEC
Fuller Station Rd Subdivision
Fuller Station Rd at Old State Rd, Guilderland, NY
17PR07318

Dear Ms. Yovine:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

If you have any questions or concerns I can be reached at 518-268-2160 or dan.bagrow@parks.ny.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Bagrow".

Daniel A. Bagrow
Scientist (Archaeology)

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



PHASE IB ARCHEOLOGICAL FIELD RECONNAISSANCE

Fuller Station Subdivision

Town of Guilderland
Albany County, New York

HAA # 5192-11
OPRHP 17PR07318

Submitted to:

M. J. Engineering & Land Surveying, P. C.
21 Corporate Drive, Suite 105
Clifton Park, NY 12065

Prepared by:

Hartgen Archeological Associates, Inc.

1744 Washington Avenue Ext.
Rensselaer, New York 12144
p +1 518 283 0534
f +1 518 283 6276
e hartgen@hartgen.com

www.hartgen.com

An ACRA Member Firm
www.acra-crm.org

May 2018

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

MANAGEMENT SUMMARY

SHPO Project Review Number: 17PR07318

Phase of Survey: IB

LOCATION INFORMATION

Municipality: *Town of Guilderland*

County: *Albany County*

SURVEY AREA

Length: *approximately 3,000 feet*

Width: *approximately 2,100 feet*

Acres: *100.1 acres*

ARCHEOLOGICAL SURVEY OVERVIEW

Number and Interval of Shovel Tests: *385 shovel tests at 15-m intervals; 8 radial shovel tests at 1-m and 3-m intervals*

Number and Size of Units: *n/a*

Width of Plowed Strips: *n/a*

Surface Survey Transect Interval: *n/a*

RESULTS OF ARCHEOLOGICAL SURVEY

Number and Name of Precontact Sites Identified: *None (0)*

Number and Name of Historic Sites Identified: *One (1), G. Shell Historic Dump Site*

Number and Name of Sites Recommended for Phase II or Avoidance: *None (0)*

RECOMMENDATIONS

The precontact artifact was determined to be an isolated find, as close-interval radials yielded no further archeological information. The G. Shell Historic Dump Site was located in a swampy area towards the edge of the APE. A sample of materials were collected from this site during Phase IB fieldwork, and adjacent shovel tests did not yield any further artifacts or features. The G. Shell house, potentially associated with this dump, is well outside the APE. The dump site is unlikely to yield any further information and, as such, no further work is recommended. No further work is recommended elsewhere within the Project.

Report Authors: *Elizabeth Gregory, Matthew J. Kirk, RPA*

Date of Report: *May 2018*

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

ABSTRACT

Hartgen Archeological Associates, Inc. (Hartgen) conducted a Phase IB archeological investigation for the proposed Fuller Station Road Subdivision (Project) located in the Town of Guilderland, Albany County, New York. The area of potential effects (APE) includes approximately 36 acres of the 100.1-acre Project. A total of 393 shovel tests were excavated. Three hundred eighty five (385) tests were placed at 50-ft intervals wherever possible, around the numerous wet areas encountered throughout the APE. Eight (8) radial tests were excavated around a stray precontact find in test 170, at the southeastern edge of the APE.

The precontact artifact was determined to be an isolated find, as close-interval radials yielded no further archeological information. The G. Shell Historic Dump Site was located in a swampy area towards the edge of the APE. A sample of materials were collected from this site during Phase IB fieldwork, and adjacent shovel tests did not yield any further artifacts or features. The G. Shell house, potentially associated with this dump, is well outside the APE. The dump site is unlikely to yield any further information and, as such, no further work is recommended. No further work is recommended elsewhere within the Project.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

TABLE of CONTENTS

PHASE IB ARCHEOLOGICAL FIELD RECONNAISSANCE..... 5

1 Introduction..... 5

2 Project Information..... 5

 2.1 Project Location..... 5

 2.2 Description of the Project..... 5

 2.3 Description of the Area of Potential Effects (APE)..... 5

3 Archeological Survey..... 5

 3.1 Methodology 5

 3.1.1 Shovel Testing..... 5

 3.1.2 Artifacts and Laboratory 6

 3.2 Results 6

 3.2.1 G. Shell Historic Dump Site..... 7

4 Recommendations 7

5 Bibliography..... 8

Maps
Photographs
Appendix 1: Shovel Test Records
Appendix 2: Artifact Inventory

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

Map List

- Map 1. Project Location (USGS 2015)
- Map 2. Project Map (Esri Inc. 2015)

Photograph List

- Photo 1. View looking east towards the eastern boundary of the APE. The Project is bounded by Fuller Station Road in this area.
- Photo 2. View looking southwest towards the field. The wooded area contained substantial wetland areas. Testing was completed around these wet areas wherever possible.
- Photo 3. Archeologists excavate shovel tests in the eastern field. The wooded area, shown in Photos 1 and 2, is visible to the right of the photo. View looking west from the southeastern corner of the APE.
- Photo 4. View of the eastern field, looking southwest from the woods line. The field also contained substantial areas of standing water, one of which is visible toward the center of the photo.
- Photo 5. Archeologists test the eastern field. View looking northwest.
- Photo 6. Archeologists test the small field south of the driveway. View looking south.
- Photo 7. Archeologists excavate tests along the driveway, which were found to be disturbed. View looking northeast.
- Photo 8. View looking north, within the APE to the northwest of the driveway. The small, open lawn area was tested, and the APE continues into the woods seen in this photo. A metal manufactured outbuilding is visible to the left of the photo.
- Photo 9. Swampy areas, including this one along one of the established pathways through the woods, were encountered throughout the Project. View looking northwest.
- Photo 10. General view of the wooded area towards the center of the western half of the Project. View looking southwest
- Photo 11. View looking south from Test 394, towards the extensive delineated wetland area. Testing was completed wherever possible around this and other wet areas.
- Photo 12. Photo taken near STP 416, looking northwest. A striped flag marking the delineated wetland is visible on the tree to the center-left of the photo.
- Photo 13. Archeologists excavate the northwestern section of the APE. View looking southwest.
- Photo 14. Archeologists excavate the northwest section of the APE. View looking northwest.
- Photo 15. Photo of the historic dump, with fragments of bone, glass, stoneware and ceramic, and shoe parts visible. View looking southeast.

Table List

- Table 1. Summary of G. Shell Historic Dump Site 7

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

PHASE IB ARCHEOLOGICAL FIELD RECONNAISSANCE

1 Introduction

Hartgen Archeological Associates, Inc. (Hartgen) conducted a Phase IB archeological investigation for the proposed Fuller Station Road Subdivision (Project) located in the Town of Guilderland, Albany County, New York. The investigation was conducted according to the New York Archaeological Council's *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections* (1994), which are endorsed by OPRHP. This report has been prepared according to OPRHP's *State Historic Preservation Office (SHPO) Phase I Archeological Report Format Requirements* (2005).

2 Project Information

2.1 Project Location

The Project is located in the Town of Guilderland, Albany County, New York, between West Old State Road and Fuller Station Road (Map 1). It is located approximately 3,800 feet northeast of Watervliet Reservoir.

2.2 Description of the Project

The Project entails the development of a residential subdivision on two parcels totaling 100.1 acres. A total of 55 single-family residential lots are proposed. The development also entails installation of a street, three stormwater retention areas, and a proposed 6 foot wide stone dust path to extend the existing gravel path on either side. Extant structures within the Project will not be impacted.

2.3 Description of the Area of Potential Effects (APE)

The area of potential effects (APE) includes all portions of the property that will be directly altered by the proposed undertaking. The APE encompasses approximately 36 acres of the total 100.1 acre Project.

3 Archeological Survey

The Phase IA archeological investigation determined that the Project had a moderate precontact archeological sensitivity, and a low historic archeological sensitivity. Aside from cultivation and the construction of the extant buildings the area within the Project appeared undisturbed and, as such, the Phase IA report determined the archeological potential for the Project was high. A Phase IB survey was recommended.

The Phase IB survey was completed in an APE totaling approximately 36 acres. A total of 393 shovel tests were excavated. Three hundred eighty five (385) tests were placed at 50-ft intervals wherever possible, around the numerous wet areas encountered throughout the APE. Eight (8) radial tests were excavated around a stray precontact find in test 170, at the southeastern edge of the APE.

3.1 Methodology

3.1.1 Shovel Testing

Shovel tests were excavated at a standard interval of 15 meters (50 ft). Confirmation shovel tests were excavated at 1-meter and 3-meter intervals in the vicinity of a single archeological finds to assess their significance.

Each shovel test was 40 centimeters (16 in) in diameter. All excavated soil was passed through 0.25-inch hardware mesh and examined for both precontact (Native American) and historic artifacts. The stratigraphy of each test was recorded including the depth, Munsell color, soil description, and artifact content (Munsell Color 2000). The location of each shovel test was plotted on the project map. Test excavation was photographed.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

3.1.2 Artifacts and Laboratory

As general procedure, all precontact (Native American) cultural material identified during the fieldwork are collected. Significant historic artifacts such as glass, ceramics, food remains, hardware, and miscellaneous items are collected. Coal, ash, cinder, brick, and modern materials are noted. Any artifacts collected are placed in paper or plastic bags labeled by provenience and inventoried in a bag list. Bags are numbered in the field and transported to the Hartgen laboratory in the Town of North Greenbush, Rensselaer County, New York, for processing. Shovel test records and other provenience information were entered into a Microsoft Access database (Appendix 1). Artifacts were cleaned and cataloged. Cataloging entailed entering artifact provenience information, counts, weights, and descriptive information into the database (Appendix 2).

3.2 Results

The Phase IB archeological field reconnaissance was conducted from April 30 through May 3, 2018. The field crew consisted of John Ham, Amy Wilson, Jamie Penk, Dave Wendell, Adam Gersten, Eli Smith, and Joe Rynasko, under the supervision of Elizabeth Gregory. Matthew J. Kirk was the Principal Investigator. The weather was warm with occasional rain showers. There were large areas of standing water throughout the APE, some of which were delineated wetlands. Shovel tests frequently contained water at the base, but this did not affect visibility or artifact recovery. Archeologists were also able to clearly see soil levels.

The Phase IB survey was completed in an APE totaling approximately 36 acres. A total of 393 shovel tests were excavated. Three hundred eighty five (385) tests were placed at 50-ft intervals wherever possible, around the numerous wet areas encountered throughout the APE. Four (4) close-interval radial tests were excavated around a stray precontact find in test 170, at the southeastern edge of the APE (Map 2).

The soil stratigraphy was fairly uniform with some minor variations in texture, color, and depth to subsoil. Typically the Stratum 1 plowzone consisted of a dark grayish brown to brown silty loam ranging from 18 to 36 cm in depth underlain by a dark yellowish brown to light yellowish brown silt or silt loam subsoil that continued to depths greater than 50 cm below the ground surface.

A single precontact find, a biface fragment, was recovered from STP 170, towards the southern boundary of the Project in the eastern field. Eight radial tests were excavated in each of the cardinal directions at 1- and 3-meter intervals, and archeologists found no further artifacts or features. This was determined to be a stray find. No other precontact artifacts or features were encountered throughout the APE.

Shovel tests near the driveway of 2745 W. Old State Road encountered deep fill and disturbance associated with the construction of the house and driveway. In Test 2, a nail, a glass fragment, and a terra cotta flower pot fragment were recovered. In Test 5, two whiteware fragments were collected. These items were collected from the disturbed contexts described above.

At the northwestern boundary of the APE between Test 420 and Test 421, a historic dump was noted in a swampy area. A sample of artifacts were collected from this dump, and the site was recorded with an R1 GPS unit. Artifacts included leather shoe fragments, numerous fragments of vessel glass, ceramic, stoneware, and other miscellaneous items. Collected artifacts included a silver plated spoon (stamped "Silver Plated"), part of a comb, decal printed whiteware and porcelain, blown olive-green vessel glass, a milk glass jar embossed with "The Cudahy Packing Co., Omaha," fragments of an aqua Pepto-Magan Gude bottle, stamped "Dr. A. Gude & Co." on the base, Albany slip glazed stoneware, salt-glazed stoneware, and fragments of a whiteware plate with embossed design and scalloped edges.

Based on the representative assemblage collected (Appendix 2), this deposit appears to date c. 1880-1920. Historical maps depict a residence outside of the APE, but in relative proximity to the dump. The structure is first identified on the 1866 Beers map as the property of "G. Shell," and was demolished between 1927 and 1947 (Hartgen Archeological Associates 2017). The dates of this structure appear to be in agreement with the approximate dates of this deposit.

No other precontact or historic artifacts or features were recovered within the APE.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

3.2.1 G. Shell Historic Dump Site

Table 1. Summary of G. Shell Historic Dump Site

Characteristic	Site information
Site Name	G. Shell Historic Dump Site
Description	Small late 19 th c. to early 20 th c. dump
Date	c. 1880-1920
Function	Historic Dump
Size	4.5 square meters (50 square feet)

4 Recommendations

The precontact artifact was determined to be an isolated find, as close-interval radials yielded no further archeological information. The G. Shell Historic Dump Site was located in a swampy area towards the edge of the APE. A sample of materials were collected from this site during Phase IB fieldwork, and adjacent shovel tests did not yield any further artifacts or features. The G. Shell house, potentially associated with this dump, is well outside the APE. The dump site is unlikely to yield any further information and, as such, no further work is recommended. No further work is recommended elsewhere within the Project.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

5 Bibliography

Esri Inc.

- 2015 World Imagery. Esri, Inc., Redlands, California,
http://services.arcgisonline.com/ArcGIS/rest/services/World_Topo_Map/MapServer.

Hartgen Archeological Associates, Inc.

- 2017 *Phase IA Literature Review and Archeological Sensitivity Assessment, Fuller Station Subdivision, Town of Guilderland, Albany County, New York, HAA # 5192-11, OPRHP 17PR07318*. Submitted to HDR.
On file at Hartgen Archeological Associates, Inc., Rensselaer, New York.

Munsell Color

- 2000 *Munsell Soil Color Charts*. GretagMacbeth, New Windsor, New York.

New York Archaeological Council (NYAC)

- 1994 *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State*. NYAC, n.p.

Office of Parks, Recreation and Historic Preservation (OPRHP)

- 2005 *New York State Historic Preservation Office (SHPO) Phase I Archaeological Report Requirements*. OPRHP, Waterford, New York.

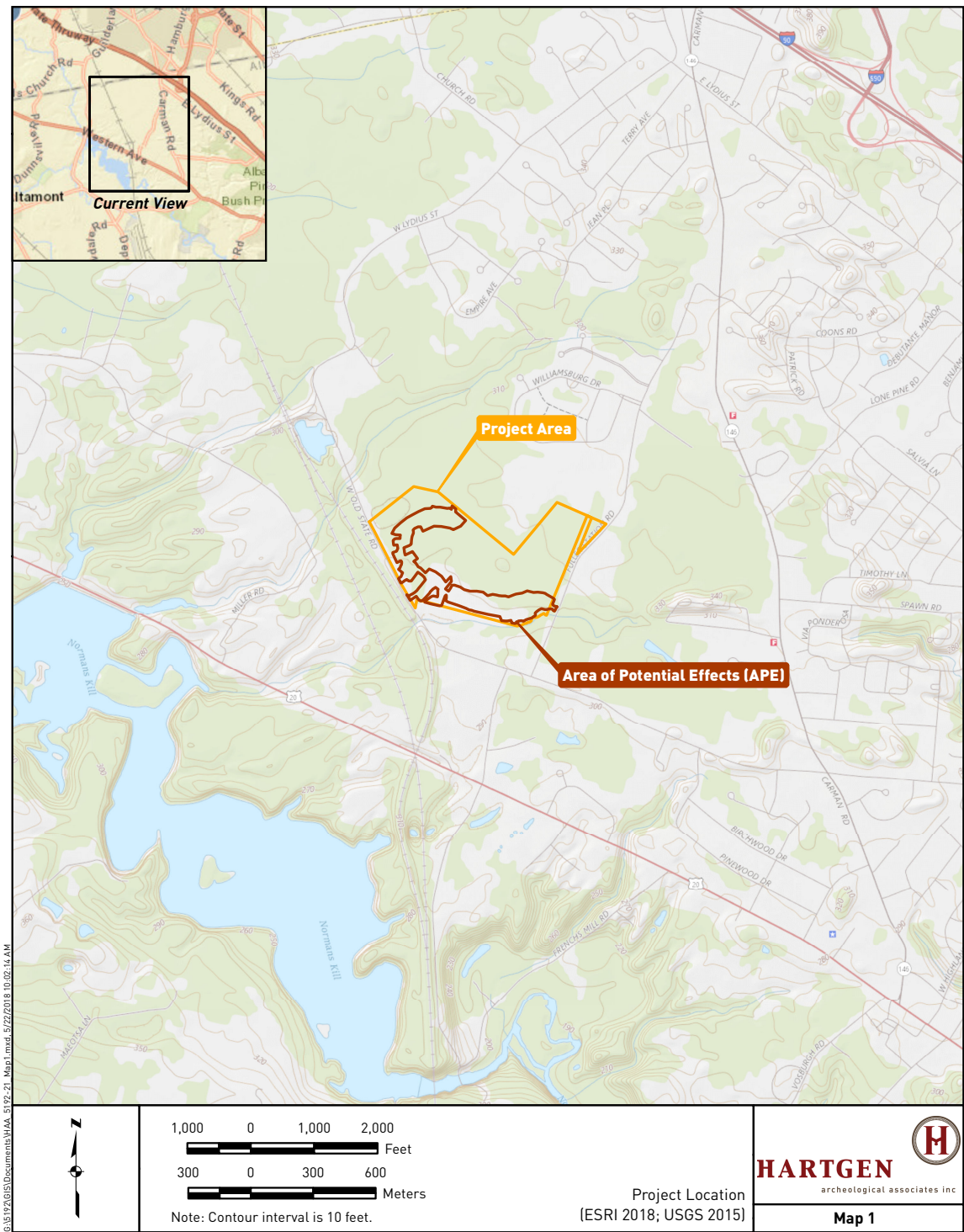
United States Geological Survey (USGS)

- 2015 USGS The National Map Topo Base Map - Large Scale. USGSTopo (MapServer), The National Map Seamless Server, USGS, Sioux Falls, South Dakota,
<http://services.nationalmap.gov/arcgis/rest/services/USGSTopoLarge/MapServer>.

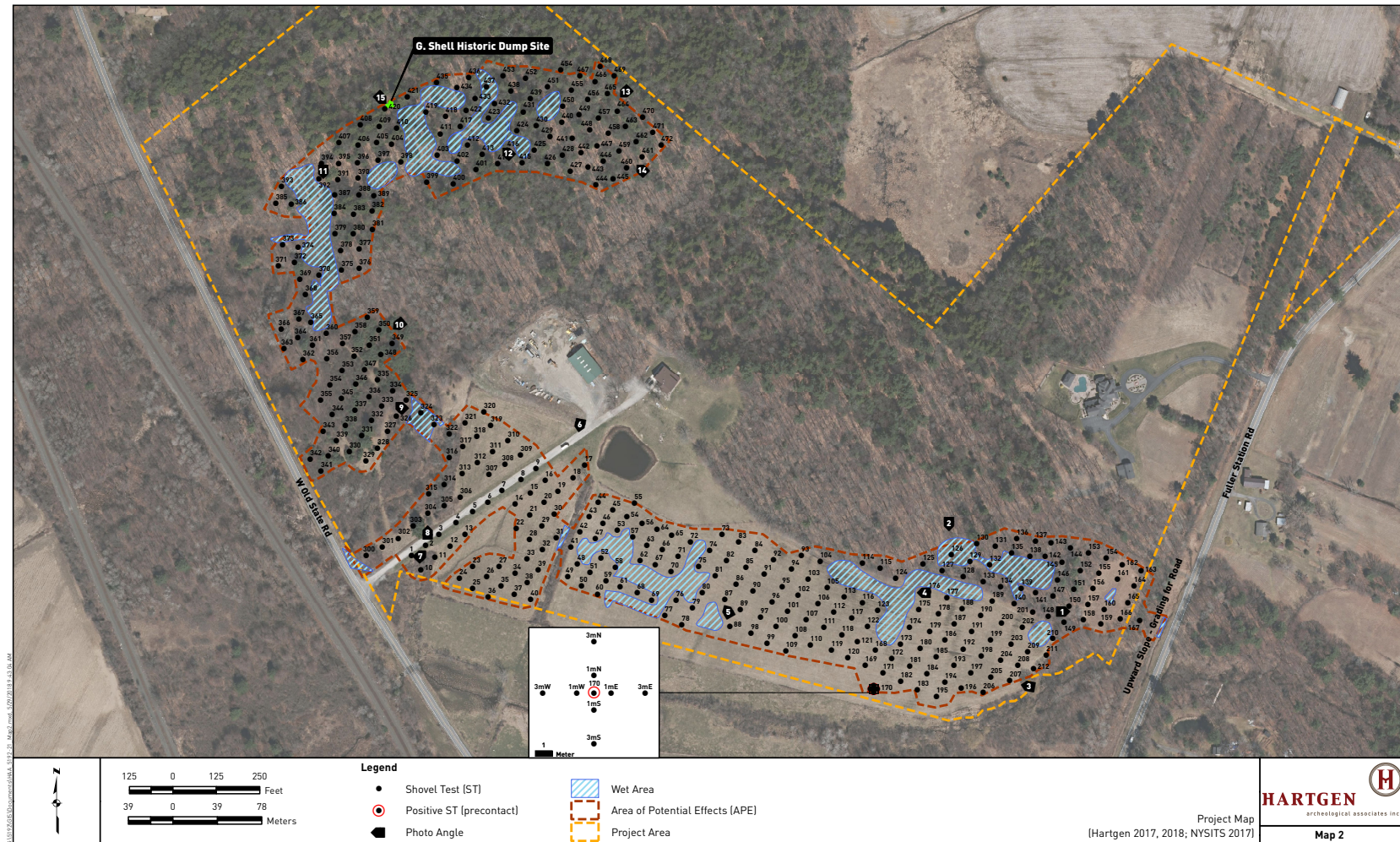
Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

Maps

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

Photographs

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Photo 1. View looking east towards the eastern boundary of the APE. The Project is bounded by Fuller Station Road in this area.



Photo 2. View looking southwest towards the field. The wooded area contained substantial wetland areas. Testing was completed around these wet areas wherever possible.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Photo 3. Archeologists excavate shovel tests in the eastern field. The wooded area, shown in Photos 1 and 2, is visible to the right of the photo. View looking west from the southeastern corner of the APE.



Photo 4. View of the eastern field, looking southwest from the woods line. The field also contained substantial areas of standing water, one of which is visible toward the center of the photo.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Photo 5. Archeologists test the eastern field. View looking northwest.



Photo 6. Archeologists test the small field south of the driveway. View looking south.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Photo 7. Archeologists excavate tests along the driveway, which were found to be disturbed. View looking northeast.



Photo 8. View looking north, within the APE to the northwest of the driveway. The small, open lawn area was tested, and the APE continues into the woods seen in this photo. A metal manufactured outbuilding is visible to the left of the photo.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Photo 9. Swampy areas, including this one along one of the established pathways through the woods, were encountered throughout the Project. View looking northwest.



Photo 10. General view of the wooded area towards the center of the western half of the Project. View looking southwest

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Photo 11. View looking south from Test 394, towards the extensive delineated wetland area. Testing was completed wherever possible around this and other wet areas.



Photo 12. Photo taken near STP 416, looking northwest. A striped flag marking the delineated wetland is visible on the tree to the center-left of the photo.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Photo 13. Archeologists excavate the northwestern section of the APE. View looking southwest.



Photo 14. Archeologists excavate the northwest section of the APE. View looking northwest.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance



Photo 15. Photo of the historic dump, with fragments of bone, glass, stoneware and ceramic, and shoe parts visible. View looking southeast.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

Appendix 1: Shovel Test Records

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
1	38	1	silt sand loam	gravel, roots	10yr 3/2	very dark grayish brown	
	62	2	silt sand		10yr 4/4	dark yellowish brown	subsoil
2	27	1	sand loam		10yr 3/2	very dark grayish brown	
	54	2	silt		10yr 3/3	dark brown	
	69	3	silt clay		10yr 6/4	light yellowish brown	subsoil
3	45	1	silt loam		10yr 4/2	dark grayish brown	impasse (rubble)
4	35	1	silt loam	gravel, asphalt, crushed stone	10yr 4/2	dark grayish brown	
	59	2	silt sand		10yr 5/3	brown	subsoil
5	41	1	sand loam	gravel, cobbles, crushed stone	10yr 3/4	dark yellowish brown	
	55	2	sand	cobbles	10yr 4/4	dark yellowish brown	
	70	3	sand		10yr 5/4	yellowish brown	subsoil
6	37	1	silt sand loam	gravel, crushed stone, roots	10yr 3/2	very dark grayish brown	impasse (roots)
					10yr 4/3	brown	
7	23	1	sand	gravel	10yr 3/1	very dark gray	
	38	2	sand loam		10yr 4/2	dark grayish brown	
	52	3	sand loam clay		10yr 6/4	light yellowish brown	subsoil
8	43	1	silt sand loam	gravel, cobbles	10yr 3/2	very dark grayish brown	
	60	2	silt		2.5y 4/3	olive brown	subsoil
9	21	1	sand	gravel	10yr 3/1	very dark gray	
	61	2	sand loam		10yr 4/1	dark gray	
	74	3	sand loam clay		10yr 6/4	light yellowish brown	subsoil
10	37	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	52	2	silt sand		10yr 5/4	yellowish brown	water

HAA, Inc.

Page 1 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
11	25	1	silt sand		10yr 3/4	dark yellowish brown	water
12	22	1	silt loam		10yr 4/3	brown	
	50	2	silt		10yr 5/4	yellowish brown	subsoil
13	18	1	silt		10yr 3/3	dark brown	
	40	2	silt		10yr 4/3	brown	subsoil
14	34	1	sand		10yr 3/3	dark brown	water
15	26	1	silt loam		10yr 4/3	brown	
	39	2	loam		10yr 5/4	yellowish brown	subsoil
16	28	1	sand loam		10yr 4/1	dark gray	water
17	33	1	silt sand loam		7.5yr 4/3	brown	
	58	2	silt sand		7.5yr 5/6	strong brown	subsoil
18	31	1	silt loam		10yr 4/2	dark grayish brown	
	48	2	silt		10yr 5/6	yellowish brown	subsoil
19	25	1	silt loam		10yr 4/3	brown	
	37	2	loam		10yr 5/4	yellowish brown	subsoil
20	30	1	sand loam		10yr 4/2	dark grayish brown	
	45	2	sand loam clay		10yr 5/3	brown	subsoil
21	30	1	sand		10yr 3/3	dark brown	
	40	2	sand		10yr 4/6	dark yellowish brown	water
22	30	1	silt loam	roots	10yr 4/2	dark grayish brown	
	48	2	silt		10yr 4/6	dark yellowish brown	water
23	25	1	silt loam		10yr 4/3	brown	
	50	2	silt		10yr 5/4	yellowish brown	subsoil
24	24	1	silt loam		10yr 6/3	pale brown	
	55	2	silt sand clay		10yr 6/4	light yellowish brown	subsoil

HAA, Inc.

Page 2 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
25	30	1	silt loam		10yr 5/3	brown	
	55	2	silt sand clay		10yr 6/4	light yellowish brown	subsoil
26	34	1	silt loam		10yr 4/3	brown	
	40	2	silt		10yr 5/4	yellowish brown	subsoil
27	22	1	silt		10yr 4/3	brown	
	52	2	silt clay		10yr 5/3	brown	subsoil
28	28	1	silt loam	roots	10yr 4/2	dark grayish brown	water
29	31	1	silt sand		10yr 3/3	dark brown	
	41	2	silt		10yr 4/6	dark yellowish brown	water
30	34	1	silt loam		10yr 4/2	dark grayish brown	
	46	2	sand loam clay		10yr 6/4	light yellowish brown	subsoil
31	40	1	silt sand	roots	10yr 3/3	dark brown	water
32	34	1	silt loam	roots	10yr 4/2	dark grayish brown	water
33	28	1	silt clay		10yr 3/3	dark brown	
	48	2	silt		10yr 4/6	dark yellowish brown	subsoil
34	30	1	silt loam		10yr 5/2	grayish brown	
	47	2	silt clay		10yr 4/4	dark yellowish brown	subsoil
35	29	1	silt loam		10yr 4/3	brown	
	42	2	silt		10yr 5/4	yellowish brown	subsoil
36	29	1	silt loam		10yr 5/3	brown	water
37	25	1	silt loam		10yr 4/3	brown	
	33	2	silt		10yr 5/4	yellowish brown	subsoil
38	25	1	silt		10yr 5/2	grayish brown	
	45	2	silt clay		10yr 5/3	brown	subsoil

HAA, Inc.

Page 3 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision
Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
39	26	1	silt loam	roots	10yr 4/2	dark grayish brown	
	42	2	silt		10yr 4/6	dark yellowish brown	subsoil
40	37	1	silt loam		10yr 6/3	pale brown	water
41	28	1	silt loam		10yr 4/3	brown	
	44	2	loam		10yr 5/4	yellowish brown	subsoil
42	31	1	silt loam		10yr 3/2	very dark grayish brown	water
43	20	1	silt loam		10yr 3/2	very dark grayish brown	
	30	2	silt sand		10yr 5/4	yellowish brown	subsoil
44	25	1	silt sand		10yr 3/2	very dark grayish brown	
	50	2	sand		10yr 5/6	yellowish brown	subsoil
45	32	1	silt loam		10yr 4/1	dark gray	
	45	2	sand loam clay		10yr 6/4	light yellowish brown	subsoil
46	30	1	silt loam		10yr 3/2	very dark grayish brown	water
47	36	1	silt loam		10yr 3/2	very dark grayish brown	water
48	30	1	silt sand		10yr 3/3	dark brown	
	42	2	clay		10yr 5/4	yellowish brown	water
49	30	1	silt loam		10yr 4/1	dark gray	
	43	2	sand loam clay		10yr 6/4	light yellowish brown	subsoil
50	34	1	silt sand loam		10yr 4/1	dark gray	
	45	2	sand loam clay		10yr 6/4	light yellowish brown	subsoil
51	25	1	sand loam		10yr 4/3	brown	
	45	2	silt clay		10yr 5/4	yellowish brown	subsoil

HAA, Inc.

Page 4 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
52	29	1	silt sand loam		10yr 4/3	brown	
	41	2	loam		2.5y 5/4	light olive brown	subsoil
53	30	1	silt loam		10yr 3/2	very dark grayish brown	water
54	27	1	silt sand		10yr 3/2	very dark grayish brown	
	36	2	sand		10yr 5/4	yellowish brown	water
55	39	1	silt sand		10yr 3/4	dark yellowish brown	
	49	2	sand		10yr 3/6	dark yellowish brown	
	67	3	clay		10yr 4/3	brown	subsoil
56	28	1	silt sand loam		7.5yr 4/3	brown	
	43	2	silt sand		10yr 5/4	yellowish brown	water
57	26	1	silt loam		10yr 5/4	yellowish brown	
	40	2	sand loam clay		10yr 6/4	light yellowish brown	water
58	25	1	silt loam		10yr 5/3	brown	water
59	29	1	silt		10yr 4/3	brown	
	40	2	clay		10yr 5/3	brown	water
60	25	1	silt loam		10yr 5/3	brown	
	35	2	silt sand		10yr 6/4	light yellowish brown	water
61	29	1	sand loam		10yr 4/3	brown	
	43	2	clay		10yr 4/4	dark yellowish brown	water
62	21	1	silt loam	roots	10yr 4/2	dark grayish brown	
	30	2	silt		10yr 5/6	yellowish brown	water
63	23	1	silt loam		10yr 4/3	brown	
	46	2	silt sand		10yr 5/4	yellowish brown	subsoil
					7.5yr 5/6	strong brown	

HAA, Inc.

Page 5 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
64	30	1	silt		10yr 4/4	dark yellowish brown	
	52	2	silt		10yr 5/6	yellowish brown	subsoil
65	30	1	silt		10yr 4/4	dark yellowish brown	
	52	2	silt		10yr 5/6	yellowish brown	subsoil
66	18	1	silt loam		10yr 4/3	brown	water
67	37	1	silt loam	roots	10yr 4/2	dark grayish brown	water
68	25	1	silt		10yr 4/3	brown	water
69	29	1	sand		10yr 3/3	dark brown	water
70	23	1	silt loam		10yr 3/2	very dark grayish brown	
	37	2	silt		10yr 4/6	dark yellowish brown	subsoil
71	26	1	silt loam		10yr 4/3	brown	water
72	26	1	silt		10yr 3/3	dark brown	water
73	40	1	silt sand	gravel	10yr 3/2	very dark grayish brown	
	50	2	silt sand		10yr 5/6	yellowish brown	subsoil
74	31	1	silt loam		10yr 4/2	dark grayish brown	
	48	2	silt		10yr 5/6	yellowish brown	subsoil
75	32	1	silt sand		10yr 4/3	brown	
	42	2	sand		10yr 5/4	yellowish brown	subsoil
76	28	1	silt sand loam		10yr 4/3	brown	
	36	2	loam		2.5y 5/6	light olive brown	water
77	31	1	sand loam		10yr 4/2	dark grayish brown	
	43	2	silt sand loam		10yr 5/3	brown	subsoil
78	29	1	silt		10yr 3/3	dark brown	
	55	2	silt		10yr 5/6	yellowish brown	subsoil

HAA, Inc.

Page 6 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
79	28	1	silt loam		10yr 5/3	brown	
	38	2	silt sand		7.5yr 5/4	brown	water
80	28	1	silt loam		10yr 4/2	dark grayish brown	
	43	2	silt sand		7.5yr 6/6	reddish yellow	water
81	30	1	silt sand		10yr 3/3	dark brown	
	40	2	sand clay		10yr 4/4	dark yellowish brown	
	55	3	clay		10yr 5/3	brown	subsoil
82	18	1	silt sand loam		10yr 3/3	dark brown	
	34	2	sand loam		10yr 4/6	dark yellowish brown	subsoil
83	26	1	silt loam		10yr 4/1	dark gray	
	40	2	sand loam		10yr 5/4	yellowish brown	subsoil
84	33	1	sand		10yr 3/3	dark brown	
	56	2	sand		10yr 4/4	dark yellowish brown	subsoil
85	25	1	sand		10yr 3/3	dark brown	
	48	2	sand		10yr 4/4	dark yellowish brown	subsoil
86	27	1	sand		10yr 3/3	dark brown	
	55	2	sand		10yr 3/6	dark yellowish brown	subsoil
87	26	1	silt sand		10yr 3/3	dark brown	
	52	2	silt		10yr 5/4	yellowish brown	subsoil
88	32	1	silt sand loam		10yr 3/2	very dark grayish brown	
	50	2	sand		10yr 5/4	yellowish brown	subsoil
89	24	1	silt sand loam		10yr 3/2	very dark grayish brown	
	45	2	sand		10yr 5/4	yellowish brown	subsoil

HAA, Inc.

Page 7 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
90	24	1	silt sand loam		10yr 3/2	very dark grayish brown	
	40	2	silt sand		10yr 5/4	yellowish brown	subsoil
91	30	1	silt sand loam		10yr 3/2	very dark grayish brown	
	47	2	sand		10yr 5/4	yellowish brown	subsoil
92	31	1	silt sand loam		10yr 3/2	very dark grayish brown	
	48	2	sand		10yr 5/4	yellowish brown	subsoil
93	28	1	silt sand loam		10yr 2/2	very dark brown	
	44	2	silt sand		10yr 5/3	brown	subsoil
94	32	1	silt sand loam		10yr 2/2	very dark brown	
	46	2	silt sand		10yr 4/4	dark yellowish brown	subsoil
95	29	1	silt sand loam		10yr 2/2	very dark brown	
	38	2	silt sand		2.5y 4/4	olive brown	water
96	37	1	silt sand loam		10yr 3/2	very dark grayish brown	
	51	2	silt loam clay		10yr 5/3 10yr 5/1	brown gray	subsoil
97	30	1	silt sand loam		10yr 3/2	very dark grayish brown	
	44	2	loam		10yr 5/4	yellowish brown	subsoil
98	28	1	silt sand loam		10yr 3/2	very dark grayish brown	
	40	2	silt sand		10yr 4/4	dark yellowish brown	subsoil
99	28	1	sand loam		10yr 4/3	brown	
	48	2	sand loam clay		10yr 5/4	yellowish brown	subsoil
100	30	1	sand loam		10yr 4/4	dark yellowish brown	
	45	2	silt sand clay		10yr 6/4	light yellowish brown	water

HAA, Inc.

Page 8 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
101	25	1	sand loam		10yr 4/6	dark yellowish brown	
					7.5yr 5/6	strong brown	
	45	2	silt sand clay		10yr 6/4	light yellowish brown	subsoil
102	26	1	sand loam		10yr 4/2	dark grayish brown	
	42	2	silt sand loam		10yr 6/4	light yellowish brown	water
103	26	1	sand loam		10yr 4/2	dark grayish brown	
	40	2	sand loam		10yr 5/4	yellowish brown	water
104	32	1	sand loam		10yr 5/2	grayish brown	
	42	2	sand loam		10yr 5/4	yellowish brown	water
105	24	1	silt		10yr 3/2	very dark grayish brown	
	30	2	silt sand		10yr 5/4	yellowish brown	subsoil
106	20	1	silt sand		10yr 3/2	very dark grayish brown	water
107	25	1	silt sand		10yr 3/3	dark brown	water
108	24	1	silt sand		10yr 3/2	very dark grayish brown	
	41	2	sand		10yr 5/4	yellowish brown	subsoil
109	30	1	silt sand		10yr 4/3	brown	water
110	22	1	silt		10yr 4/3	brown	
	49	2	silt clay		10yr 5/3	brown	subsoil
111	24	1	silt sand		10yr 3/3	dark brown	
	45	2	silt clay		10yr 5/3	brown	subsoil
112	30	1	silt sand		10yr 3/3	dark brown	
	56	2	sand		10yr 4/4	dark yellowish brown	subsoil
113	34	1	sand		10yr 3/2	very dark grayish brown	
	47	2	sand		10yr 4/4	dark yellowish brown	subsoil

HAA, Inc.

Page 9 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
114	14	1	silt sand		10yr 2/2	very dark brown	water
115	20	1	silt loam	gravel	10yr 3/2	very dark grayish brown	water
116	30	1	silt loam		10yr 3/1	very dark gray	water
117	28	1	silt sand		10yr 3/2	very dark grayish brown	
	40	2	sand		10yr 5/6	yellowish brown	subsoil
118	30	1	silt		10yr 3/3	dark brown	
	51	2	silt clay		10yr 5/6	yellowish brown	subsoil
119	24	1	sand		10yr 4/3	brown	
	46	2	silt clay		10yr 5/4	yellowish brown	subsoil
120	34	1	silt loam		10yr 3/3	dark brown	water
121	30	1	silt loam		10yr 3/3	dark brown	
	48	2	silt		10yr 5/6	yellowish brown	subsoil
122	24	1	silt loam		10yr 3/3	dark brown	
	46	2	silt		10yr 5/6	yellowish brown	subsoil
123	15	1	sand		10yr 2/1	black	water
124	29	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	water
125	17	1	silt sand loam	roots	10yr 4/2	dark grayish brown	
	36	2	sand	roots	10yr 5/6	yellowish brown	subsoil
126	32	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	45	2	silt sand		10yr 4/4	dark yellowish brown	subsoil
127	27	1	silt loam		10yr 3/2	very dark grayish brown	
	37	2	silt sand loam		10yr 4/4	dark yellowish brown	water
128	23	1	silt	cobbles, roots	10yr 2/1	black	water

HAA, Inc.

Page 10 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
129	24	1	sand		10yr 3/2	very dark grayish brown	
	44	2	sand		10yr 3/6	dark yellowish brown	subsoil
130	32	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	water
131	28	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	water
132	22	1	sand	roots	10yr 2/2	very dark brown	water
133	52	1	silt sand loam	roots	10yr 2/1	black	water
134	30	1	silt sand	roots	10yr 2/1	black	water
135	28	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	38	2	silt sand	roots	2.5y 4/4	olive brown	subsoil
136	26	1	sand		10yr 3/2	very dark grayish brown	
	47	2	sand		10yr 5/3	brown	subsoil
137	27	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	43	2	silt sand		10yr 4/4	dark yellowish brown	subsoil
138	30	1	silt	cobbles, roots	10yr 2/1	black	water
139	24	1	sand loam		10yr 2/2	very dark brown	
	34	2	sand loam		10yr 5/4	yellowish brown	water
140	20	1	silt loam		10yr 3/1	very dark gray	
	32	2	silt sand loam		10yr 4/4	dark yellowish brown	water
141	38	1	sand loam		10yr 3/2	very dark grayish brown	
	53	2	silt sand		10yr 6/6	brownish yellow	water
142	38	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	water

HAA, Inc.

Page 11 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
143	28	1	sand		10yr 3/2	very dark grayish brown	
	45	2	sand		10yr 4/3	brown	subsoil
144	30	1	silt sand		10yr 2/1	black	
	56	2	sand		10yr 3/6	dark yellowish brown	subsoil
145	30	1	silt sand	roots	10yr 3/2	very dark grayish brown	
	50	2	sand		10yr 5/4	yellowish brown	subsoil
146	20	1	silt	roots	10yr 2/1	black	water
147	30	1	sand loam		10yr 4/2	dark grayish brown	
	43	2	silt sand		10yr 6/8	brownish yellow	water
148	30	1	sand loam		10yr 4/3	brown	
	55	2	silt sand loam		10yr 5/4	yellowish brown	subsoil
149	15	1	silt sand loam	roots	10yr 2/2	very dark brown	impasse (roots)
150	27	1	sand	roots	10yr 3/2	very dark grayish brown	water
151	33	1	silt sand loam	roots	2.5y 3/2	very dark grayish brown	water
152	26	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	43	2	sand		10yr 4/6	dark yellowish brown	subsoil
153	34	1	silt sand loam	roots	10yr 2/2 10yr 4/3	very dark brown brown	water
154	29	1	sand		10yr 3/3	dark brown	
	47	2	sand		10yr 4/6	dark yellowish brown	subsoil
155	39	1	sand		10yr 3/2	very dark grayish brown	
	55	2	sand		10yr 3/6	dark yellowish brown	subsoil

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
156	34	1	silt	roots	10yr 3/2	very dark grayish brown	water
157	42	1	silt sand loam	roots	10yr 3/2 2.5y 4/1	very dark grayish brown dark gray	water
158	24	1	sand loam	roots	10yr 3/3	dark brown	
	43	2	sand		10yr 4/6	dark yellowish brown	subsoil
159	25	1	sand loam		10yr 3/6	dark yellowish brown	
	46	2	sand loam		7.5yr 4/6	strong brown	subsoil
160	160	1	silt sand loam		10yr 4/3	brown	
	48	2	silt sand		10yr 5/6	yellowish brown	subsoil
161	24	1	silt		10yr 3/3	dark brown	
	50	2	silt		10yr 4/6	dark yellowish brown	subsoil
162	30	1	sand		10yr 3/2	very dark grayish brown	
	50	2	sand		10yr 4/6	dark yellowish brown	subsoil
163	29	1	sand		10yr 3/2	very dark grayish brown	
	47	2	sand		10yr 3/6	dark yellowish brown	subsoil
164	34	1	sand		10yr 3/3	dark brown	
	47	2	sand		10yr 4/6	dark yellowish brown	subsoil
165	30	1	silt		10yr 4/3	brown	
	47	2	silt		10yr 4/6	dark yellowish brown	subsoil
166	27	1	sand loam		10yr 3/3	dark brown	
	48	2	sand		10yr 4/6	dark yellowish brown	subsoil

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
167	30	1	sand loam		10yr 4/6	dark yellowish brown	
	50	2	silt sand loam		10yr 6/6	brownish yellow	subsoil
168	31	1	silt sand		10yr 4/3	brown	
	55	2	sand		10yr 3/6	dark yellowish brown	subsoil
169	26	1	silt		10yr 4/3	brown	
	45	2	silt clay		10yr 5/3	brown	subsoil
170	30	1	silt loam		10yr 3/3	dark brown	
	49	2	silt		10yr 5/4	yellowish brown	subsoil
170 E 1M	25	1	silt loam		10yr 4/3	brown	
	32	2	silt		10yr 5/4	yellowish brown	subsoil
170 E 3M	29	1	silt clay		10yr 5/2	grayish brown	
	55	2	clay loam		2.5y 4/2 10yr 5/6	dark grayish brown yellowish brown	subsoil
170 N 1M	26	1	silt loam		10yr 3/3	dark brown	
	48	2	silt		10yr 5/4	yellowish brown	subsoil
170 N 3M	26	1	silt clay		10yr 5/2	grayish brown	
	52	2	clay loam		10yr 4/2 10yr 5/6	dark grayish brown yellowish brown	subsoil
170 S 1M	24	1	silt loam		10yr 4/3	brown	
	40	2	silt		10yr 5/4	yellowish brown	subsoil
170 S 3M	22	1	silt clay		10yr 5/2	grayish brown	
	54	2	clay loam		2.5y 4/2 10yr 5/6	dark grayish brown yellowish brown	subsoil
170 W 1M	25	1	silt loam		10yr 3/3	dark brown	
	43	2	silt		10yr 5/4	yellowish brown	subsoil
170 W 3M	29	1	silt clay		10yr 5/2	grayish brown	
	55	2	clay loam		2.5y 5/3 10yr 5/6	light olive brown yellowish brown	subsoil

HAA, Inc.

Page 14 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
171	27	1	silt loam		10yr 3/3	dark brown	
	43	2	silt		10yr 5/4	yellowish brown	subsoil
172	40	1	silt		10yr 4/2	dark grayish brown	water
173	28	1	sand loam		10yr 4/4	dark yellowish brown	
	48	2	silt sand clay		10yr 6/4	light yellowish brown	subsoil
174	28	1	loam		10yr 4/2	dark grayish brown	
	45	2	sand		10yr 5/3	brown	subsoil
175	33	1	sand		10yr 4/2	dark grayish brown	
	50	2	sand loam		10yr 5/4	yellowish brown	subsoil
176	27	1	sand		10yr 4/2	dark grayish brown	
	45	2	sand		10yr 5/4	yellowish brown	subsoil
177	20	1	silt		10yr 4/2	dark grayish brown	
	38	2	silt sand		10yr 5/4	yellowish brown	subsoil
178	30	1	silt		10yr 4/2	dark grayish brown	
	42	2	silt sand		10yr 5/6	yellowish brown	subsoil
179	30	1	silt		10yr 4/4	dark yellowish brown	
	42	2	silt sand		10yr 5/2	grayish brown	subsoil
180	34	1	silt sand		10yr 4/4	dark yellowish brown	water
181	30	1	silt		10yr 4/3	brown	
	40	2	silt		10yr 5/4	yellowish brown	subsoil
182	20	1	silt sand loam		10yr 4/3	brown	
	37	2	silt clay		10yr 5/4	yellowish brown	subsoil
183	36	1	silt		10yr 3/2	very dark grayish brown	
	55	2	silt clay		10yr 5/3	brown	subsoil

HAA, Inc.

Page 15 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
184	34	1	silt		10yr 3/3	dark brown	
	50	2	silt		10yr 4/4	dark yellowish brown	subsoil
185	37	1	silt sand		10yr 3/2	very dark grayish brown	
	53	2	sand		10yr 3/4	dark yellowish brown	subsoil
186	30	1	silt sand		10yr 3/3	dark brown	
	58	2	sand		10yr 4/4	dark yellowish brown	subsoil
187	39	1	silt sand		10yr 3/3	dark brown	
	62	2	silt		2.5y 5/3	light olive brown	subsoil
188	28	1	sand		10yr 3/3	dark brown	
	48	2	sand		10yr 4/4	dark yellowish brown	subsoil
189	27	1	sand loam		10yr 4/2	dark grayish brown	
	49	2	sand		10yr 6/6	brownish yellow	subsoil
190	30	1	sand loam		10yr 4/2	dark grayish brown	
	47	2	sand		10yr 3/1	very dark gray	water
191	23	1	sand loam		10yr 4/3	brown	
	45	2	sand		10yr 5/4	yellowish brown	subsoil
192	25	1	sand loam		10yr 4/2	dark grayish brown	
	50	2	sand		10yr 5/4	yellowish brown	subsoil
193	31	1	sand loam		10yr 4/4	dark yellowish brown	
	48	2	silt sand clay		10yr 6/3	pale brown	subsoil
194	26	1	sand loam		10yr 4/4	dark yellowish brown	
	50	2	sand loam clay		10yr 6/4	light yellowish brown	subsoil
195	23	1	silt loam		10yr 5/3	brown	
	43	2	silt sand clay		10yr 6/4	light yellowish brown	subsoil

HAA, Inc.

Page 16 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
196	28	1	silt sand loam		10yr 4/3	brown	
	43	2	loam clay		10yr 5/4	yellowish brown	subsoil
197	30	1	silt sand loam		10yr 3/3	dark brown	
	44	2	silt loam clay		10yr 5/4	yellowish brown	subsoil
					10yr 6/3	pale brown	
198	18	1	silt sand loam		10yr 3/3	dark brown	
	34	2	silt sand		2.5y 5/3	light olive brown	subsoil
199	34	1	silt sand loam		10yr 3/2	very dark grayish brown	
	47	2	silt sand		10yr 4/4	dark yellowish brown	subsoil
200	30	1	silt sand loam		10yr 3/2	very dark grayish brown	
	45	2	silt sand		10yr 3/4	dark yellowish brown	subsoil
201	30	1	silt	roots	10yr 3/1	very dark gray	
	42	2	silt sand		10yr 5/4	yellowish brown	subsoil
202	30	1	silt		10yr 3/2	very dark grayish brown	
	38	2	silt sand		10yr 4/6	dark yellowish brown	subsoil
203	30	1	silt loam		10yr 4/3	brown	water
204	23	1	silt loam		10yr 3/4	dark yellowish brown	
	42	2	silt clay		2.5y 5/6	light olive brown	subsoil
205	25	1	silt loam		10yr 4/3	brown	
	45	2	silt clay		10yr 5/4	yellowish brown	subsoil
206	30	1	silt loam		10yr 4/3	brown	
	50	2	silt clay		10yr 5/4	yellowish brown	subsoil
207	28	1	silt loam		10yr 3/2	very dark grayish brown	
	53	2	silt		10yr 5/4	yellowish brown	subsoil

HAA, Inc.

Page 17 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
208	26	1	silt loam		10yr 3/2	very dark grayish brown	
	49	2	silt		10yr 5/4	yellowish brown	subsoil
209	28	1	silt loam		10yr 4/3	brown	
	45	2	silt		10yr 5/4	yellowish brown	subsoil
210	30	1	sand loam		10yr 4/2	dark grayish brown	
	48	2	loam		10yr 5/3	brown	subsoil
211	37	1	sand loam		10yr 3/3	dark brown	
	52	2	silt clay		10yr 4/4	dark yellowish brown	subsoil
212	26	1	silt loam		10yr 3/3	dark brown	
	43	2	silt clay		10yr 4/4	dark yellowish brown	subsoil
300	18	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	45	2	silt sand		10yr 4/4	dark yellowish brown	subsoil
301	19	1	silt sand loam	gravel, asphalt, crushed stone	10yr 3/2	very dark grayish brown	
					10yr 4/4	dark yellowish brown	
	31	2	silt sand	roots	10yr 4/3	brown	
	45	3	silt sand		10yr 4/4	dark yellowish brown	subsoil
302	27	1	sand	gravel, cobbles, crushed stone	10yr 3/2	very dark grayish brown	
	53	2	sand		10yr 5/4	yellowish brown	subsoil
303	30	1	sand loam	roots	10yr 2/2	very dark brown	
	56	2	sand		7.5yr 5/4	brown	subsoil
304	30	1	silt sand loam		10yr 4/2	dark grayish brown	
	50	2	silt sand		10yr 6/4	light yellowish brown	subsoil
305	52	1	sand	gravel	10yr 3/1	very dark gray	
	84	2	sand loam		10yr 4/1	dark gray	depth

HAA, Inc.

Page 18 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
306	26	1	silt loam		10yr 4/3	brown	water
307	20	1	silt loam		10yr 5/2	grayish brown	
	40	2	silt sand		10yr 6/4	light yellowish brown	subsoil
308	24	1	silt loam		10yr 4/3	brown	
	40	2	silt loam clay		10yr 5/4	yellowish brown	subsoil
309	24	1	sand		10yr 3/2	very dark grayish brown	water
310	34	1	silt loam		10yr 4/2	dark grayish brown	
	46	2	silt		10yr 5/6	yellowish brown	water
311	33	1	silt loam	crushed stone	10yr 5/4	yellowish brown	
	50	2	silt sand		10yr 6/6	brownish yellow	subsoil
312	30	1	silt loam		10yr 4/3	brown	water
313	27	1	silt loam		10yr 4/3	brown	
	45	2	silt clay		10yr 5/4	yellowish brown	subsoil
314	15	1	sand loam		10yr 4/3	brown	
	41	2	silt		10yr 5/4	yellowish brown	subsoil
315	12	1	silt loam		10yr 4/3	brown	
	38	2	silt clay		10yr 4/4	dark yellowish brown	subsoil
316	44	1	silt loam		10yr 4/3	brown	
	64	2	silt		2.5y 6/4	light yellowish brown	subsoil
317	23	1	silt loam		10yr 5/4	yellowish brown	
	36	2	silt sand		10yr 5/6	yellowish brown	subsoil
318	28	1	silt loam		10yr 4/3	brown	
	48	2	silt		10yr 5/6	yellowish brown	subsoil
319	30	1	sand		10yr 3/3	dark brown	
	37	2	sand		10yr 5/4	yellowish brown	subsoil

HAA, Inc.

Page 19 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
320	30	1	silt loam	roots	10yr 4/2	dark grayish brown	water
321	23	1	silt loam		10yr 5/2	grayish brown	
	35	2	silt sand loam		10yr 6/4	light yellowish brown	water
322	24	1	silt loam	gravel	7.5yr 5/3	brown	
	35	2	silt sand loam		10yr 6/3	pale brown	water
323	29	1	silt sand loam	gravel, roots	10yr 3/2	very dark grayish brown	
	41	2	silt sand		10yr 6/3	pale brown	subsoil
324	33	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	44	2	silt sand		10yr 5/4 10yr 4/3	yellowish brown brown	subsoil
325	24	1	silt loam		10yr 4/3	brown	
	45	2	silt		10yr 5/6	yellowish brown	subsoil
326	20	1	silt	roots	10yr 4/2	dark grayish brown	
	40	2	silt		10yr 5/6	yellowish brown	subsoil
327	24	1	silt loam		10yr 4/2	dark grayish brown	
	47	2	silt		10yr 5/6	yellowish brown	subsoil
328	26	1	silt loam		10yr 4/2	dark grayish brown	
	50	2	silt clay		10yr 7/4	very pale brown	subsoil
329	26	1	silt clay		10yr 4/4	dark yellowish brown	
	48	2	silt clay		10yr 4/6	dark yellowish brown	subsoil
330	18	1	silt loam		10yr 3/2	very dark grayish brown	
	44	2	silt clay		10yr 4/3	brown	subsoil
331	27	1	sand loam	roots	10yr 4/1	dark gray	
	49	2	sand loam clay		10yr 5/4	yellowish brown	subsoil

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
332	25	1	silt sand	roots	10yr 4/1	dark gray	
	40	2	sand loam clay		10yr 6/4	light yellowish brown	subsoil
333	19	1	sand loam		10yr 3/2	very dark grayish brown	
	38	2	sand loam		10yr 4/4	dark yellowish brown	impasse (roots)
334	25	1	silt sand loam	roots	10yr 2/1	black	
	53	2	silt sand	roots	7.5yr 4/6	strong brown	subsoil
335	21	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	37	2	silt sand		10yr 4/4	dark yellowish brown	subsoil
					10yr 5/6	yellowish brown	
336	17	1	silt sand loam	roots	10yr 4/2	dark grayish brown	
	30	2	silt loam clay		2.5y 5/4	light olive brown	subsoil
337	23	1	silt sand loam		10yr 4/3	brown	
	39	2	silt clay	roots	10yr 5/4	yellowish brown	subsoil
338	25	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
					10yr 4/3	brown	
	39	2	silt		10yr 5/4	yellowish brown	subsoil
339	19	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	36	2	silt sand		10yr 4/4	dark yellowish brown	subsoil
340	28	1	silt loam	roots	10yr 3/3	dark brown	
	46	2	silt		10yr 5/6	yellowish brown	subsoil
341	31	1	silt loam	roots	10yr 3/3	dark brown	
	56	2	silt		10yr 4/6	dark yellowish brown	subsoil
342	21	1	silt loam	roots	10yr 4/3	brown	
	33	2	silt clay		10yr 5/4	yellowish brown	subsoil

HAA, Inc.

Page 21 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
343	24	1	silt sand loam	roots	10yr 3/3	dark brown	
	43	2	silt sand	roots	10yr 5/6	yellowish brown	subsoil
344	29	1	silt sand loam	roots	10yr 3/3	dark brown	
	46	2	silt sand		10yr 5/6	yellowish brown	subsoil
345	30	1	silt sand loam	roots	10yr 3/3	dark brown	
	48	2	silt		10yr 5/6	yellowish brown	subsoil
346	22	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	43	2	sand		10yr 5/6	yellowish brown	subsoil
347	20	1	silt loam		10yr 4/3	brown	
	40	2	silt		10yr 5/6	yellowish brown	water
348	28	1	silt loam		10yr 4/3	brown	
	40	2	silt		10yr 5/6	yellowish brown	subsoil
349	28	1	silt loam		10yr 4/3	brown	
	40	2	silt		10yr 5/4	yellowish brown	subsoil
350	28	1	silt sand		10yr 5/2	grayish brown	
	35	2	clay		10yr 5/4	yellowish brown	water
351	35	1	silt sand		10yr 4/3	brown	
	52	2	silt sand		10yr 6/4	light yellowish brown	subsoil
352	20	1	silt	roots	10yr 3/1	very dark gray	
	24	2	silt		10yr 4/6	dark yellowish brown	water
353	20	1	silt		10yr 4/4	dark yellowish brown	
	40	2	silt sand		10yr 5/6	yellowish brown	subsoil
354	20	1	silt	roots	10yr 4/4	dark yellowish brown	
	38	2	silt		10yr 5/6	yellowish brown	subsoil

HAA, Inc.

Page 22 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
355	15	1	silt	roots	10yr 4/4	dark yellowish brown	
	32	2	silt		10yr 5/6	yellowish brown	subsoil
356	20	1	sand loam		10yr 4/2	dark grayish brown	
	40	2	sand		10yr 6/4	light yellowish brown	subsoil
357	20	1	silt loam		10yr 4/2	dark grayish brown	
	35	2	silt loam clay		10yr 7/4	very pale brown	water
358	20	1	silt loam		10yr 4/2	dark grayish brown	
	40	2	sand		10yr 3/6	dark yellowish brown	subsoil
359	12	1	sand loam		10yr 3/2	very dark grayish brown	
	33	2	silt sand		10yr 4/3	brown	
	47	3	sand		10yr 3/6	dark yellowish brown	subsoil
360	24	1	sand loam		10yr 4/1	dark gray	
	42	2	sand loam		10yr 5/4	yellowish brown	subsoil
361	23	1	sand loam		10yr 4/1	dark gray	
	41	2	sand loam		10yr 5/4	yellowish brown	subsoil
362	23	1	sand loam		10yr 4/1	dark gray	
	40	2	sand		10yr 5/4	yellowish brown	subsoil
363	35	1	loam		10yr 4/2	dark grayish brown	
	50	2	silt sand		10yr 6/6	brownish yellow	subsoil
364	17	1	silt loam		10yr 3/3	dark brown	
	31	2	silt		10yr 4/3	brown	
	50	3	silt sand		10yr 5/6	yellowish brown	subsoil
365	19	1	silt loam		10yr 4/3	brown	
	32	2	silt		10yr 5/4	yellowish brown	subsoil

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
366	22	1	sand		10yr 3/3	dark brown	
	42	2	sand		10yr 3/6	dark yellowish brown	subsoil
367	11	1	silt loam		10yr 3/2	very dark grayish brown	
	25	2	silt		10yr 4/3	brown	
	45	3	silt sand		10yr 5/6	yellowish brown	subsoil
368	15	1	silt	roots	10yr 3/1	very dark gray	
	34	2	silt clay		10yr 5/4	yellowish brown	subsoil
369	25	1	sand loam clay		10yr 4/1	dark gray	
	40	2	clay		10yr 6/4	light yellowish brown	subsoil
370	43	1	silt clay		10yr 4/3	brown	
	53	2	clay		10yr 5/2	grayish brown	water
371	15	1	silt loam		10yr 3/2	very dark grayish brown	
	35	2	silt		10yr 4/3	brown	
	65	3	silt sand		10yr 5/6	yellowish brown	subsoil
372	18	1	sand loam		10yr 5/3	brown	
	40	2	silt sand loam		10yr 5/4	yellowish brown	subsoil
373	20	1	silt	roots	10yr 3/2	very dark grayish brown	
	42	2	silt clay		10yr 5/6	yellowish brown	subsoil
374	22	1	silt loam		10yr 4/1	dark gray	
	40	2	clay	roots	10yr 5/3	brown	subsoil
375	10	1	silt loam		10yr 3/2	very dark grayish brown	
	27	2	silt		10yr 4/3	brown	
	45	3	silt sand		10yr 5/6	yellowish brown	subsoil
376	28	1	sand		10yr 3/3	dark brown	
	45	2	sand		10yr 4/6	dark yellowish brown	subsoil

HAA, Inc.

Page 24 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision**Shovel Test Records**

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
377	18	1	silt sand		10yr 3/2	very dark grayish brown	
	40	2	sand		10yr 4/6	dark yellowish brown	subsoil
378	30	1	silt	roots	10yr 3/2	very dark grayish brown	impasse (roots)
379	6	1	silt loam		10yr 3/2	very dark grayish brown	
	30	2	silt		10yr 4/2	dark grayish brown	
	48	3	silt		10yr 5/4	yellowish brown	subsoil
380	30	1	sand loam		10yr 4/2	dark grayish brown	
	50	2	sand		10yr 5/6	yellowish brown	subsoil
381	22	1	silt sand		10yr 3/2	very dark grayish brown	water
382	5	1	sand		10yr 2/1	black	
	30	2	sand	roots	10yr 4/4	dark yellowish brown	
	52	3	silt sand		10yr 5/6	yellowish brown	subsoil
383	30	1	silt sand loam	roots	10yr 2/2	very dark brown	
	47	2	silt sand		10yr 4/6	dark yellowish brown	subsoil
384	26	1	silt sand loam	roots	10yr 2/2	very dark brown	
	39	2	silt sand		10yr 5/4	yellowish brown	subsoil
					10yr 4/6	dark yellowish brown	
385	21	1	silt loam	roots	10yr 4/1	dark gray	
	37	2	clay		10yr 5/3	brown	subsoil
386	23	1	silt loam clay		10yr 4/1	dark gray	
	40	2	clay	roots	10yr 5/3	brown	subsoil
387	11	1	silt loam	roots	10yr 3/2	very dark grayish brown	
	45	2	silt		10yr 5/6	yellowish brown	subsoil

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
388	35	1	sand loam		10yr 3/2	very dark grayish brown	
	55	2	sand		5yr 5/8	yellowish red	subsoil
389	25	1	silt sand loam	roots	10yr 2/2	very dark brown	
	43	2	sand	roots	7.5yr 4/6	strong brown	subsoil
390	10	1	silt sand loam	roots	7.5yr 3/3	dark brown	
	40	2	silt sand	roots	10yr 4/6	dark yellowish brown	subsoil
391	23	1	sand		10yr 5/4	yellowish brown	
					10yr 2/2	very dark brown	
	29	2	sand		10yr 5/8	yellowish brown	impasse (roots)
392	26	1	sand	roots	10yr 3/1	very dark gray	
	41	2	silt sand		10yr 5/6	yellowish brown	subsoil
393	20	1	sand loam		10yr 4/1	dark gray	
	37	2	sand loam		10yr 5/4	yellowish brown	subsoil
394	15	1	silt loam		10yr 3/1	very dark gray	
	35	2	silt		10yr 5/4	yellowish brown	subsoil
395	23	1	sand clay		10yr 5/2	grayish brown	
	43	2	silt clay		10yr 6/6	brownish yellow	subsoil
396	19	1	sand loam	roots	10yr 3/2	very dark grayish brown	
	38	2	sand	roots	7.5yr 4/6	strong brown	subsoil
397	5	1	silt sand loam		10yr 3/2	very dark grayish brown	
	28	2	silt		10yr 4/3	brown	
	56	3	silt sand		10yr 5/6	yellowish brown	subsoil
398	16	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
					2.5y 4/2	dark grayish brown	
	36	2	silt sand		10yr 4/4	dark yellowish brown	subsoil

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
399	19	1	silt sand	roots	10yr 2/2	very dark brown	
	31	2	sand		10yr 4/3	brown	water
400	20	1	silt sand	roots	10yr 2/1	black	water
401	17	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	45	2	silt sand		7.5yr 5/6	strong brown	subsoil
402	23	1	sand loam	roots	10yr 4/1	dark gray	
	38	2	sand	gravel	10yr 5/3	brown	subsoil
403	25	1	silt loam		10yr 2/1	black	
	40	2	sand loam		10yr 6/1	gray	water
404	20	1	sand loam	roots	10yr 3/2	very dark grayish brown	
	43	2	sand		7.5yr 4/6	strong brown	subsoil
405	20	1	sand loam	roots	10yr 4/3	brown	
	38	2	sand		10yr 5/8	yellowish brown	subsoil
406	20	1	sand	roots	10yr 3/2	very dark grayish brown	
	50	2	sand	roots	7.5yr 4/6	strong brown	subsoil
407	9	1	sand		10yr 8/1	white	
	24	2	silt sand		10yr 3/3	dark brown	
	44	3	sand		10yr 3/6	dark yellowish brown	subsoil
408	26	1	sand loam	roots	10yr 3/2	very dark grayish brown	
	50	2	sand		7.5yr 4/6	strong brown	subsoil
409	20	1	silt loam		10yr 3/3	dark brown	
	42	2	silt sand		10yr 5/8	yellowish brown	subsoil
410	20	1	silt sand loam		10yr 3/2	very dark grayish brown	
	48	2	silt		7.5yr 5/6	strong brown	subsoil

HAA, Inc.

Page 27 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
411	22	1	sand loam	roots	10yr 4/1	dark gray	
	35	2	sand	gravel	10yr 5/3	brown	subsoil
412	26	1	silt sand loam	roots	10yr 2/1	black	water
					10yr 3/2	very dark grayish brown	
413	15	1	silt sand loam		10yr 3/2	very dark grayish brown	
	40	2	silt sand	roots	10yr 5/6	yellowish brown	subsoil
414	9	1	silt sand		10yr 2/1	black	
	35	2	sand		10yr 4/6	dark yellowish brown	subsoil
415	28	1	silt sand loam	roots	10yr 2/2	very dark brown	water
					10yr 3/2	very dark grayish brown	
416	14	1	sand		10yr 3/2	very dark grayish brown	
	32	2	sand		7.5yr 5/4	brown	subsoil
417	16	1	sand loam		10yr 2/2	very dark brown	
	38	2	sand loam		10yr 4/2	dark grayish brown	subsoil
418	26	1	silt sand loam	roots	10yr 4/1	dark gray	
	51	2	sand	roots	10yr 5/3	brown	subsoil
419	24	1	silt sand	roots	10yr 4/1	dark gray	water
420	12	1	silt sand loam		10yr 3/2	very dark grayish brown	
	25	2	silt		10yr 4/3	brown	
	40	3	silt		10yr 5/6	yellowish brown	subsoil
421	25	1	silt loam		10yr 5/4	yellowish brown	
	49	2	sand		7.5yr 5/6	strong brown	subsoil
422	14	1	sand		10yr 2/1	black	
	35	2	sand		10yr 3/2	very dark grayish brown	water

HAA, Inc.

Page 28 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
423	12	1	silt sand loam	roots	10yr 2/1	black	
	31	2	sand		10yr 4/6	dark yellowish brown	subsoil
424	12	1	silt sand loam	roots	7.5yr 2.5/3	very dark brown	
	28	2	silt sand	roots	10yr 4/6	dark yellowish brown	subsoil
425	18	1	sand	roots	10yr 3/2	very dark grayish brown	
	28	2	sand		10yr 5/4	yellowish brown	subsoil
426	23	1	silt sand	roots	10yr 3/1	very dark gray	
	41	2	sand		10yr 5/4	yellowish brown	subsoil
427	18	1	sand loam	roots	10yr 3/2	very dark grayish brown	
	48	2	sand		7.5yr 4/6	strong brown	subsoil
428	18	1	silt loam		10yr 2/1	black	
	42	2	silt sand		10yr 7/1	light gray	subsoil
429	10	1	sand loam		10yr 2/1	black	
	40	2	silt sand		10yr 6/8	brownish yellow	subsoil
430	11	1	silt loam		10yr 3/2	very dark grayish brown	
	35	2	sand		10yr 5/2	grayish brown	subsoil
431	14	1	silt sand loam	roots	7.5yr 3/4 7.5yr 3/2	dark brown dark brown	
	28	2	silt sand		7.5yr 4/6	strong brown	subsoil
432	9	1	silt sand loam	roots	10yr 2/1	black	
	34	2	silt sand		10yr 4/6	dark yellowish brown	subsoil
433	20	1	sand	roots	10yr 2/1	black	impasse (roots)
434	20	1	silt sand loam		10yr 2/1	black	
	25	2	silt sand		10yr 4/1	dark gray	
	30	3	sand		10yr 5/1	gray	subsoil

HAA, Inc.

Page 29 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
435	15	1	sand	roots	10yr 2/1	black	
	24	2	sand		10yr 4/6	dark yellowish brown	impasse (roots)
436	23	1	sand loam	roots	10yr 2/1	black	water
437	20	1	silt loam		10yr 2/1	black	
	31	2	silt sand		10yr 6/1	gray	water
438	5	1	silt sand loam		10yr 3/2	very dark grayish brown	
	15	2	silt		10yr 4/3	brown	
	38	3	silt sand		7.5yr 5/6	strong brown	subsoil
439	12	1	silt sand loam		10yr 2/2	very dark brown	
	33	2	silt sand		7.5yr 4/6	strong brown	subsoil
440	13	1	sand		10yr 2/1	black	
	35	2	sand		10yr 4/6	dark yellowish brown	subsoil
441	15	1	sand	roots	10yr 3/2	very dark grayish brown	
	30	2	sand		10yr 5/6	yellowish brown	subsoil
442	16	1	silt sand loam	roots	7.5yr 3/3 10yr 3/4	dark brown dark yellowish brown	
	38	2	silt sand	roots	10yr 5/4 10yr 4/6	yellowish brown dark yellowish brown	subsoil
443	26	1	sand loam	roots	10yr 3/2	very dark grayish brown	
	48	2	sand		10yr 5/6 7.5yr 3/4	yellowish brown dark brown	subsoil
444	25	1	sand loam		10yr 2/1	black	
	48	2	silt sand		10yr 6/3	pale brown	subsoil
445	24	1	silt sand loam		10yr 3/2	very dark grayish brown	
	47	2	silt sand		7.5yr 4/6	strong brown	subsoil

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
446	20	1	loam		10yr 2/1	black	
	37	2	sand		10yr 4/6	dark yellowish brown	subsoil
447	40	1	sand	roots	10yr 4/6	dark yellowish brown	
	50	2	sand		10yr 5/4	yellowish brown	subsoil
448	16	1	sand loam	roots	10yr 2/2	very dark brown	
	37	2	sand		7.5yr 4/6	strong brown	subsoil
449	8	1	sand		10yr 3/1	very dark gray	
	31	2	sand		7.5yr 5/8	strong brown	subsoil
450	10	1	silt sand loam		10yr 2/1	black	
	17	2	silt	wood chips	5yr 3/3	dark reddish brown	
	23	3	sand		7.5yr 4/3	brown	
	55	4	sand		10yr 5/6	yellowish brown	subsoil
451	15	1	silt loam		10yr 2/2	very dark brown	
	33	2	silt sand		10yr 5/3	brown	water
452	12	1	silt sand loam	roots	10yr 2/1 10yr 3/2	black very dark grayish brown	water
453	21	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	31	2	silt sand	roots	10yr 5/3	brown	water
454	17	1	silt sand loam		10yr 3/2	very dark grayish brown	
	33	2	silt sand		10yr 5/6	yellowish brown	subsoil
455	13	1	silt sand loam		10yr 3/2	very dark grayish brown	
	40	2	sand		10yr 5/6	yellowish brown	subsoil
456	12	1	sand		10yr 2/1	black	
	53	2	sand		10yr 4/6	dark yellowish brown	subsoil
457	16	1	sand	roots	10yr 2/1	black	
	37	2	sand		10yr 7/2	light gray	subsoil

HAA, Inc.

Page 31 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision

Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
458	14	1	silt sand loam	roots	2.5y 3/3	dark olive brown	
					2.5y 2.5/1	black	
	32	2	silt sand	roots	10yr 4/6	dark yellowish brown	subsoil
459	20	1	silt loam		10yr 3/2	very dark grayish brown	
	50	2	silt sand		10yr 5/6	yellowish brown	subsoil
460	23	1	silt sand loam		10yr 3/2	very dark grayish brown	
	45	2	sand		7.5yr 4/6	strong brown	subsoil
461	6	1	silt sand loam		10yr 3/2	very dark grayish brown	
	15	2	silt		10yr 4/3	brown	
	45	3	silt sand		10yr 5/6	yellowish brown	subsoil
462	17	1	silt loam		10yr 3/2	very dark grayish brown	
	43	2	silt sand		7.5yr 5/6	strong brown	subsoil
463	7	1	sand		10yr 4/3	brown	
					10yr 2/1	black	
	33	2	sand		7.5yr 5/6	strong brown	subsoil
464	16	1	silt sand loam	roots	10yr 3/2	very dark grayish brown	
	30	2	sand	roots	7.5yr 4/6	strong brown	subsoil
465	5	1	silt sand loam		10yr 3/2	very dark grayish brown	
	20	2	silt		10yr 4/3	brown	water
466	10	1	silt sand	roots	10yr 2/1	black	
	34	2	sand		10yr 7/2	light gray	subsoil
467	19	1	silt sand loam	roots	10yr 2/1	black	
					10yr 3/2	very dark grayish brown	
	32	2	sand		7.5yr 6/2	pinkish gray	subsoil
468					10yr 5/6	yellowish brown	
	28	1	sand	roots	10yr 3/3	dark brown	
	40	2	sand		10yr 5/4	yellowish brown	subsoil

HAA, Inc.

Page 32 of 33

5/25/2018

519221: Phase IB Archeological Investigation, Fuller Station Road Subdivision
Shovel Test Records

	<u>Ending Depth (cm)</u>	<u>Level</u>	<u>Soil Type</u>	<u>Soil Inclusions</u>		<u>Munsell Color</u>	<u>Termination Reason</u>
469	10	1	sand loam		10yr 8/1	white	
	33	2	sand		10yr 3/2	very dark grayish brown	subsoil
470	7	1	silt sand loam		10yr 3/2	very dark grayish brown	
	12	2	silt		10yr 4/3	brown	
	27	3	silt sand	roots	10yr 5/6	yellowish brown	subsoil
471	20	1	sand loam	roots	10yr 3/2	very dark grayish brown	
	37	2	sand		7.5yr 4/6	strong brown	subsoil
472	26	1	silt loam		10yr 5/6	yellowish brown	
	53	2	silt sand		7.5yr 5/6	strong brown	subsoil

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IB Archeological Field Reconnaissance

Appendix 2: Artifact Inventory

Phase IB Archeological Investigation, Fuller Station Road Subdivision
Artifact Inventory, HAA# 5192-21

<u>Provenience</u>	<u>Level</u>	<u>Feature</u>	<u>Bag</u>	<u>Item</u>	<u>Count</u>	<u>Artifact Description</u>	<u>Material</u>	<u>Weight (g)</u>
Historic Dump G.P.			4	1	1	creamware	refined earthenware	2.4
Historic Dump G.P.			4	2	2	whiteware	refined earthenware	32.0
				2.1	1	whiteware, plate, rim, refined earthenware, decal, polychrome, burned		23.4
				2.2	1	whiteware, plate, base, refined earthenware, undecorated		8.6
Historic Dump G.P.			4	3	4	whiteware	refined earthenware	30.0
				3.1	4	whiteware, plate, rim, refined earthenware, flow transfer print, blue, burned		30.0
Historic Dump G.P.			4	4	12	border ware	coarse earthenware	59.3
				4.1	1	border ware, hollowware, base, coarse earthenware		13.2
				4.2	3	border ware, rim, coarse earthenware		17.8
				4.3	8	border ware, body, coarse earthenware		28.3
Historic Dump G.P.			4	5	5	white granite	refined earthenware	62.1
				5.1	3	white granite, plate, rim and base, refined earthenware, molded decoration, molded foliage motif		42.2
				5.2	2	white granite, tea cup, base and handle, refined earthenware, molded decoration, molded foliage motif		19.9
Historic Dump G.P.			4	6	4	porcelain	porcelain	155.8
				6.1	2	porcelain, tea cup, rim, porcelain, decal, molded decoration, polychrome, fragments mend, floral decal; molded foliage motif		92.0
				6.2	1	porcelain, tea cup, rim, porcelain, decal, molded decoration, polychrome, floral (pansy) decal		56.8
				6.3	1	porcelain, flatware, base, porcelain, undecorated		7.0
Historic Dump G.P.			4	7	1	grey bodied stoneware	stoneware	392.0
				7.1	1	grey bodied stoneware, hollowware, base, stoneware, salt-glazed, gray, burned		392.0
Historic Dump G.P.			4	8	5	buff/pink bodied stoneware	stoneware	813.0
				8.1	2	buff/pink bodied stoneware, hollowware, base and handle, stoneware, salt-glazed, burned		549.8
				8.2	1	buff/pink bodied stoneware, hollowware, rim, stoneware, salt-glazed, burned		110.0
				8.3	1	buff/pink bodied stoneware, body, stoneware, salt-glazed, burned		22.1
				8.4	1	buff/pink bodied stoneware, hollowware, body, stoneware, salt-glazed, burned		131.1
Historic Dump G.P.			4	9	9	bottle	glass	588.8
				9.1	1	bottle, base, glass, paneled, pale aqua		76.8
				9.2	1	bottle, base, glass, pale green, Cumberland Glass Co.		190.7
				9.3	1	bottle, base, glass, paneled, pale aqua		26.7
				9.4	1	bottle, finish, glass, pale aqua		54.7
				9.5	1	bottle, finish, glass, pale green		71.4
				9.6	3	bottle, finish, glass, colorless		134.0
				9.7	1	bottle, body, glass, pale aqua		34.5

Phase IB Archeological Investigation, Fuller Station Road Subdivision
Artifact Inventory, HAA# 5192-21

<u>Provenience</u>	<u>Level</u>	<u>Feature</u>	<u>Bag</u>	<u>Item</u>	<u>Count</u>	<u>Artifact Description</u>	<u>Material</u>	<u>Weight (g)</u>
Historic Dump G.P.			4	10	2	vessel	glass	133.6
				10.1	1	vessel, jar, glass, white, The Cudahy Packing Co. Omaha		126.1
				10.2	1	vessel, body, glass, colorless		7.5
Historic Dump G.P.			4	11	1	spoon	silver-plated	25.8
Historic Dump G.P.			4	12	1	comb	plastic	15.6
STP 2	1		1	1	1	redware	coarse earthenware	0.4
STP 2	1		1	2	1	vessel	glass	0.7
STP 2	1		1	3	1	nail	iron alloy	7.6
STP 2	1		1	4	1	mineral sample	unidentified stone	0.5
STP 5	1		2	1	1	white salt-glazed stonewar	stoneware	2.8
STP 5	1		2	2	1	porcelain	porcelain	1.2
STP 170	1		3	1	1	biface	chert	8.2
				1.1	1	biface, chert, fragment		8.2



Parks, Recreation and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

ARCHAEOLOGY COMMENTS

Phase I Archaeological Survey Recommendation 17PR07318 - Fuller Station Rd Subdivision

Based on available information, your project is located in an archaeologically sensitive area. Therefore, the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase I archaeological survey is warranted for all portions of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented. If you consider the entire project area to be disturbed, documentation of the disturbance will need to be reviewed by OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance.

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

A Phase I survey is designed to determine the presence or absence of archaeological sites or other cultural resources in the project's area of potential effect. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase I survey. Many archaeological consulting firms advertise their availability in the yellow pages. The services of qualified archaeologists can also be obtained by contacting local, regional, or statewide professional archaeological organizations. Phase I surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Please also be aware that a Section 233 permit from the New York State Education Department (SED) may be necessary before archaeological fieldwork is conducted on State-owned land. If any portion of the project includes the lands of New York State you should contact the SED before initiating survey activities. The SED contact is Christina B. Rieth and she can be reached at (518) 402-5975. Section 233 permits are not required for projects on private land.

If you have any questions concerning archaeology, please contact Daniel Bagrow at 518-268-2160 or dan.bagrow@parks.ny.gov

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



**PHASE IA LITERATURE REVIEW AND ARCHEOLOGICAL
SENSITIVITY ASSESSMENT**

Fuller Station Subdivision

Town of Guilderland
Albany County, New York

HAA # 5192-11
OPRHP 17PR07318

Submitted to:

M. J. Engineering & Land Surveying, P. C.
21 Corporate Drive, Suite 105
Clifton Park, NY 12065

Prepared by:

Hartgen Archeological Associates, Inc.

1744 Washington Avenue Ext.
Rensselaer, New York 12144
p +1 518 283 0534
f +1 518 283 6276
e hartgen@hartgen.com

www.hartgen.com

An ACRA Member Firm
www.acra-crm.org

December 2017

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

MANAGEMENT SUMMARY

SHPO Project Review Number: *17PR07318*

Phase of Survey: *LA*

LOCATION INFORMATION

Municipality: *Town of Guilderland*

County: *Albany County*

SURVEY AREA

Length: *approximately 3,000 feet*

Width: *approximately 2,100 feet*

Acres: *100.1 acres*

RESULTS OF RESEARCH

Archeological sites within one mile: *31*

Surveys in or adjacent: *2*

NR/NRE sites in or adjacent: *0*

Precontact Sensitivity: *Moderate to High*

Historic Sensitivity: *Low to Moderate*

RECOMMENDATIONS

Due to the moderate precontact archeological sensitivity and the potential for intact sites, OPRHP is likely to request a Phase IB archeological investigations for undisturbed areas of the Project.

Report Authors: *Elizabeth Gregory, Matthew J. Kirk*

Date of Report: *December 2017*

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

ABSTRACT

Hartgen Archeological Associates, Inc. (Hartgen) conducted a Phase IA archeological investigation for the proposed Fuller Station Road Subdivision (Project) located in the Town of Guilderland, Albany County, New York. The Project entails the development of a residential subdivision on 100.1 acres. A total of 55 single-family residential lots are proposed. The development also entails installation of a street, three stormwater retention areas, and a proposed 6 foot wide stone dust path to extend the existing gravel path on either side. Extant structures within the Project will not be impacted. There are five extant structures within the APE. Three are located at approximately 6909 Fuller Station Road, and the other two (a house and associated barn) are located at 2745 W Old State Road. The house at 2745 W Old State Road (00106.000507) was constructed c. 1995 and is of undetermined National Register status. Another structure, likely a shed or barn, is visible on aerials dating between 1995 and 2009, and the extant barn was constructed between 1995 and 2001. The house and associated outbuildings at 6909 Fuller Station Road were constructed between 2004 and 2006.

There are 19 precontact archeological sites within one mile of the Project, and the Project lies between two unnamed drainages of the Normans Kill. The precontact archeological sensitivity for the Project is considered moderate to high. There are 12 historic archeological sites within one mile of the Project. The historic sites, like most of the precontact sites, are along the Normans Kill and the Watervliet Reservoir. A mid-to-late 19th century map-documented structure was near the southwestern boundary of the APE, but appears to be outside of the Project. The historic archeological sensitivity for the Project is considered low. Little historic development has occurred within the Project, and the majority of the land does not appear to have been disturbed, with the exception of the vicinity of the extant structures. As such, the potential for any archeological deposits to be intact is high.

Due to the moderate precontact archeological sensitivity and the potential for intact sites, OPRHP is likely to request a Phase IB archeological investigations for undisturbed areas of the Project.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

TABLE of CONTENTS

PHASE I CULTURAL RESOURCES SURVEY 1

1 Introduction..... 1

2 Project Information..... 1

 2.1 Project Location..... 1

 2.2 Description of the Project..... 1

 2.3 Description of the Area of Potential Effects (APE)..... 1

3 Environmental Background..... 1

 3.1 Present Land Use and Current Conditions 1

 3.2 Soils..... 2

 3.3 Bedrock Geology..... 3

 3.4 Physiography and Hydrology..... 3

4 Documentary Research..... 3

 4.1 Archeological Sites 3

 4.2 Historic Properties 6

 4.3 Previous Surveys..... 6

5 Historical Map Review 6

6 Archeological Sensitivity Assessment..... 7

 6.1 Precontact Archeological Sensitivity 7

 6.2 Historic Archeological Sensitivity..... 7

7 Archeological Potential..... 7

8 Recommendations 7

9 Bibliography..... 8

Maps
Photographs

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

Map List

- Map 1. Project Location (USGS 2015)
- Map 2. Project Map (Esri Inc. 2015)
- Map 3. Soil Map (USDA NRCS 2015)
- Map 4. (Beers 1866; USGS 1895; USGS 1947; USGS 1993)

Photograph List

- Photo 1. View looking southeast, from near the southwestern boundary of the Project.
- Photo 2. View of a wooded area, looking northeast from one of the many paths in this section of the Project.
- Photo 3. The extant manufactured barn structure at 2745 W Old State Road (00106.000507). View looking northeast.
- Photo 4. The extant house at 2745 W Old State Road (00106.000507). View looking east.
- Photo 5. View of the agricultural fields along the southern boundary of the Project, looking southeast from the driveway of 2745 W Old State Road (00106.000507).
- Photo 6. View looking west down an access road off of Fuller Station Road. This access road leads to the agricultural field seen in Photo 5.
- Photo 7. The house located at 6909 Fuller Station Road. View looking west.
- Photo 8. View looking west of the wooded area north of 6909 Fuller Station Road, just west of the power line right-of-way.
- Photo 9. View of the northeastern boundary of the Project, looking southwest.

Table List

Table 1. Soils in Project	2
Table 2. Archeological sites within one mile (1.6 km) of the Project.....	3
Table 3. Inventoried properties within the Project	6
Table 4. Relevant previous surveys within or adjacent to the Project.....	6

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

PHASE I CULTURAL RESOURCES SURVEY

1 Introduction

Hartgen Archeological Associates, Inc. (Hartgen) conducted a Phase IA archeological investigation for the proposed Fuller Station Road Subdivision (Project) located in the Town of Guilderland, Albany County, New York. The investigation was conducted according to the New York Archaeological Council's *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections* (1994), which are endorsed by OPRHP. This report has been prepared according to OPRHP's *State Historic Preservation Office (SHPO) Phase I Archeological Report Format Requirements* (2005).

2 Project Information

2.1 Project Location

The Project is located in the Town of Guilderland, Albany County, New York, between West Old State Road and Fuller Station Road (Map 1). It is located approximately 3,800 feet northeast of Watervliet Reservoir.

2.2 Description of the Project

The Project entails the development of a residential subdivision on two parcels totaling 100.1 acres. A total of 55 single-family residential lots are proposed. The development also entails installation of a street, three stormwater retention areas, and a proposed 6 foot wide stone dust path to extend the existing gravel path on either side. Extant structures within the Project will not be impacted.

2.3 Description of the Area of Potential Effects (APE)

The area of potential effects (APE) includes all portions of the property that will be directly altered by the proposed undertaking. The APE encompasses 100.1 acres.

For the purpose of this study, the Project and APE are considered to be synonymous and the terms are used interchangeably.

3 Environmental Background

The environment of an area is significant for determining the sensitivity of the Project for archeological resources. Precontact and historic groups often favored level, well-drained areas near wetlands and waterways. Therefore, topography, proximity to wetlands, and soils are examined to determine if there are landforms in the Project that are more likely to contain archeological resources. In addition, bedrock formations may contain chert or other resources that may have been quarried by precontact groups. Soil conditions can provide a clue to past climatic conditions, as well as changes in local hydrology.

3.1 Present Land Use and Current Conditions

A site visit was conducted by Elizabeth Gregory on November 17, 2017 to observe and photograph existing conditions within the Project.

Presently the Project contains two residential properties, one at 2745 W Old State Road (00106.000507) and the other at 6909 Fuller Station Road. The buildings at 2745 W Old State Rd. included a large metal manufactured barn and a modern residence (Photos 3 and 4). The modern shed visible to the east of the house on some maps, including (USGS 1993) (Map 4), has since been removed. Approximately 16 to 17 acres of this property was cleared and used as agricultural fields (Photo 5). The land to the west was wooded and had many cleared trails running throughout it. To the northwest, the land was also wooded and gently sloping (Photo 1). The house at 6909 Fuller Station Road was a gated property, and the modern house was the only structure of the three clearly visible from the driveway (Photo 6). A large wooded area lay to the south of this (Photo 6).

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

and also to the north and northeast (Photos 8 and 9). A power line right-of-way intersects the northeastern section of the Project. An unnamed tributary to the Normans Kill runs along the southern boundary of the Project, intersecting the Project's southeast boundary (Map 1).

3.2 Soils

Soil surveys provide a general characterization of the types and depth of soils that are found in an area. This information is an important factor in determining the appropriate methodology if and when a field study is recommended.

Table 1. Soils in Project

Symbol	Name	Depth	Textures	Slope	Drainage	Landform
CoB	Colonie loamy fine sand, 3 to 8 percent slopes	0-18 cm (0-7 in) 18-173 cm (7-68 in) 173-188 cm (68-74 in)	Loamy fine sand Loamy fine sand Loamy fine sand	3-8%	Well drained	Beach ridges, deltas
CoC	Colonie loamy fine sand, rolling	0-18 cm (0-7 in) 18-173 cm (7-68 in) 173-188 cm (68-74 in)	Loamy fine sand Loamy fine sand Loamy fine sand	8-15%	Somewhat excessively drained	Deltas, beach ridges
Cs	Cosad loamy fine sand	0-23 cm (0-9 in) 23-46 cm (9-18 in) 46-66 cm (18-26 in) 66-152 cm (26-60 in)	Loamy fine sand Loamy fine sand Loamy sand Silty clay	0-3%	Somewhat poorly drained	Lake plains
EIA	Elmridge fine sandy loam, 0 to 3 percent slopes	0-23 cm (0-9 in) 23-51 cm (9-20 in) 51-152 cm (20-60 in)	Fine sandy loam Fine sandy loam Clay	0-3%	Moderately well drained	Lake plains
ElB	Elmridge fine sandy loam, 3 to 8 percent slopes	0-23 cm (0-9 in) 23-51 cm (9-20 in) 51-152 cm (20-60 in)	Fine sandy loam Fine sandy loam Clay	3-8%	Moderately well drained	Lake plains
EnA	Elnora loamy fine sand, 0 to 3 percent slopes	0-28 cm (0-11 in) 28-69 cm (11-27 in) 69-165 cm (27-65 in)	Loamy fine sand Fine sand Loamy fine sand	0-3%	Moderately well drained	Beach ridges, deltas
EnB	Elnora loamy fine sand, 3 to 8 percent slopes	0-28 cm (0-11 in) 28-69 cm (11-27 in) 69-165 cm (27-65 in)	Loamy fine sand Fine sand Loamy fine sand	3-8%	Moderately well drained	Beach ridges, deltas
Fx	Fluvaquents-Udifluvents complex, frequently flooded	0-13 cm (0-5 in) 13-178 cm (5-70 in)	Gravelly silt loam Very gravelly sand	0-3%	Poorly drained	Flood plains
HuB	Hudson silt loam, 3 to 8 percent slopes	0-28 cm (0-11 in) 28-41 cm (11-16 in) 41-79 cm (16-31 in) 79-152 cm (31-60 in)	Silt loam Silty clay loam Silty clay Clay	3-8%	Moderately well drained	Lake plains
Ra	Raynham very fine sandy loam	0-28 cm (0-11 in) 28-61 cm (11-24 in) 61-152 cm (24-60 in)	Very fine sandy loam Very fine sandy loam Very fine sandy loam	0-3%	Poorly drained	Depressions
RhA	Rhinebeck silty clay loam, 0 to 3 percent slopes	0-18 cm (0-7 in) 18-87 cm (7-34 in) 87-163 cm (34-64 in)	Silty clay loam Silty clay Silty clay	0-3%	Somewhat poorly drained	Lake plains
ScA	Scio silt loam, 0 to 3 percent slopes	0-20 cm (0-8 in) 20-165 cm (8-65 in)	Silt loam Silt loam	0-3%	Moderately well drained	Lake plains
ScB	Scio silt loam, 3 to 8 percent slopes	0-20 cm (0-8 in) 20-165 cm (8-65 in)	Silt loam Silt loam	3-8%	Moderately well drained	Lake plains
Sh	Shaker fine sandy loam	0-28 cm (0-11 in) 28-79 cm (11-31 in) 79-157 cm (31-62 in)	Fine sandy loam Fine sandy loam Clay	0-3%	Poorly drained	Depressions

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

Symbol	Name	Depth	Textures	Slope	Drainage	Landform
St	Stafford loamy fine sand	0-30 cm (0-12 in) 30-76 cm (12-30 in) 76-152 cm (30-60 in)	Loamy fine sand Loamy fine sand Fine sand	0-3%	Somewhat poorly drained	Beach ridges, deltas

3.3 Bedrock Geology

The bedrock within the Project is Middle Ordovician Normanskill Shale with minor components of mudstone and sandstone. This formation is not chert-bearing in Albany County.

3.4 Physiography and Hydrology

Steeply sloped areas are considered largely unsuitable for human occupation. As such, the standards for archeological fieldwork in New York State generally exclude areas with a slope in excess of 12% from archeological testing (NYAC 1994). Exceptions to this rule include steep areas with bedrock outcrops, overhangs, and large boulders that may have been used by precontact people as quarries or rock-shelters. Such areas may still warrant a systematic field examination. No bedrock outcrops were visible in the Project.

The Watervliet Reservoir is located approximately 3,800 feet southwest of the Project. An unnamed drainage of the Normans Kill lies approximately 500 feet west of the Project, while another drainage runs through the southern boundary of the Project. A small pond is located approximately 1,200 feet northwest of the Project, and another unnamed drainage lies about 2,250 feet northeast of the Project.

4 Documentary Research

Hartgen conducted research using the New York State Cultural Resource Information System (CRIS), which is maintained by the New York SHPO and the Division for Historic Preservation DHP within OPRHP. CRIS contains a comprehensive inventory of archeological sites, State and National Register (NR) properties, properties determined eligible for the NR (NRE), and previous cultural resource surveys.

4.1 Archeological Sites

An examination of CRIS identified 31 reported archeological sites within one mile (1.6 km) of the Project (Table 2). Previously reported archeological sites provide an overview of both the types of sites that may be present in the Project and relation of sites throughout the surrounding region. The presence of few reported sites, however, may result from a lack of previous systematic survey and does not necessarily indicate a decreased archeological sensitivity within the Project.

Table 2. Archeological sites within one mile (1.6 km) of the Project

OPRHP Site No.	NYSM Site No.	Site Identifier	Description	Proximity to Project
00106.000114	5620	Lizzie Site No. 1	Surface traces visible and open field with remains of an earlier orchard. Located on the eastern bank of a feeder stream of the Watervliet Reservoir north of Rt 20	4,015 feet southeast
00106.000115	5619	Lizzie Site No. 2	"Archaic small open camp occupied intermittently from Vosburg to Normanskill times – Laurentian to Late Archaic River Phase." Located on the eastern bank of a feeder stream of the Watervliet Reservoir north of Rt 20	3,440 feet southeast
00106.000287	-	French's Mills Estates Prehistoric Site	Precontact Workshop. Recovered artifacts included 23 chert flakes and small bone fragments.	3,130 feet southeast

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

OPRHP Site No.	NYSM Site No.	Site Identifier	Description	Proximity to Project
00106.000289	-	Brenn-Breit Prehistoric Site	Artifacts, recovered from the plow zone, included four bifacially worked chipped chert implements, one milling stone fragment, one hammerstone fragment, one probable whetstone, flakes, and fire-cracked rock.	2,170 feet south
00106.000319	-	Knagg Prehistoric Site	Artifacts, recovered from the plow zone, included three chert flake fragments, chert shatter, two argillite flake fragments, and one utilized chert flake.	1,615 feet west
00106.000320	-	Shell Family Cemetery	Small, rural family cemetery with 14 gravestones. The headstones date between 1807 and 1895.	1,740 feet west
00106.000321	-	Schoolhouse No. 3 Historic Site	Stone foundation wall, cobble pile, concrete pad, and concrete cistern related to the map-documented "Schoolhouse No. 3," which was occupied pre-1856 through about 1960.	2,700 feet west
00106.000378	-	A. Sharp Historic Midden Site 1	This historic midden contained 19 th and early 20 th century artifacts from the A. Sharp farmstead in the area known as "Sharp's Corners," mixed with mid-20 th c. debris from the remains of a nearby motel.	4,950 feet west
00106.000379	-	A. Sharp Historic Midden Site 2	Light historic sheet midden located on the A. Sharpe Farmstead, containing scattered domestic 19 th century artifacts.	4,600 feet west
00106.000380	-	Knagg Farm Historic Midden Site	Historic sheet midden approximately 75 x 50 ft in size, containing domestic refuse scattered across a knoll, dating from the early to mid-20 th c.	3,050 feet west
00106.000381	-	Knagg's Terrace Prehistoric Site 1	Precontact site containing one chalcedony thinning flake and 1 chalcedony trim flake.	3,040 feet west
00106.000382	-	Knagg's Terrace Prehistoric Site 2	Precontact camp and workshop, containing a cluster of artifacts including 3 chalcedony and 1 chert biface fragments, 1 quartzite whetstone, 1 chert utilized flake, 2 chert blanks, 10 chert and 5 chalcedony bifacial thinning flakes, 4 chert and 1 chalcedony block flakes, 7 chert and 7 chalcedony core rejuvenation flakes, 1 chalcedony cortex flake, 2 chalcedony, 1 siliceous shale, and 1 quartzite shatter, 34 chert and 20 chalcedony thinning flakes, and 29 chert and 31 chalcedony trim flakes.	2,885 feet west
00106.000383	-	Northeastern Terrace Prehistoric Site	Cluster of artifacts located on a terrace, including one chert core, 5 chert bifacial thinning flakes, 4 chert core rejuvenation flakes, 5 chert and 1 chalcedony thinning flakes, 8 chert and 3 chalcedony trim flakes, and 3 FCR.	3,330 feet west

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

OPRHP Site No.	NYSM Site No.	Site Identifier	Description	Proximity to Project
00106.000384	-	Knagg's Farm Historic Site	Early 20 th c. domestic refuse scattered along a terrace and slope in a wooded area. Site included a cellar hole with walls, and standing ruins.	3,600 feet west
00106.000385	-	Moore Lower Terrace Prehistoric Site 1	Precontact workshop site. Artifacts included one chert thinning flake, 3 chert shatter, 2 chert trim flakes, and 2 FCR	4,050 feet southwest
00106.000386	-	Moore Lower Terrace Prehistoric Site 2	Precontact workshop site. Artifacts included one chert block, 4 chert block flakes, and 40 chert shatter.	4,240 feet southwest
00106.000393	-	J. Meyer Farmstead Historic Site	Site is a map documented structure with a cellar hole and associated privy, barn foundation, and surface middens. Mid 19 th to early 20 th c. domestic refuse (ceramics and bottle glass) associated with the John Meyer farmstead was recovered in surface sheet midden and within several cellar holes.	3,550 feet southwest
00106.000394	-	H. Ellers Midden Historic Site	Mid 19 th to early 20 th c. domestic refuse (ceramics and bottle glass) found in a sheet midden associated with the Henry Ellers farmstead, which remained extant as of 2008.	3,650 feet southwest
00106.000395	-	Ellers Northern Terrace Prehistoric Site	Artifacts included one chert bifacial thinning flake and one chert thinning flake.	3,610 feet southwest
00106.000396	-	Ellers Southern Terrace Prehistoric Site	Precontact workshop site. Artifacts included one chalcedony thinning flake, 1 chert matrix block, and 1 FCR.	3,725 feet southwest
00106.000397	-	Ellers Bluff Historic Midden Site 1	Large mid-19 th to early-20 th c. domestic refuse (ceramics and bottle glass) found in a sheet midden with 3 loci, probably associated with the 19 th c. Ellers Farmstead.	3,965 feet southwest
00106.000398	-	High Bluff Isolated Find Prehistoric Site	Site consisted of one chert thinning flake.	4,100 feet southwest
00106.000400	-	Ellers Bluff Historic Midden Site 2	Late 19 th to mid-20 th c. domestic refuse (ceramics and bottle glass) found in a sheet midden associated with Henry Ellers farmstead. Stone wall located nearby.	4,500 feet southwest
00106.000401	-	Ellers Point Prehistoric Site	Precontact workshop site. Artifacts included five chert thinning flakes, 2 chert bifacial thinning flake, 1 chert trim flake, and 2 FCR.	4,890 feet southwest
00106.000402	-	H. Ellers Farmstead Historic Site	Site, associated with map documented structures of the Henry Ellers farmstead, consists of a large deposit of late 19 th to mid-20 th c. domestic refuse (ceramics and bottle glass) assemblage found around and within several stone lined cellar holes and associated structures (wells and privies). Numerous historic artifacts scattered on the surface around the site.	4,740 feet southwest

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

OPRHP Site No.	NYSM Site No.	Site Identifier	Description	Proximity to Project
00106.000403	-	Ellers Point Historic Midden Site	Late 19 th to early 20 th c. domestic refuse (ceramics and bottle glass) sheet midden. No associated MDS noted near site area, but deposit was likely associated with the Henry Ellers farmstead.	4,015 feet southwest
00106.000404	-	Myers Bluff Isolated Find	A single artifact, one chert thinning flake, was collected from a high bluff.	4,020 feet southwest
00106.000423	-	Spawn Farm Precontact Site	Artifacts included three chert flake fragments, one quartzite FCR, and one thermally altered chert flake fragment.	925 feet southeast
00106.000504	-	Locus 1 Precontact Site	Artifacts included a tan chert flake fragment, one gray Normanskill chert flake, three dark blue Normanskill flake fragments, and blue and tan chert shatter	2,080 feet west
-	2870	Arthur C. Parker	"Relics, hearths, and traces of ancient cultivation...hearths burnt covering ½ acre. Enormous mass burned stone + Charcoal in layer over 1' deep in many sites" "Many of sites reported by Cheny had enormous mass burned bone + charcoal in layer over 1' deep."	Within western portion of Project
-	9282	Dicaprio	Surface collected from family farm, including "LT Arch stemmed + notched, transitional, Fox Creek, Levanna, and 1 Otter Creek pps. "	1,500 feet east

4.2 Historic Properties

An examination of CRIS identified no NR properties, no NRE properties, no properties previously determined to be ineligible, and one property of undetermined status within the Project (Table 3).

Table 3. Inventoried properties within the Project

USN	Property Name	Status	Description	Location and Proximity to Project
00106.000507	2745 W Old State Rd, Guilderland	Undetermined	Constructed c. 1998.	Within central portion of Project

4.3 Previous Surveys

A review of CRIS identified one previous survey within the immediate vicinity of the Project (Table 4).

Table 4. Relevant previous surveys within or adjacent to the Project

Project/Phase	Summary	Citation
Champlain Hudson Power Express, Phase IB & Phase II	A section of this survey runs along the western boundary of the current Project, but did not identify any sites in this vicinity.	(Hartgen 2012)

5 Historical Map Review

Historical maps dating from 1866 through 1993 were reviewed (Map 4). The 1866 Beers map depicts one structure ("J. Weaver") along the southern boundary of the Project. However, comparison with the more accurate 1895 USGS map indicates that the Weaver house was likely outside of the Project, south of the current alignment of West Old State Road. Remains of this structure were not visible during the site visit.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

6 Archeological Sensitivity Assessment

The New York Archeological Council provides the following description of archeological sensitivity:

Archaeologically sensitive areas contain one or more variables that make them likely locations for evidence of past human activities. Sensitive areas can include places near known prehistoric sites that share the same valley or that occupy a similar landform (e.g., terrace above a river), areas where historic maps or photographs show that a building once stood but is now gone as well as the areas within the former yards around such structures, an environmental setting similar to settings that tend to contain cultural resources, and locations where Native Americans and published sources note sacred places, such as cemeteries or spots of spiritual importance (NYAC 1994:9).

6.1 Precontact Archeological Sensitivity

The precontact sensitivity of an area is based on proximity to previously documented precontact archeological sites, known precontact resources (e.g. chert outcrops), and physiographic characteristics such as topography and drainage. Generally, areas in the vicinity of streams and wetlands are considered to have elevated sensitivity for sites associated with Native American use or occupation because they presented potential food and water sources as well as transportation corridors.

There are 19 precontact archeological sites within one mile of the Project. The majority of these are located to the west and southwest along the Normans Kill and Watervliet Reservoir, with another concentration to the south of the Project. Furthermore, the Project lies between two unnamed drainages that flow into the Normans Kill. Based on this information, the precontact archeological sensitivity for the Project is considered moderate.

6.2 Historic Archeological Sensitivity

The historic sensitivity of an area is based primarily on proximity to previously documented historic archeological sites, map-documented structures, or other documented historical activities (e.g. battlefields).

There are 12 historic archeological sites within one mile of the Project. These are located primarily west and southwest of the Project, with the exception of the Schoolhouse No. 3 historic site to the northwest. The historic sites, like most of the precontact sites, are along the Normans Kill and the Watervliet Reservoir. Historic maps indicate a 19th c. historic structure labelled "J. Weaver" (Beers 1866) was located near the southwestern boundary of the Project. However, this structure likely fell outside of the APE. Additionally, the Hudson & Saratoga Railroad ran along the eastern boundary of the Project, along present-day Fuller Station Road. Considering all this information, the historic archeological sensitivity for the Project is considered low.

7 Archeological Potential

Archeological potential is the likelihood of locating intact archeological remains within an area. The consideration of archeological potential takes into account subsequent uses of an area and the impact those uses would likely have on archeological remains.

Apart from cultivation and the construction of the extant buildings within the Project, the APE appears to be undisturbed. As such, there is high potential for any present archeological deposits to be intact.

8 Recommendations

Due to the moderate precontact archeological sensitivity and the potential for intact sites, OPRHP is likely to request a Phase IB archeological investigations for undisturbed areas of the Project.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

9 Bibliography

Beers, S.N. & D.G.

1866 *New Topographical Atlas of the Counties of Albany and Schenectady*. Stone & Stewart, Philadelphia.

Esri Inc.

2015 World Imagery. Esri, Inc., Redlands, California,
http://services.arcgisonline.com/ArcGIS/rest/services/World_Topo_Map/MapServer.

Hartgen Archeological Associates, Inc.

2012 *Phase IB Archeological Field Reconnaissance and Phase II Archeological Site Evaluations: Champlain Hudson Power Express Canadian Pacific Railway Segment*. Submitted to HDR. On file at Hartgen Archeological Associates, Inc., Rensselaer, New York.

New York Archaeological Council (NYAC)

1994 *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State*. NYAC, n.p.

Office of Parks, Recreation and Historic Preservation (OPRHP)

2005 *New York State Historic Preservation Office (SHPO) Phase I Archaeological Report Requirements*. OPRHP, Waterford, New York.

United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS)

2015 Soil Survey Geographic (SSURGO). USDA NRCS, National Cartography and Geospatial Center, Fort Worth, Texas, <http://soildatamart.nrcs.usda.gov>.

United States Geological Survey (USGS)

1895 *Albany, 15-Minute Topographic Quadrangle*. U.S. Government Printing Office, Washington D.C. Reprinted in 1904.

1947 *Albany, 15-Minute Topographic Quadrangle*. U.S. Government Printing Office, Washington D.C.

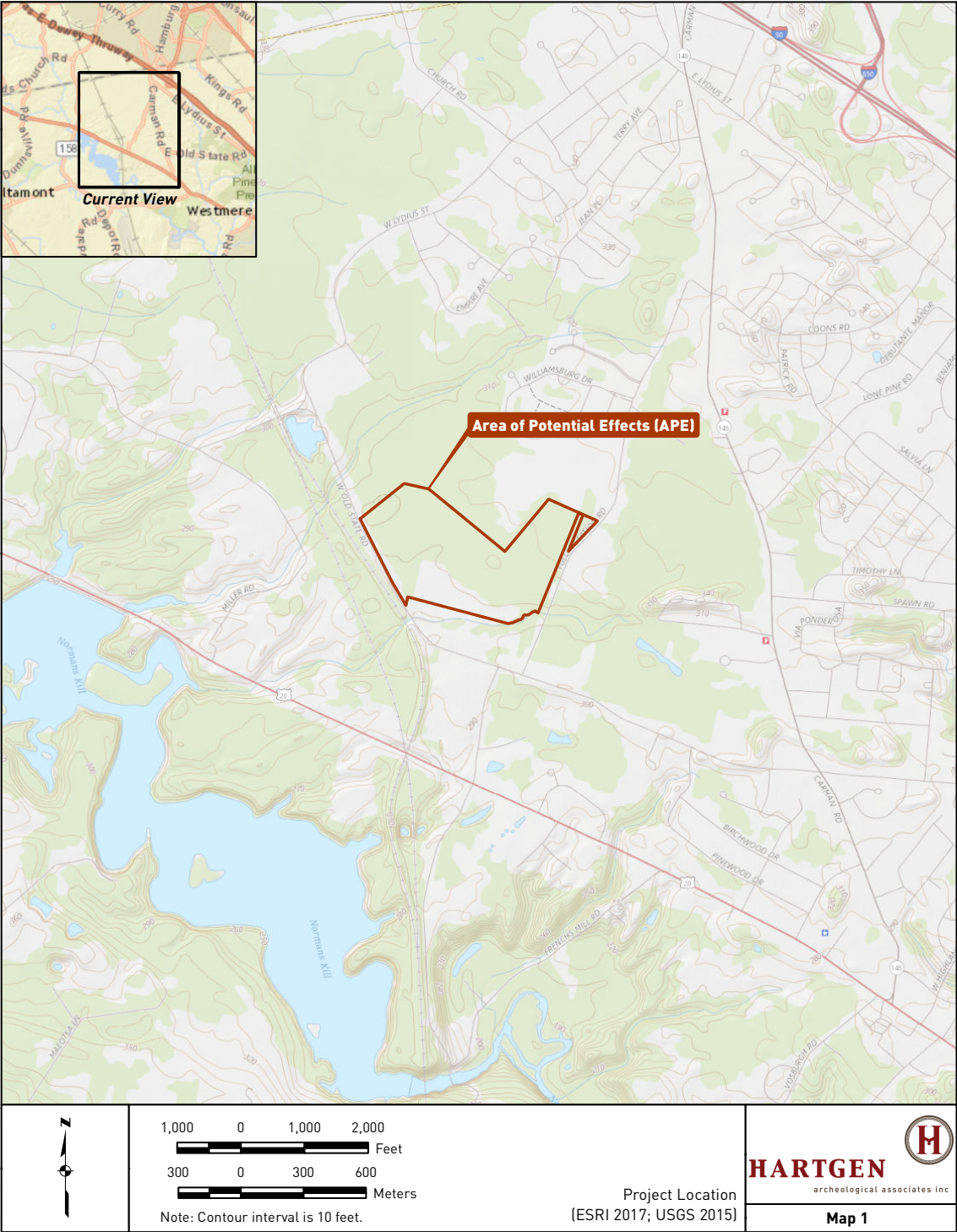
1993 *Vorheesville, New York NYSDOT Digital Raster Graphic (DRG) Quadrangle, 1:24,000 scale*. NYS GIS Clearinghouse, Albany, New York, <http://gis.ny.gov/>.

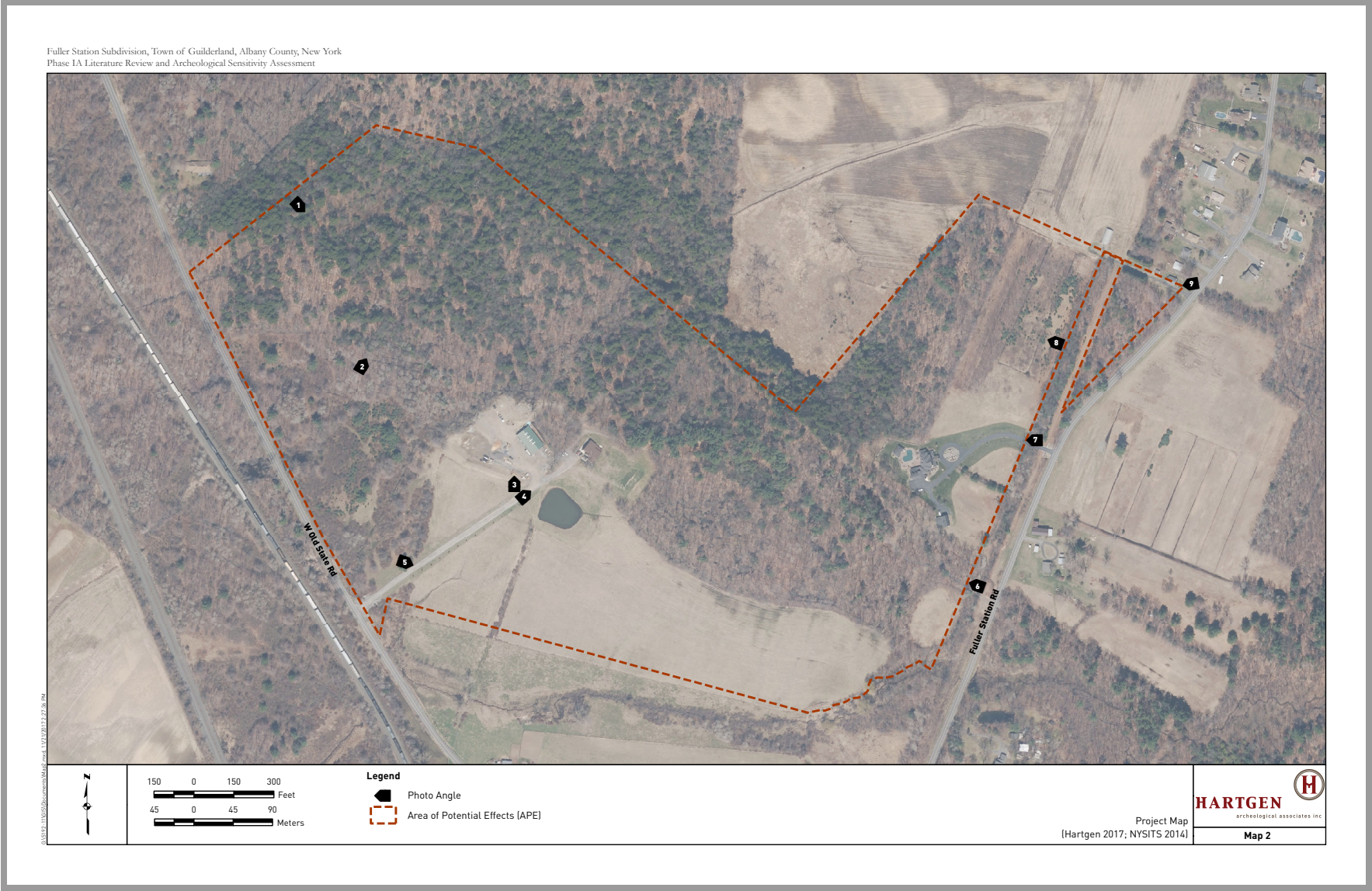
2015 USGS The National Map Topo Base Map - Large Scale. USGSTopo (MapServer), The National Map Seamless Server, USGS, Sioux Falls, South Dakota,
<http://services.nationalmap.gov/arcgis/rest/services/USGSTopoLarge/MapServer>.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

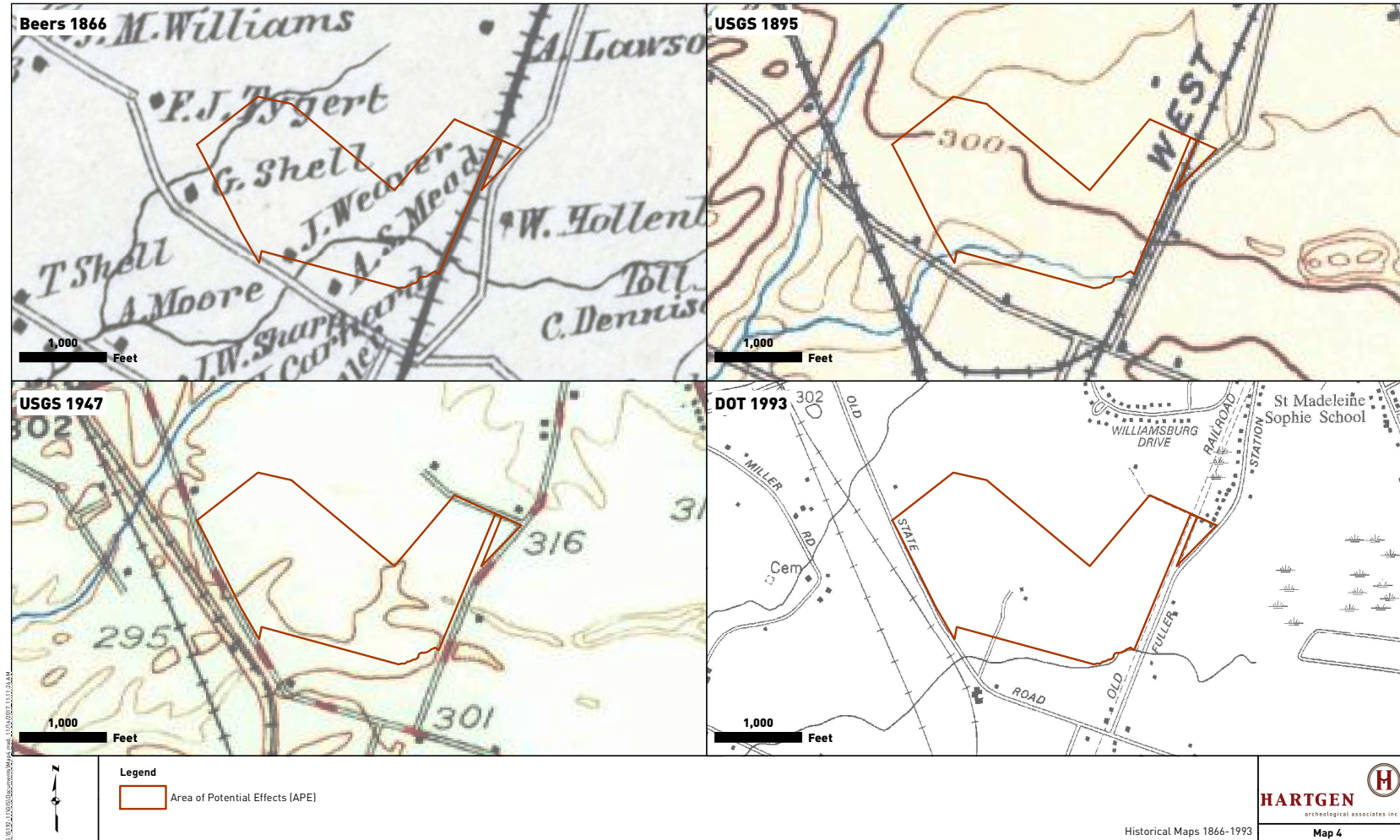
Maps

Fuller Station Subdivision, Town of Guelderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment





Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment



Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment

Photographs

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment



Photo 1. View looking southeast, from near the southwestern boundary of the Project.



Photo 2. View of a wooded area, looking northeast from one of the many paths in this section of the Project.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment



Photo 3. The extant manufactured barn structure at 2745 W Old State Road (00106.000507). View looking northeast.



Photo 4. The extant house at 2745 W Old State Road (00106.000507). View looking east.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment



Photo 5. View of the agricultural fields along the southern boundary of the Project, looking southeast from the driveway of 2745 W Old State Road (00106.000507).



Photo 6. View looking west down an access road off of Fuller Station Road. This access road leads to the agricultural field seen in Photo 5.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment



Photo 7. The house located at 6909 Fuller Station Road. View looking west.

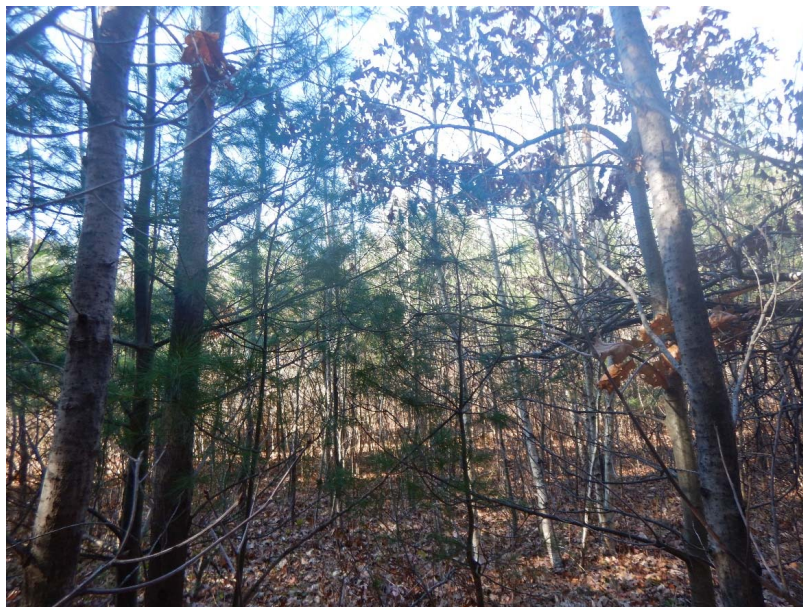


Photo 8. View looking west of the wooded area north of 6909 Fuller Station Road, just west of the power line right-of-way.

Fuller Station Subdivision, Town of Guilderland, Albany County, New York
Phase IA Literature Review and Archeological Sensitivity Assessment



Photo 9. View of the northeastern boundary of the Project, looking southwest.

**Delaware Engineering, D.P.C.**

28 Madison Avenue Extension
Albany, New York 12203

Tel: 518.452.1290
Fax: 518.452.1335

March 5, 2020

Kenneth Kovalchik, AICP, Town Planner
Guilderland Town Hall
5209 Western Turnpike, P.O. Box 339
Guilderland, New York 12084

RE: Fuller Station Road and West Old State Road
Major Subdivision

Dear Mr. Kovalchik:

Delaware Engineering is in receipt of documents for the Fuller Station Road Subdivision dated November 2019. The below comments consist of a summary of previous comments that appear to not have been addressed and some additional comments based on the most recent submission. The applicant should also submit the most current EAF and an updated SWPPP for review.

Review comments

1. Provide information pertaining to wetlands including the following:
 - a. Any permits previously received.

No response; have there been any previously received permits?

- b. Joint application for permit.

Response: Joint application has not been submitted to ACOE/DEC. Now that the first review is complete, the permit application will be submitted. Once approved by ACOE/DEC, copies of permit will be submitted to the Town.

Please provide a copy of all acquired permits or the latest correspondence with the agencies if a permit has not yet been received.

- c. ACOE jurisdictional determination date.

No response, what is the jurisdictional determination date?

2. C7 includes a note for a deed reference 1 and an easement to be abandoned. Provide information pertaining to each.

Response: See enclosed survey from Ausfeld & Waldruff Land Surveyors LLP.

55 South Main St, Oneonta, New York 13820 · Phone (607) 432-8073
16 East Market St, Red Hook, New York 12571 · Phone (518) 452-1290
548 Broadway, Monticello, New York 12701 · Phone (845) 791-7777
223 Main St, Suite 103, Goshen, New York 10924 · Phone (845) 615-9232

The easement to be abandoned is not depicted on the survey.

3. Indicate pipe size of culvert at parcel 60.

Response: See revised drawings.

Pipe sizes are now shown for the culvert at parcel 60 (stream crossing #2). Please provide calculation showing all crossings are sized appropriately.

4. Sheet C-39 reference a wetland mitigation plan. However, no mitigation for the 0.47 acres of wetlands impact is proposed. Has a wetlands permit application been submitted to the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation?

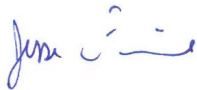
Response: Sheet C-39 Wetland Mitigation Plan is just a place holder for the proposed mitigation area for the project. Now that the first review has been completed, formal submission to the ACOE/DEC will begin.

Please provide regulatory correspondence indicating that the wetland mitigation proposed is acceptable.

5. **Please show the limits of disturbance throughout the plans.**
6. **The wastewater pump station will require a grinder (or other means to protect the pumps from clogs or damage), information on the proposed controls and VFDs for the pumps.**
7. **Page 1 of Exhibit 2 in the Water and Sewer Report indicates that the pumps are Ludustrie, however, elsewhere they are listed as Flygt pumps. Please revise page 1 with the appropriate information for the Flygt pump.**

Please feel free to contact me with any questions.

Sincerely,



Jesse Fraine
Engineer

Cc: Jamie Easton, MJ Engineering

Civil, Environmental and Transportation Design Services



February 20, 2020

Ms. Patricia M. Gabriel
Environmental Analysis
NYSDEC Region 4
1130 North Wescott Road
Schenectady, NY 12306

RE: DEC #4-0130-00338/00001 & 2
Fuller Station Road Subdivision Project
2745 W. Old State Road
Town of Guilderland, Albany County, New York

Dear Ms. Gabriel,

This is in response to your February 13, 2020 letter requesting additional information on the above referenced permit application. The following are the questions/requests and our responses:

1. Application documents indicate that seeded and planted areas will conform to the standard, annual 85 percent success rate or replanting will be implemented, but the health/success of existing trees within newly created forested wetland is not addressed. The applicant should address this deficiency.

The Individual Permit Application narrative report (attached) has been revised to include monitoring of the survival rate of existing trees within forested areas. The performance criteria have been clarified to include the survival of existing trees in order to meet the vegetation requirements. Additionally, the adaptive management plan now includes the replanting when more than 15% of individuals do not survive in any given year and woody species of volunteers do not become established in the area.

2. Invasive species monitoring is briefly mentioned in the mitigation monitoring in part 7.0. There also should be specific, quantifiable success criteria for invasive species cover within mitigation areas. This same section indicates that success of mitigation areas would essentially be determined by sufficient hydrology and majority hydrophytic vegetation cover. Other success criteria such as invasive species cover should also be considered.

The Individual Permit Application narrative report (attached) has been revised to quantify the monitoring of invasive species. The monitoring of invasive species has been clarified to include no more than 10% of the vegetative cover being comprised of state-listed invasive species. If vegetative cover of invasive species exceeds 10%, remedial actions shall be proposed. These actions shall be limited to those actions which will not be deleterious to the success of the mitigation areas.

OSPA Engineering Services, PC
800 Route 146, Bldg. 200, Suite 280
Clifton Park, NY 12065

Phone: 518.636.9956
E-Mail: ospa@ospaengineering.com
Web site: WWW.OSPAENGINEERING.COM

Ms. Patricia M. Gabriel
 DEC #4-0130-00338/00001 & 2
 Page 2 of 2

3. Part 2.3 of the revised Individual Permit Application discusses the proposal for deed restriction and Home Owner Association protections. Lots 59 and 60 contain much of remaining onsite wetlands in addition to proposed wetland mitigation areas and as proposed would be protected by via a Home Owners Association (HOA) agreement. In a January 17, 2020 response to the Department's December 18, 2019 Notice of Incomplete Application, "typical" requirements in HOA by-laws are described. It remains unclear if this proposal is sufficiently protective of the remaining wetlands and proposed wetland mitigation areas on lots 59 and 60. Please provide specific, proposed language for the preservation of lands on lots 59 and 60. Department staff still question whether this strategy is sufficiently protective. The applicant should address this concern.

Lots 59 and 60 are to be given to Home Owners Association (HOA). The preservation of these lands is part of the by-laws that are filed with the NYS Attorney General's Office. The by-laws will include no structures, grading, or altering of land as part of the HOA agreement with open space lots. This is how the community within the subdivision owns, maintains and preserves the open space by the vested interest of 58 residents and the restrictions contained within the HOA by-laws.

The example restrictive covenant document submitted in October 2019 notes that "there shall be no future filling, flooding, excavating, mining or drilling; no removal of natural materials; and no alteration of the topography which would materially affect the Restricted Property in any manner, except as authorized by the DA [Department of the Army] or NYSDEC Permit." Additionally, the document identifies that the prohibitions found therein "shall run with the Restrictive Property in perpetuity, and be binding on the Declarant and its successors, assigns, lessees, and other occupiers and users." More specific prohibitions are included under the 'Prohibitions' section of the Restrictive Covenant. The Restrictive Covenant has been included for your convenience.

Should you have any questions or comments on this submission, please do not hesitate to contact me at 518-636-9956.

Sincerely,



Melanie C. Osterhout, PE
 President

Attachments

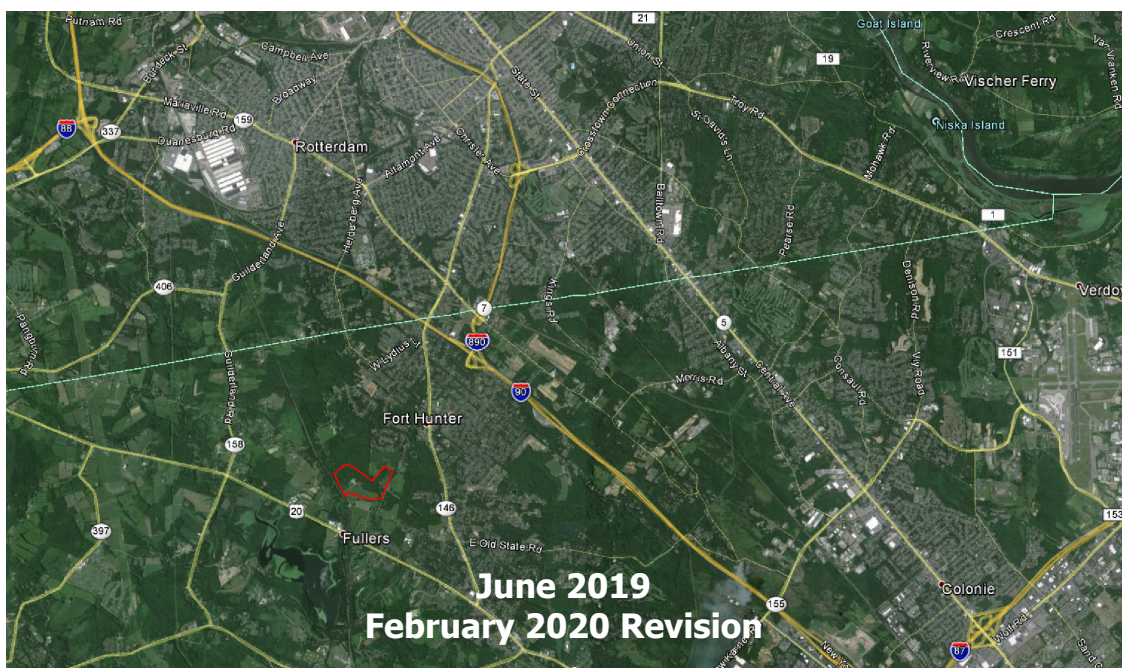
c: file
 Adam Labatore, USACE

OSPA Engineering Services, PC
 800 Route 146, Bldg. 200, Suite 280
 Clifton Park, NY 12065

Phone: 518.636.9956
 E-Mail: ospa@ospaengineering.com
 Web site: WWW.OSPAENGINEERING.COM

INDIVIDUAL PERMIT APPLICATION

FULLER STATION ROAD SUBDIVISION TOWN OF GUILDERLAND ALBANY COUNTY, NEW YORK



Prepared for:
JTR Realty
376 Broadway, Suite B
Schenectady, NY 12305



By: 800 Route 146, Building 200, Suite 280
Clifton Park, NY 12065
(518)636-9956

TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 PROJECT DESCRIPTION	2
2.1 Purpose.....	2
2.2 Existing Conditions	2
2.3 Proposed Activity.....	2
3.0 PROJECT ALTERNATIVES AND AVOIDANCE MEASURES.....	3
3.1 Alternative Site Analysis	3
3.2 Aquatic Resource Impact Avoidance	4
3.3 Aquatic Resources Impact Minimization	4
4.0 MITIGATION ANALYSIS	6
4.1 Analysis Purpose and Alternatives Analysis.....	6
4.1.1 Site Selection Practicability	6
4.1.2 Existing Restrictions	10
4.1.3 Design Sustainability/Self Maintenance	10
4.1.4 Design Constraints	10
4.2 Analysis Procedures and Results	10
5.0 COMPENSATORY MITIGATION AREAS	13
6.0 MITIGATION GOALS AND OBJECTIVES	17
6.1 Impacted Site.....	17
6.2 Compensatory Mitigation Site.....	18
7.0 MITIGATION MONITORING	21
7.1 Monitoring Plan and Report	22

OSPA Engineering Services, P.C.

Fuller Station Road Subdivision, Guilderland, NY
US Army Corps of Engineers Individual Permit Application

February 2020 Revision
Page iii

7.2	Monitoring Plan Information	22
7.3	Maintenance and Adaptive Management Plan.....	23
8.0	PERFORMANCE STANDARDS.....	24
8.1	Parameters.....	24
8.2	Application of Performance Standards.....	25
9.0	COORDINATION.....	25
9.1	Endangered Species.....	25
9.2	OPRHP	25

LIST OF APPENDICES

- APPENDIX A: PROJECT BACKGROUND INFORMATION**
- APPENDIX B: WETLAND DELINEATION REPORT**
- APPENDIX C: ALTERNATIVE SITE FIGURES**
- APPENDIX D: MITIGATION ANALYSIS DATA AND FIGURES**
- APPENDIX D: ADDITIONAL PERMIT APPLICATION DOCUMENTS**

OSPA Engineering Services, P.C.

1.0 INTRODUCTION

This individual permit application was prepared for the proposed Fuller Station Road Subdivision located near the intersection of Fuller Station Road and Old State Road in the Town of Guilderland, Albany County, New York. The Applicant is JTR Realty. The "Site Location Map", located in Appendix A – Project Background Information, illustrates the site location. The project will require an Individual Permit from the United States Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act and 33 CFR 230 and a New York State Department of Environmental Conservation (NYSDEC) Article 24 Freshwater Wetlands Permit and Section 401 Water Quality Certificate.

The project proposes a 58-lot single-family residential development on Fuller Station Road. The project encompasses an approximately 100± acre site.

Contact information:

Applicant: JTR Realty
Taxpayer ID: 27-4496218
Mailing Address: 376 Broadway, Suite B
 Schenectady, NY 12305
Telephone: 518-344-5400
Email: jroth@plankllc.com

Authorized Agent: OSPA Engineering Services, P.C.
 c/o Melanie Osterhout, P.E.
Mailing Address: 800 Route 146, Building 200, Suite 280
 Clifton Park, NY 12065
Telephone: 518-636-9956
Email: mosterhout@ospaengineering.com

Adjacent Property Owners:

The project is located on two parcels 27.00-1-53.3 (2745 Old State Road) and 27.00-1-13.2 (6909 Fuller Station Road) in the Town of Guilderland, Albany County, NY. A total of 11 properties are adjacent to the subject site. The name and contact information of the adjacent property owners (as well as local newspapers and governments) is included in Appendix A.

OSPA Engineering Services, P.C.

2.0 PROJECT DESCRIPTION

2.1 Purpose

The project proposes the development of a ±100-acre site into a 58-lot, single-family residential development. The project will include clearing and grading for the proposed lots, infrastructure, utilities and nature trails.

2.2 Existing Conditions

The project site currently consists of early successional and mature forests, scrub-shrub areas and open fields. Additionally, there are two homes and a large garage located on the properties. Approximately 17.05 acres of wetlands are located on the site, 15.02 acres of forested wetlands and 2.03 acres of a mixture of scrub-shrub, emergent wetlands and open water. There are three access points for the project site, two are located along Fuller Station Road and the third along Old State Road. The southern and eastern portions of the property generally consist of open field and early successional scrub-shrub areas. The northern and western portions of the site consist of mid-succession and mature forested areas. A more detail description of the site conditions is included in the Wetland Delineation Report located in Appendix B. The Wetland Delineation Report includes known wetland data, soil data, site photographs, field data and other background information.

2.3 Proposed Activity

The project proposes the construction of a 58-lot, single-family residential development. The main residential subdivision will include two roads for ingress/egress which connect to Fuller Station Road and Old State Road. Additionally, three single-family homes are proposed along Fuller Station, each with separate access to Fuller Station Road.

Residential lots will vary in size from 20,000 sq. ft. (0.46 acres) to 145,662 sq. ft. (3.34 acres). Forty (40) of the lots contain wetlands, 12 of which have proposed impacts to the wetlands. Deed restrictions are proposed for 33 of the 40 lots that contain wetlands. Lots 59 and 60 will be protected under the Homeowners Association ("HOA"). The other two (2) lots that do not have deed restrictions are not residential lots, and they are used for stormwater management. These lots will be maintained and protected by the Town of Guilderland. Three (3) lots containing wetlands will not have deed restrictions because all wetlands on the lots are permanently impacted. A total of 0.83 acres of permanent and temporary wetland impacts are proposed. Plans showing the location and designation of preserved lands is included in Appendix A. A sample deed restriction has been included in Appendix E.

Site activities will include clearing vegetation, grubbing tree stumps, grading, and construction of infrastructure. Undisturbed wetlands adjacent to site activity, will be protected by silt fencing, wetland protection fencing, signage and deed restrictions, where necessary. Activities are limited to those specified by the plans. The limits of clearing are identified on the Tree Removal Plan, located in Appendix A.

OSPA Engineering Services, P.C.

3.0 PROJECT ALTERNATIVES AND AVOIDANCE MEASURES

3.1 Alternative Site Analysis

The surrounding areas were examined for additional available properties that would avoid and/or reduce the proposed wetlands impacts. Properties of similar size (+/- 100 Acres) in the same general area (approximately 2-mile radius) that are currently vacant and zoned vacant/agricultural were evaluated. Three properties in addition to the currently proposed site were identified. Mapping showing the location, mapped wetlands and soils data are included in Appendix C, Alternative Site Figures.

Site ID	Parcel ID	Parcel Location	Owner	Acreage	Distance To Proposed Site
1	26.00-3-17 26.00-3-29	100 Miller Road 4645 Western Trpk.	Knaggs Oakland Realty Inc.	67.92 73.77	0.14 miles
2	26.00-2-32	4157 Becker Road	Cherie Lynne Gross	162.7	1.96 miles
3	38.00-1-16	Route 158	Amy Aronson	118.0	1.97 miles

Table 1: Alternative Site Locations

Site 1 is comprised of two (2) lots with the same owner, equaling 141.69 acres. The site would likely be accessed from US Route 20. Aerial imagery indicates that the site is approximately one-half (1/2) agricultural and one-half (1/2) vacant fallow fields. The NWI and NYSDEC mapping shows two waterbodies and associated wetlands on the property. Additionally, a Class I state-regulated freshwater wetland (FWW V-7) is located on the eastern portion of the property. One of the waterbodies cuts through the center of the site, while the other runs along the southern boundary. A portion of the waterbody that runs through the center of the site is enclosed in FWW V-7. This portion of the waterbody is a Class A waterbody, and the remaining portion of the waterbody is a Class C waterbody. The waterbody that runs along the southern boundary is designated as a Class C waterbody. The USGS soils mapping identifies approximately 28% of the property is poorly drained, generally coincident with the location of the waterbodies. Site 1 is ruled out due to the numerous areas which appear to very likely be wetlands, as well as needing to cross a mapped waterbody to reach both sides of the property.

Site 2 is located approximately 1.96 miles from the current proposed site and would have to be accessed from Becker Road from the south, as there are no other access points. Aerial imagery indicates that the site is approximately two-thirds (2/3) agricultural and one-third (1/3) vacant fallow fields. The NWI and NYSDEC mapping shows one major tributary to the Bozen Kill near Becker Road. This tributary is designated as a Class C waterbody. It crosses the site once more near the northwestern portion of the property. While potential impacts to this waterbody could be minimized, impacts are unavoidable to access the site. Additionally, the soil mapping shows extensive areas adjacent to the tributary are poorly and somewhat poorly drained soils. Overall, approximately 33% of the property is poorly drained or somewhat poorly drained. It is very likely that these areas show many (if not all) of the characteristics of wetlands. Site 2 is ruled out due to the numerous areas which appear to very likely be wetlands and would require unavoidable impacts to the tributary to the Bozen Kill and the surrounding wetlands.

Site 3 is located approximately 1.97 miles from the current proposed site and would be accessed from NYS Route 158 from the east, as there are no other access points. Aerial imagery indicates that the site is entirely forested. The NWI and NYSDEC mapping shows one major waterbody (Black Creek) on the property, immediately near Route 158. The portion of Black Creek that is on the property is a Class C waterbody; however, immediately east of the eastern boundary, Black Creek is designated as a Class B waterbody. While potential impacts to this waterbody could be minimized, impacts are unavoidable to access the site. The NWI map also indicates 11.30 acres of forested wetlands near the rear of the property. USGS soil mapping shows that nearly the entire property (93.2%) is comprised of poorly drained soils (26.9%) and somewhat poorly drained soils (66.3%). It is very likely that these areas show many (if not all) of the characteristics of wetlands. Site 3 is ruled out due to the unavoidable impacts to Black Creek and the numerous areas which appear to have a high likelihood of being wetlands.

Our analysis of alternative sites did not result in the identification of a more suitable site for the proposed project.

3.2 Aquatic Resource Impact Avoidance

The project proposes the development of a ±100-acre site into a 58-lot, single-family residential development. The project will include clearing and grading for the proposed lots, infrastructure, utilities and nature trails.

The Applicant has avoided wetland impacts to the maximum extent practicable. Avoidance measures included evaluation of numerous roadway alignments, parcel configurations, home locations and grading options. Scenarios evaluated were reviewed against the town requirements to ensure that minimum safety standards were met.

The proposed project includes all practicable measures to minimize harm to the involved wetlands. This included the consideration of several alternatives, revisions to the proposed roadway grading, lot line revisions and stormwater treatment modifications throughout the design process. The alternative proposed was designed to avoid/minimize impacts to the wetlands in the project area to the maximum extent practicable.

In the early phases of the design process, several alternatives were examined in an effort to avoid the wetlands. It was not possible to completely avoid the wetlands and access many of the upland areas of the site. The proposed roads have been located along the higher portions of the sites in order to avoid aquatic resources to the greatest extent practicable. Nearly all of the wetland disturbance will occur at the rear/edges of the lots and at the edges of the wetlands to minimize any restriction of surface water flow to down gradient wetlands, reduce the overall impacts and to help prevent the unauthorized use/disturbance of wetlands by homeowners. Additionally, residential lots which contain undisturbed wetlands, will have a deed restriction to protect the wetlands from disturbance by the future homeowners.

3.3 Aquatic Resources Impact Minimization

Impacts to aquatic resources have been minimized by adjusting road locations to narrow portions of the wetlands. Proposed impacts are generally limited to the edges of wetlands

OSPA Engineering Services, P.C.

Fuller Station Road Subdivision, Guilderland, NY
US Army Corps of Engineers Individual Permit Application

February 2020 Revision
Page 5

and do not occur in the center of wetlands. Construction will be performed in a manner to protect wetlands to the greatest extent practicable by stockpiling materials away from wetlands, installing stormwater infrastructure early in construction sequencing to prevent sediment loading into wetlands, and by minimizing activity near wetlands. Construction activity on Lot 59 (22.28 acres), which contains the vast majority of the on-site wetlands, is limited to wetland mitigation and nature trails. All areas on Lot 59 which do not contain mitigation or nature trails will be protected through a preservation covenant.

OSPA Engineering Services, P.C.

4.0 MITIGATION ANALYSIS

4.1 Analysis Purpose and Alternatives Analysis

A total of 0.83 acres of permanent wetland impacts and 0.005 acres of temporary impacts have been estimated for the proposed 100-acre, 58-lot single-family, residential development along Old State Road and Fuller Station Road. Since greater than 0.1 acres of impacts are anticipated, compensatory mitigation will be required based on the anticipated, unavoidable, wetland impacts associated with the proposed project. While a mitigation banking instrument is currently under review by the USACE which would service this area, no active in-lieu fee programs or mitigation banks are currently active in the region of the project area. The two main alternatives for mitigation were on-site mitigation and/or off-site mitigation.

Off-site mitigation would potentially decrease the total area of trails and other preserved lands by increasing the number of residential lots for the proposed project. Additionally, off-site mitigation would require the assessment and acquisition of a nearby available parcel(s) of land to be utilized for mitigation. As the availability of large properties with adequate potential habitat is limited and fluctuates over time, finding an acceptable mitigation strategy can become very difficult. Construction of off-site mitigation would also require the clearing of additional land for access roads.

4.1.1 Site Selection Practicability

Several compensatory mitigation areas were considered during the preliminary design of the project. Potential mitigation sites were selected based on the following;

- willing property owners;
- proximity to the project area – mitigation sites contiguous to the project area are preferable;
- location within the project watershed – mitigation sites within the same watershed is preferred;
- proximity to existing wetlands;
- soil conditions;
- groundwater table location;
- construction feasibility;
- site access; and
- potential mitigation area size – larger mitigation areas are preferred.

Table 2 lists the areas considered and the reasons for utilizing/not utilizing the areas as mitigation sites.

OSPA Engineering Services, P.C.

Fuller Station Road Subdivision, Guilderland, NY
US Army Corps of Engineers Individual Permit Application

February 2020 Revision
Page 7

Site Name	Site Location	Site Consideration	Site Feasibility
On-Site #1	Lot 59, north-central portion of site	Surrounded by wetlands on three sides, favorable access	Yes
On-Site #2	Lot 59, north-central portion of site	Adjacent to wetland and stream complex.	Yes
On-Site #3	Lot 59, central portion of site	Relatively flat topography at the toe of slope, adjacent to wetland	Yes
On-Site #4	Lot 36, western portion of the site	Adjacent to two wetlands, unfavorable topography, minimal hydrology input	No
6900 Fuller Station Road	East of the site	Adjacent to stream; Wetland on property is NYSDEC regulated, unfavorable topography	No
2749 Old State Road	South of site	Adjacent to stream corridor, no wetlands	No
2752 Old State Road	South of site	Wetlands onsite are small/low quality	No
2819 Old State Road	Southeast of site	No adjacent mapped wetlands	No
6955 Fuller Station Road	North of site	Unfavorable topography	No

Table 2: Investigated Mitigation Sites

The location of on-site and off-site mitigation alternatives is illustrated in Appendix D, Mitigation Alternatives. Currently, onsite areas 1 through 3 are proposed for the wetlands mitigation, as described in Section 4.2. These sites were based on the following:

- proximity to the project area – all sites contiguous to the project;
- located within the project watershed;
- soils appear to contain a continuous clay layer near groundwater- test pits have been excavated at all three locations;
- adjacent wetland hydrology will be able to be utilized for all of the proposed mitigation sites;
- the sites have reasonable construction requirements;
- the proposed sites have access; and
- the sites are located adjacent to existing wetlands and will result in increasing the size of these wetlands;

OSPA Engineering Services, P.C.

A summary of the evaluation of the properties identified in Table 2 has been included below. Database mapping for the evaluated off-site mitigation areas is included in Appendix D. The evaluation indicates that proposed mitigation areas #1, #2, and #3 are best suited for meeting the mitigation requirements of the project.

6900 Fuller Station Road

An off-site parcel, currently controlled by the project applicant (6900 Fuller Station Road), was considered when determining a location for mitigation. This site includes mid successional forests, open fields and a few structures. The open fields are maintained and have historically been used for agriculture. The topography of the site is generally rolling on the southern portion of the site, and the northern portion of the site is generally flat. The drainage class of the soils on this parcel vary from somewhat excessively drained (center) to poorly drained (north and south). Based on the database mapping, this parcel is surrounded on the east and south by a state-regulated freshwater wetland (FWW V-46), generally within the forested areas of the parcel.

It was concluded that the site would be less desirable for several reasons. The topography of the site would require a large disturbance, including in forested areas, to access potential mitigation areas. Additionally, potential wetland areas within the agricultural fields would require that the soil be ameliorated (tilled, disked, etc.) to break up some of the compacted soil. Mitigation on this parcel would likely require additional impacts to the 100-foot adjacent area buffer of FWW V-46. Finally, the most favorable potential mitigation areas would likely be unsuitable since they are within the angle of repose.

2749 Old State Road

The property immediately to the south of the project site (2749 Old State Road) was reviewed. This site includes open fields, a few structures and a stream corridor through the northern portion of the parcel. The open fields are used for agriculture. The topography of the site is generally flat, with greater topographic relief near the stream. The drainage class of the soils on this parcel vary from somewhat excessively drained (center) to poorly drained (stream corridor and southern corner). Based on the review of online data, only the stream appears to be identified on known mapping.

It was concluded that the site would be less desirable for several reasons. This property has minimal, low-quality wetlands adjacent to a stream corridor. These wetlands have been considerably affected by agricultural practices. While the site has consistent hydrology, this site was not considered highly because of the previous disturbance and need for significant grading adjacent to the stream. Additionally, many of the soils adjacent to the stream corridor are identified as being moderately well drained fine sands and would not be suitable soils on a mitigation site.

2752 Old State Road

To the south of Old State Road, 2752 Old State Road was reviewed for potential wetland mitigation. This site is almost entirely agricultural fields, with a few structures. The topography of the site is generally flat to rolling. The drainage class of the soils on this parcel is either moderately well drained or poorly drained. Two bands of poorly drained soils run parallel to each other in an east-west orientation, surrounded by moderately well drained soils. Based on the review of online data, no wetlands are identified on this parcel, but some wetlands are identified on the parcel to the west.

OSPA Engineering Services, P.C.

Similar to 2749 Old State Road, any wetlands on-site are of low quality, having been utilized as agricultural fields for decades. Additionally, potential wetland areas within the agricultural fields would require that the soil be ameliorated (tilled, disked, etc.) to break up some of the compaction in the soil.

2819 Old State Road

Near the intersection of the Old State Road and Fuller Station Road, a property located at 2819 Old State Road was reviewed. This site includes mid successional forests, open fields and a few structures. The fields are maintained and have historically been used for agriculture. The topography of the site is generally flat to rolling. The drainage class of the soils on this parcel vary from somewhat excessively drained (center) to very poorly drained (western and eastern edges). Based on the database mapping, this parcel includes portions of state-regulated freshwater wetland V-46 on the eastern portion of the property. Additionally, a stream is identified along the northern portion of the property within the forested areas of the parcel.

It was concluded that the site would be less desirable for several reasons. The site would require a large disturbance, including portions of forested areas, to access potential mitigation areas. Potential wetland areas within the agricultural fields would require that the soil be ameliorated (tilled, disked, etc.) to break up some of the compacted soil. Finally, mitigation on this parcel would likely require additional impacts to the 100-foot adjacent area buffer of FWW V-46.

6955 Fuller Station Road

The property to the north of the project site (6955 Fuller Station Road) was reviewed. This site includes agricultural fields and a structure. The fields have been used for agriculture for decades. The topography of the site is generally flat to rolling, draining to the south. The drainage class of the soils on this parcel vary from well drained to somewhat poorly drained. Based on the review of online data, wetland plant communities were identified on the southern portion of the site, immediately next to the project site.

It was concluded that this site would require that the soil be ameliorated (tilled, disked, etc.) to break up some of the compacted soil due to the decades of active agricultural practices. Additionally, special access would have to be created to access any potential wetland mitigation areas.

On-Site Mitigation

On-site mitigation requires limiting the amount of land utilized for residential development and allocating that portion of the site to be utilized for mitigation. On-site mitigation can be completed in a manner that provides wetlands that are in the same watershed, quality and functional value as the wetlands that may be lost as a result of the project. The proposed compensatory mitigation plan would create a more contiguous wetland community, rather than somewhat isolated mitigation areas. Additionally, the proposed on-site mitigation locations will not cause more impacts to any NYSDEC-regulated adjacent areas, unlike many of the other proposed off-site mitigation areas. Construction for the residential development and the mitigation areas can be completed with minimal delays due to the mobilization of equipment. In this way, on-site mitigation is the preferred option.

OSPA Engineering Services, P.C.

Most of the proposed impacts to wetlands are currently forested, therefore a 3:1 mitigation ratio is proposed. The analysis was completed to help determine whether portions of the proposed mitigation areas could be successfully converted from forested uplands to forested wetlands utilizing only minimal soil disturbance. The remaining portions of the proposed mitigation areas would require more significant soil removal and an establishment of herbaceous wetland vegetation. A detailed analysis of each on-site mitigation area is given in Section 4.2 – Analysis Procedures and Results.

4.1.2 Existing Restrictions

The proposed mitigation sites do not contain any existing deed restrictions, Right-of-Ways or Easements.

4.1.3 Design Sustainability/Self Maintenance

The proposed mitigation sites have been designed to ensure the success of the proposed hydrophytic vegetation within the areas. Design details include water level monitoring prior to final grading and plating, the use of native species within the compensatory mitigation areas and the placement of appropriate wetlands soils. These design elements are detailed in the following sections.

4.1.4 Design Constraints

The proposed mitigation sites do not have any constraints.

4.2 Analysis Procedures and Results

The mitigation areas were evaluated by assessing the existing vegetation, the soil profile, hydrology, and the difference in elevation compared to the adjacent wetlands. Vegetation was assessed based on estimated percent cover, wetland indicator, and size of tree/shrub species. Site soils were assessed based on the soil texture and thickness of layers. Hydrology was assessed based on the depth to water saturation in the soil test holes, and the proximity to saturated/inundated wetlands. Elevation was assessed based on the relative height above the nearest wetland.

Detailed vegetation, soil, hydrology, elevation data, and photographs of the potential mitigation areas are included in Appendix D (Mitigation Analysis Data and Figures). This data has been summarized in Section 4.3, Data Collected (below).

An analysis of three (3) potential locations for on-site mitigation was completed on April 23, 25 and 30, 2019. These areas were previously identified as Mitigation Areas #1, #2, and #3, and are shown on the attached map in Appendix D.

For each potential mitigation area, the primary objective was to identify areas that currently have vegetative species that could survive a wetland moisture regime and the removal of minimal soil convert the areas to forested wetlands. Secondly, the sites were investigated for their accessibility and their access to surrounding hydrology. Data collected during the site investigation is included in Appendix D. Remaining portions of

OSPA Engineering Services, P.C.

the mitigation areas which would require a significant amount of soil removal were also evaluated where vegetation exists.

PROPOSED MITIGATION AREA #1:

Proposed Mitigation Area #1 is comprised of an upland mound, surrounded by lower-lying, flat upland areas adjacent to Wetland P/R. The evaluation of this area is divided into three (3) vegetation areas.

Vegetation Area A is comprised of low-lying uplands, dominated by eastern hemlock (*Tsuga canadensis*). Other significant species in this area include red maple (*Acer rubrum*) and black birch (*Betula lenta*). Soils in Vegetation Area A are identified as sandy to sandy loam from 0 to 15 inches below grade (b.g.). Soils were observed to be saturated within three (3) inches of the soil surface. This area was generally 0 to 12 inches above the elevation of the surrounding wetlands.

Vegetation Area B is comprised of steep uplands dominated by eastern hemlock. Other significant species in this area include black birch and American beech (*Fagus grandifolia*). Soils in Vegetation Area B are loamy down to approximately 5 to 8" b.g. Below the shallow loamy layer, the soil is sand to more than 36" b.g. Soil saturation was observed at 8" b.g. at location #1 and 28" b.g. at location #2. This area was generally 1 to 6 feet above the wetlands to the east and 0 to 10 feet above the wetlands to the west.

Vegetation Area C is comprised of rolling uplands set on an elevated mound. Vegetation is dominated by black birch and American beech. Soils in Vegetation Area C are loamy down to 3" b.g. Below the loamy layer, the soil is sand to at least 48" b.g. No soil saturation was observed at location #1 and location #2. This area was more than 5 feet above the wetlands to the east and more than 10 feet above the wetlands to the north.

PROPOSED MITIGATION AREA #2:

Proposed Mitigation Area #2 is comprised of three (3) upland areas immediately adjacent to Wetland P/R. Since two of the areas (northern and berm portions of this mitigation area) did not contain trees and were significantly higher than the adjacent wetlands, only the southern portion of this proposed mitigation area was thoroughly analyzed. The northern portion of the mitigation area is comprised of a boneyard/parking area that is approximately 4 to 6 feet above the adjacent wetland. The center portion of the mitigation area is comprised of a berm. This berm is between 0 and 12 feet above the adjacent wetland to the west.

The southern portion of the proposed mitigation area is comprised of low-lying uplands, with a moderately dense forest and shrub vegetation cover. Vegetation is dominated by red maple and gray alder (*Alnus incana*). Soils in the southern portion are identified as silty sand and sand from 0 to 16" b.g. Soils below 16 inches were observed to be silty clay and clay to a depth of 40" b.g. Saturation was generally observed at approximately 10" b.g. This area was generally 0 to 36 inches above the elevation of the surrounding wetlands.

OSPA Engineering Services, P.C.

PROPOSED MITIGATION AREA #3:

Proposed Mitigation Area #3 is comprised of a relatively flat upland that gradually slopes up from Wetland P/R toward the south. The site generally contains the same species of trees and shrubs throughout and was not analyzed as separate investigation areas.

Vegetation is dominated by red maple, eastern cottonwood (*Populus deltoides*), eastern hemlock, American beech, and American hornbeam (*Carpinus caroliniana*). Other significant species in this area include slippery elm (*Ulmus rubra*) and green ash (*Fraxinus pennsylvanica*). Soils throughout this proposed mitigation area are identified as sand, sandy loam, and silty sands to a depth of 28 to 45" b.g. With the exception of one soil test location (Soil #6), saturation was observed within five (5) inches of the soil surface. Saturation was observed at soil test location #6 at 15" b.g. Groundwater was also observed in all but one of the soil test locations within 18 inches of the soil surface. This area was generally 0 to 36 inches above the elevation of the surrounding wetlands.

POTENTIAL MITIGATION AREA #4 (LOT 36):

While it is not currently designated as a mitigation area, an additional area was investigated for its mitigation potential. This area is currently identified as Lot #36 but was assessed as Potential Mitigation Area #4. This area is comprised of an upland mound, surrounded by lower-lying upland areas adjacent to Wetland L and Wetland K. The site investigation divided this mitigation area into three (3) vegetation areas.

Vegetation Area A is comprised of rolling uplands on an elevated mound. Vegetation is dominated by eastern hemlock, black birch and American beech. Soils in higher portion of Vegetation Area A are sand and sandy loams to a depth of 48" b.g. (See Soil Test Location #5). Saturation at this portion of Vegetation Area A was observed at 43" b.g. Soils on the lower portion of Vegetation Area A are sandy loam to a depth of 13" b.g., followed by a silt clay layer to 36" b.g. Soil saturation was observed at 10" b.g. and groundwater was observed at 15" b.g. at this lower elevation. These higher portions of this vegetation area are approximately 5-7 feet above the wetlands to the south. The lower portions of this vegetation area are only 2-3 feet above the wetlands immediately along the boundary (south), but drop in elevation along the road where they are approximately the same elevation.

Vegetation Area B is comprised of moderately sloped uplands dominated by red maple, eastern hemlock, and black birch. Other significant species in this area include American beech and American witchhazel (*Hamamelis virginiana*). Soils in Vegetation Area B are silt loam from approximately 0-12" b.g. Below the loam layer, the soil is sandy clay to at least 20" b.g. Soil saturation was observed at 3" below grade and groundwater was observed 13" below grade. This area was generally 0-3 feet above the wetlands to the north.

Vegetation Area C is comprised of low-lying uplands, dominated by red maple. Other significant species in this area include American hornbeam, shagbark hickory (*Carya ovata*), green ash and eastern hemlock. Soils in higher portions of Vegetation Area C are sand and sandy loams to a depth of 28" b.g. Below the sandy soils, clay soils go to 39" b.g. Saturation at this portion of Vegetation Area C was observed at 22" b.g. Groundwater at this portion of Vegetation Area C was observed to be 30" b.g. The soils on the lower portion of Vegetation Area C are sandy to a depth of 10" b.g., with a sandy clay/clay layer

OSPA Engineering Services, P.C.

which extends to 26" b.g. Soil saturation was observed at soil surface and groundwater was observed at 3" below grade at this lower elevation. This lower portion of this vegetation area is approximately 0-3 feet above the wetlands to the south.

5.0 COMPENSATORY MITIGATION AREAS

The purpose of the investigation was to evaluate the mitigation areas for their potential to be converted to forested wetlands with minimal soil removal or their need for more significant soil removal. Based on the investigation, there are select areas that would be most successful for conversion to forested wetlands with the removal of minimal soil (approximately 0 to 2 feet of soil). The remaining portions of the proposed mitigation areas are anticipated to be excavated to the proposed elevation and will require removal of all vegetation for construction.

PROPOSED MITIGATION AREA #1:

Within Proposed Mitigation Area #1, Vegetation Area A has the greatest potential for conversion as it is low-lying and is saturated near the surface. While, it is dominated by eastern hemlock, this species is frequently found on the fringes and within wetlands in this region. It is estimated that minimal soil removal could potentially result in 7,883 square feet (0.18 acres) of upland forest being converted to forested wetlands. The remaining portion of the proposed wetland mitigation area, requiring more significant soil removal, could potentially result in additional 27,687 square feet (0.64 acres) of wetland mitigation area.

It was concluded that this mitigation location is favorable for several reasons. A portion of this location appears to require a minimal amount of soil disturbance to be converted from upland forest to a forested wetland. This mitigation area is surrounded on three sides by wetlands and appear to have adequate hydrology inputs for wetland establishment. While the area is surrounded by wetlands on three sides, it is not located within a NYSDEC-regulated adjacent area. Access to this portion of the property is favorable as minimal clearing would be required to connect to established infrastructure. A small temporary wetland impact will be necessary during construction.

PROPOSED MITIGATION AREA #2:

Proposed Mitigation Area #2 has a small area of forest on the southern portion. While this area contains a less-dense understory, as it has been maintained over the years, it does contain some mature wetland-tolerant species. Additionally, this area contains a thick restrictive clay layer at approximately 12 to 16" b.g. It is estimated that minimal soil removal could potentially result in 7,278 square feet (0.17 acres) of upland forest being converted to forested wetlands. The remaining portion of the proposed wetland mitigation area, requiring more significant soil removal, could potentially result in an additional 22,160 square feet (0.51 acres) of wetland mitigation area.

It was concluded that this mitigation location is favorable for several reasons. It appears that the southern portion of the area would require minimal soil removal to bring the water table closer to the surface and convert the upland forest area to forested wetlands. This mitigation area is adjacent to the stream and would likely benefit from the added hydrology provided during storm events which overtop the banks of the stream. Access to this portion of the property is favorable as minimal clearing would be required to connect to established infrastructure. Finally, the

OSPA Engineering Services, P.C.

establishment of this mitigation area would convert some of the existing boneyard/parking area into forested wetlands.

PROPOSED MITIGATION AREA #3:

The entire Proposed Wetland Mitigation Area #3 appears to have the potential for successful conversion as the site contains many tree species which are found in wetlands including red maple, eastern cottonwood, slippery elm and American hornbeam. Additionally, saturation was observed to be within the 12 inches of the soil surface at many of the soil test locations. It is estimated that minimal soil removal could potentially result in 40,990 square feet (0.94 acres) of upland forest being converted to forested wetlands.

It was concluded that there are many reasons that make this mitigation location favorable. This location is relatively flat, and it appears that the water table could be established closer to the surface with minimal soil reduction across the area. The existing tree species are frequently found in wetlands, so they would likely be able to survive an altered hydrologic regime, quickly converting upland forests to forested wetlands. This mitigation area would be easily accessed by an existing road off of Fuller Station Road. This area is located immediately next to a large on-site wetland and the hydrology of the site may also be affected by the known wetlands to the north, on the property located at 6955 Fuller Station Road.

POTENTIAL MITIGATION AREA #4 (LOT 36):

Potential Mitigation Area #4 has portions of Vegetation Area A, B and C that appear to have the potential for successful conversion to forested wetlands. These areas contain species that can frequently be found in naturally occurring wetlands, such as red maple, eastern hemlock, green ash, and American hornbeam. Saturation in these areas was observed within 18-24" of the surface. Additionally, these areas generally had a confining soil layer where the saturation was present.

While Potential Mitigation Area #4 appears to have some potential for conversion into a wetland, it was determined that this location is not one of the preferred mitigation options. One of the mitigation objectives is to convert existing upland forests to forested wetlands with minimal soil removal. This site does not have an extensive area where this objective can be accomplished. The hydrology contribution from the existing adjacent wetlands would be minimal as the wetlands are fairly narrow and do not appear to have excess hydrology to contribute. While this site could be accessed from Old State Road, truck traffic to-from the site may require on-site personnel to direct traffic during construction.

Overall

In conclusion, on-site and off-site mitigation options were analyzed, and it was determined that mitigation areas #1, #2 and #3 appear to have the greatest ecological and practical benefit to the objectives of the project. Removal of a minimal amount of soil (approximately 0 to 2 feet) from the select areas, identified above, would result in the addition of 56,151 square feet (1.29 acres) of forested wetlands. Where more significant soil disturbance is necessary, an additional area of

OSPA Engineering Services, P.C.

Fuller Station Road Subdivision, Guilderland, NY
US Army Corps of Engineers Individual Permit Application

February 2020 Revision
Page 15

49,847 square feet (1.14 acres) of mitigation is possible. Table 3 (below) shows the estimated amount of mitigation and vegetative cover type for each proposed mitigation area.

Proposed Wetland Area	Total Area of Investigation (sq. ft.)	Potential Forested Wetland Mitigation (sq. ft.)	Potential Forested Wetland Mitigation (Acres)	Additional Potential Mitigation Area (sq. ft.)	Additional Potential Mitigation Area (Acres)	Total Potential Mitigation Area (Acres)
Area #1	35,570	7,883 (Vegetation Area A)	0.18	27,687	0.64	0.82
Area #2 (Southern Area)	29,438	7,278 (Southern Area)	0.17	22,160	0.51	0.68
Area #3 (Entire Area)	40,990	40,990 (Entire Area)	0.94	0	0	0.94
Total	105,998	56,151	1.29	49,847	1.14	2.43

Table 3: Mitigation Area Investigation Summary

When the total estimated mitigation is compared to the total proposed impacts, an estimated 1.29 acres of minimally disturbed forested wetlands and an additional 1.14 acres of forested wetlands requiring more disturbance for grading is proposed (3:1 mitigation ratio) to compensate for the 0.83 acres of impacts. Table 4 (below) compares the proposed impacts to the potential wetland mitigation.

OSPA Engineering Services, P.C.

Fuller Station Road Subdivision, Guilderland, NY
US Army Corps of Engineers Individual Permit Application

February 2020 Revision
Page 16

	Acres	Square Feet
Proposed Total Federal Jurisdictional Impacts	0.83 (0.012 acres regulated by NYSDEC)	36,214
Proposed NYSDEC Buffer Impacts	0.79 acres	34,412
Minimally Disturbed Forested Wetland Mitigation	1.29	56,151
Cleared and Graded Forested Wetland Mitigation	1.14	49,847
Total Mitigation Area	2.43	105,998

Table 4: Comparison of Proposed Impacts to Proposed Mitigation

As illustrated, the required mitigation will be met within the proposed mitigation areas. The locations selected for minimal soil removal will have a greater potential for success due to adaptability of species to wetter moisture regimes, the presence of a restrictive soil layer, the proximity to existing wetlands and the existing depth to water. Those areas that require more significant soil removal will have the potential for success as the water table will be closer to the surface, hydrology from the surrounding wetlands will influence these areas and the surrounding forested areas will distribute seeds of adaptable tree species to the cleared and graded areas.

Construction of the wetland mitigation areas will commence following final approval by the NYSDEC and the USACE. Construction will include establishment of erosion and sediment controls, establishing protection of existing mature trees (as needed), soil removal, grading, and seeding. Grading details of the mitigation areas can be seen on the "Wetland Impact and Mitigation Plan Detailed," located in Appendix A.

The construction of the on-site wetland mitigation is proposed to begin concurrent with the start of the project construction. At the completion of the wetlands grading and planting, an inspection will be performed by a wetland scientist. The inspection shall provide the water levels, evaluation of site stabilization and any recommended modifications. The water levels will be monitored throughout the spring and summer following the completion of construction of the wetlands. In the fall following completion of the wetlands construction site vegetation will be monitored for success and losses will be recorded. The first year of monitoring, as described below, will then begin.

OSPA Engineering Services, P.C.

6.0 MITIGATION GOALS AND OBJECTIVES

6.1 Impacted Site

Aquatic Resource Description

The proposed project will result in the disturbance of 0.83 acres of federal jurisdictional wetlands, 0.012 acres of which are regulated by the NYSDEC. There are approximately 155 linear feet of intermittent stream impacts proposed for the improvement in the current culvert crossing along Old State Road. Another 72 linear feet of intermittent stream impacts are proposed for a new crossing which passes through Wetland P/R. Design drawings showing the existing and proposed conditions of each stream crossing are included in Appendix A.

The majority of the wetlands in the project area is deciduous forest. All of the NYSDEC and Federal Jurisdictional Wetlands contain deciduous forests.

Hemlock-Hardwood Swamp

This community type occurs in most of the wetlands on the project site and is dominated by eastern hemlock trees with black birch, red maple, American elm, American hornbeam and Eastern cottonwood trees and saplings. The micro topography of this community is "hummocky" which allows small pools to form in lower-lying areas. Herbaceous cover ranges from sparse (in the drier areas) to thick (in the wetter areas) and common species include skunk cabbage, lady fern, royal fern, sensitive fern and sphagnum moss (*Sphagnum* sp.).

Intermittent Streams

One intermittent stream occurs within Wetland P/R and adjacent to the existing site access onto Old State Road and is characterized as having water flow during the spring or after a heavy rainfall but not on a year-round, continual basis. Herbaceous species in the stream channel consist of scattered wetland vegetation such as clearweed, jewelweed and sensitive fern. Trees and shrubs of the adjacent communities as well as hydric soils were commonly found along the banks of the channel.

Aquatic Resource Concerns

The loss of wetlands will result in some loss of flood storage. However, more storage will be added through the created wetlands and through the swales and detention areas required for the Stormwater Permit for Construction Activities.

Sediment in stormwater is considered a pollutant. Wetland vegetation reduces the erosion caused by stormwater by slowing the velocity of the water and also causing some suspended soil particles to settle. As with the creation of flood storage, the created wetlands will provide erosion and sediment control. In addition, the Stormwater Permit for Construction Activities require that sediment and erosion generated from the new roadway

OSPA Engineering Services, P.C.

and houses be treated prior to entering the existing and created wetlands in the project area.

Wetlands are also efficient water filters. Wetlands intercept and assimilate many pollutants before they enter rivers, streams, or lakes. The pollutants in the runoff are filtered by the soil and plants in the wetlands. This protects the ecosystems downstream. Some of this ability will be lost with the impacts to the existing wetlands in the project area, however, the addition of the created wetlands and the swales and stormwater treatment areas planned to meet Stormwater Permit for Construction Activities criteria should replace the filtering ability lost by the wetlands impacted.

In addition to the benefits to surface and groundwater, the wetlands in the project area also provide habitat and food to wildlife. The habitat and food lost through the wetlands impacted will be replaced by the created wetlands planned on-site.

6.2 Compensatory Mitigation Site

Aquatic Resource Description

The proposed compensatory mitigation areas will provide a total of 2.43 acres of new wetland area. Portions of the mitigation areas are proposed to be converted from upland forest to forested wetlands. The remaining portions of the mitigation areas that will require more significant soil removal are proposed to be emergent wetlands. Three mitigation areas are proposed and are located on in the central portion of the site, adjacent to Wetland P/R. The areas proposed for mitigation are currently vacant wooded land and some previously disturbed lands. The proposed compensatory mitigation areas would be approximately 0.82, 0.68 and 0.94 acres in size, respectively. Appendix A illustrates the location and size of the proposed mitigation areas.

According to the USGS Soil Survey, the soils in the compensatory mitigation areas are generally characterized as fine sandy loam. The soils are poorly drained. The available water capacity is moderate and permeability is low. The observations recorded during the soil investigation on sites 1 and 3 indicate that soils to approximately 3 feet below ground surface (BGS) are comprised of loamy sand and fine sand with some silt. A clay layer was identified in site 2 at approximately 16 inches BGS.

The proposed compensatory mitigation areas do not currently contain wetlands; however, wetlands are located directly adjacent to all of the proposed mitigation sites. According to the test pits located closest to the mitigation areas, groundwater is more than 60 inches BGS.

Watershed Contributions

As discussed above, the loss of wetlands will result in some loss of flood storage. However, more storage will be added through the created wetlands and through the swales and detention areas required for the Stormwater General Permit for Construction Activity.

OSPA Engineering Services, P.C.

Sediment in stormwater is considered a pollutant. Wetland vegetation reduces the erosion caused by stormwater by slowing the velocity of the water and also causing some suspended soil particles to settle. As with the creation of flood storage, the created wetlands will provide erosion and sediment control. In addition, the Stormwater General Permit for Construction Activities requires that sediment and erosion generated from the new roadway, driveways and houses be treated prior to entering the existing and created wetlands in the project area.

Wetlands are also efficient water filters. Wetlands intercept and assimilate many pollutants before they enter rivers, streams, or lakes. The pollutants in the runoff are filtered by the soil and plants in the wetlands. This protects the ecosystems downstream. Some of this ability will be lost with the impacts to the existing wetlands in the project area, however, the addition of the created wetlands and the swales and stormwater treatment areas planned to meet stormwater requirements should replace the filtering ability lost by the wetlands impacted.

In addition to the benefits to surface and groundwater, the wetlands in the project area also provide habitat and food to wildlife. The habitat and food lost through the wetlands impacted will be replaced by the created wetlands planned on-site.

Selected Mitigation Measures Rationale

A 3:1 ratio of created wetlands to impacted forested wetlands is proposed. All of the mitigation areas are currently upland forests or previously disturbed areas and are adjacent to existing forested wetlands. As previously noted, minimal soil removal is proposed in portions of the mitigation areas in order to attempt to maintain a forested vegetative cover. The remaining portions, however, will require more significant soil removal to achieve the desired elevation. In these areas, herbaceous vegetative cover is anticipated until the planted tree species and the surrounding woody species contribute to the seed bank of the cleared areas.

The proposed topographical changes within the existing forested areas is anticipated to successfully create forested wetlands at a much quicker rate as opposed to grading and planting a non-forested area. The remaining mitigation areas were selected to maintain continuity and create larger, more functional mitigation areas. The compensatory wetland mitigation areas are proposed to be forested wetlands.

Mitigation Project Objective

The objectives of this wetland mitigation project are to construct wetlands which will increase flood storage, sediment and pollutant treatment capabilities and enhance the wetland habitats within the project area while meeting the USACE and NYSDEC requirements for mitigation. The compensatory wetland mitigation areas are proposed to meet or exceed the existing wetlands functions and values impacted by the proposed project. In addition, the stormwater permit requirements will be met in separate areas within the project site.

Water Budget and Hydroperiod

OSPA Engineering Services, P.C.

The proposed compensatory mitigation areas have not been designed with an inlet or outlet. The three compensatory mitigation areas will be graded to tie directly to the existing surrounding wetlands contours. The forested wetlands are expected to have surface water from 0 to 0.25 feet above grade during the spring and to contain no surface water during the summer months.

Vegetation Establishment

Following the establishment of the final rough contours within the mitigation areas, the soils will be finish graded with topsoil from the site. Therefore, there is the potential for natural regeneration from the existing seed bank at the compensatory mitigation areas. The adjacent wetlands currently existing will also increase the potential for natural recruitment out of the existing wetland areas through surface water exchange and wind and wildlife transport. In addition to the potential for existing seed to become established, a wetland seed mix will be applied throughout to encourage the growth of desired species. The seed mix anticipated to be applied will be Ernst Specialized Wetland Mix for Shaded OBL-FACW Areas (ERNMX-137) or similar. Seed will be applied at the recommended rate prescribed by the distributor. Table 5, below, identifies the proposed seed mix.

Scientific Name	Common Name	Composition (percent)
<i>Carex vulpiniodea</i>	fox sedge	32.0
<i>Elymus virginicus</i>	Virginia wildrye	20.0
<i>Carex lurida</i>	shallow sedge	14.0
<i>Carex lupulina</i>	hop sedge	6.9
<i>Carex scoparia</i>	broom sedge	6.9
<i>Cinna arundinacea</i>	sweet woodreed	3.0
<i>Juncus effuses</i>	common rush	3.0
<i>Sparganium americanum</i>	American bur-reed	3.0
<i>Sparganium eurycarpum</i>	broadfruit bur-reed	3.0
<i>Verbena hastata</i>	swamp verbena	3.0
<i>Heliopsis helianthoides</i>	smooth oxeye	2.0
<i>Carex intumescens</i>	greater bladder sedge	1.0
<i>Scirpus atrovirens</i>	green bulrush	0.5
<i>Scirpus cyperinus</i>	woolgrass	0.5
<i>Vernonia noveboracensis</i>	New York ironweed	0.3
<i>Carex stricta</i>	upright sedge	0.2
<i>Eupatorium perfoliatum</i>	common boneset	0.2
<i>Lobelia siphilitica</i>	great blue lobelia	0.2
<i>Chelone glabra</i>	white turtlehead	0.1
<i>Eupatorium fistulosum</i>	trumpetweed	0.1
<i>Penthorum sedoides</i>	ditch stonecrop	0.1

Table 5: Seed Mix Composition

In addition, established tree saplings will be transplanted within the areas that require more significant disturbance. As described in the Wetland Mitigation Planting Schedule on Plan WM00 of Appendix A, these established saplings will be transplanted at a rate of

40 trees per acre at a spacing of 33' x 33'. As these are more established trees, additional spacing is proposed to eliminate poor growth due to crowding and to allow for a natural canopy growth form. The species will be distributed evenly across the sites which require significant soil removal. Snags and rocks will also be randomly placed throughout the mitigation areas to give a more diverse habitat for wildlife.

Use of Mulch

All compensatory mitigation sites shall be mulched with straw or wood fiber only. Wood fiber shall not be used when seeding is done between October 15 and April 1st. The mulch is to be placed to achieve a minimum of 80% of planted surface coverage and to minimize erosion.

Planned Soils

Source of Soils

Where possible, onsite soils are proposed to be used in the compensatory mitigation areas. The soils must be free of invasive plant species for use in the compensatory mitigation areas.

Percent Organic Content

The organic material content shall be in accordance with the Type "A" soils specified in the NYSDOT Standard Specifications Item 713.01 (between 6% and 12%) for the compensatory mitigation area topsoil.

Soil Specification

The soils for the proposed mitigation sites shall be tested by an accredited soil testing facility. Soils shall be tested for pH, soluble salt percentage, phosphorous, potassium, and sulfur. The pH shall be between 6.5 and 7.5 and soluble salts shall not exceed 300 parts per million (ppm).

Nutrients will be added subsequent to seeding, depending on the testing results.

Erosion and Soil Compaction Control Measures

The proposed site erosion and soil compaction control measures are outlined in the SWPPP prepared for the proposed project.

7.0 MITIGATION MONITORING

The wetlands will be monitored for a period of ten years. The wetlands will be monitored for hydrology, vegetation health, the presence of invasive species, and wildlife usage. Modifications to the wetlands and/or replanting will be done as deemed necessary. Data collection will occur by September 1 of each year and will include a list of the dominant plant species, survival and size of planted saplings, survival and overall health of existing forested areas, and photographs

OSPA Engineering Services, P.C.

during the growing season. Reports will be generated during years 1, 3, 5, 7, and 9. A final report will be prepared at the end of the Year 10 growing season if all required milestones have been met. The presence of invasive species will be monitored and remediation measures will be prescribed, as necessary. The use of the created wetlands by wildlife will be monitored and improvements to the habitat will be made, if warranted.

If the mitigation areas contain wetland hydrology, are comprised of a majority of hydrophytic vegetation, and meet the necessary requirements of the NYSDEC and the USACE by the tenth growing season, the mitigation areas will no longer require monitoring. If monitoring does not show success of the mitigation areas after the tenth growing season, additional work to amend the sites and additional monitoring may be necessary.

7.1 Monitoring Plan and Report

Responsible Parties and Their Role

Site Owner

JTR Realty is the site owner. They will be responsible for the monitoring, maintenance, modification and remediation of the proposed compensatory mitigation areas.

Monitor

A qualified project monitor hired by JTR Realty shall periodically observe the construction and perform the monitoring of the proposed compensatory mitigation areas.

7.2 Monitoring Plan Information

Identification of Monitoring Measures

Monitoring measures that will promote achievement of the performance standards will include the following:

- Monitoring by a qualified individual(s) during the monitoring period;
- Compliance with the project plans and specifications;
- Plan modification, where required to obtain the best possible conditions for the compensatory mitigation areas. Modifications may be made by the project monitor in consultation with the Project Engineer, USACE and NYSDEC.

Quantitative Data to be Collected and Reported

The proposed monitoring reports will include the observations from the spring and fall observations and any proposed summer remedial actions. In addition, recommendations for further remedial actions will be included in the report.

Prior to September 1 of each year the compensatory mitigation areas will be examined for vegetation diversity and distribution. These observations will be compared with performance standards. Hydrophytic vegetation comprising over 85% of the vegetative cover and a survival rate of 85% of the plantings shall signify planting success.

OSPA Engineering Services, P.C.

Additionally, in areas where soil removal occurred within the existing forest, the survival and overall health of the existing trees will be monitored. If the existing trees sustain a mortality rate greater than 15%, then replacement of the trees with appropriate saplings will be proposed.

The species composition of the mitigation areas will also be monitored for state-listed invasive species. If state-listed invasive species exceed 10% of the cover within any of the mitigation areas, remedial action will be proposed. Proposed remedial actions shall be limited to those actions which will not be deleterious to the success of the mitigation areas.

Monitoring Schedule, Frequency, Duration, Monitoring Stations

All data collection will occur by September 1 of each year and will include a list of the dominant plant species and photographs during the growing season. Reports will be generated during years 1, 3, 5, 7, and 9 and will be submitted by November 1. A loss of over 15% of the saplings in seeded portions of the mitigation areas will require replacement of those plantings. Portions of the mitigation areas with less than 85% vegetative cover will be reseeded, as necessary. Plantings will be proposed where mortality of the existing trees is greater than 15%. The first monitoring year will begin at the conclusion of the first growing season when the contractor's warranty is completed (one-year from planting).

Functional Assessment

The monitoring report submitted as described previously, shall include the following:

- Functional Assessment;
- Species Diversity and Vegetative Health;
- Hydrologic Conditions;
- Soil Conditions;
- Erosion (if any); and
- Proposed remedial actions, where required.

As stated above, monitoring will occur in the Spring (before June 15) and late summer (before September 1)

7.3 Maintenance and Adaptive Management Plan

Maintenance Plan and Schedule

Measures to Control Predation/Grazing of Plantings

Predation/grazing is proposed to be controlled through the use of fencing and tree guards, if necessary. Periodic monitoring by the USACE and/or NYSDEC is proposed to determine whether additional measures are required.

Replacement Planting Plan

OSPA Engineering Services, P.C.

Any seeded areas which fail to propagate within one year of planting will be reseeded. Subsequent to the first year, seeded areas will be reseeded based upon the results of the compensatory mitigation area monitoring. If more than 15% of the planted saplings do not survive or are not naturally replaced by volunteer woody species in any given year, those areas will be replanted with the same or other appropriate species. If more than 15% of the existing trees within the areas of minimal disturbance do not survive or are not naturally replaced by volunteer woody species in any given year, those areas will be replanted with the same or other appropriate species.

Structure Maintenance/Repair

There are no structures located within the proposed compensatory mitigation areas.

Chemical Controls or Amendments

No chemical controls and/or amendments are proposed.

Invasive Species

If state-listed invasive species comprise more than 10% of the vegetative cover of the mitigation areas, remedial actions shall be proposed. These remedial actions shall not be performed at the detriment of the success of the mitigation areas.

Adaptive Management Plan

Identification/Solutions to Potential Challenges

Several factors may pose a risk to project success. These may include siltation, invasive species or over browsing. Adaptive management and the monitoring of the compensatory mitigation areas will be key in ensuring the success of the compensatory mitigation areas. Through the monitoring of the wetlands and noting the type and amount of impact and the remedial measures enacted, successful and unsuccessful measures, alike will be recorded. Through this process, unsuccessful mitigation measures will not be repeated.

Discussion of Potential Remedial Measures

In the event that the compensatory mitigation areas do not meet the performance standards at the conclusion of the ten-year monitoring period, JTR Realty will meet with the USACE and determine the actions necessary to achieve a satisfactory level of performance.

8.0 PERFORMANCE STANDARDS

8.1 Parameters

The performance of the created wetlands will be assessed by comparing the existing wetland functions to the proposed compensatory mitigation area functions.

OSPA Engineering Services, P.C.

8.2 Application of Performance Standards

The compensatory wetland mitigation areas will be monitored for ten years, post construction (starting one year after planting). Data collection will occur by September 1 of each year and will include an assessment of each wetland function. The assessed wetland will then be compared to the existing wetland to determine compensatory wetland mitigation area performance. The compensatory wetland mitigation areas will be considered to be performing at acceptable levels if the assessed functions meet or exceed the existing impacted wetland functions as determined by the Rapid Procedure for Assessing Wetland Functional Capacity, by Dennis Magee, Normandeau Associates, Inc..

9.0 COORDINATION**9.1 Endangered Species****Endangered Species (Federal)**

The United States Department of the Interior Fish and Wildlife Service (USFWS) IPAC was consulted regarding the possible presence of threatened and endangered species and habitat areas. The USFWS IPAC indicated that the Northern Long-eared Bat is potentially in the project areas. The proposed project will remove approximately 12.5 acres of trees. The tree removal will be performed during the clearing window of November 1 to March 31

Endangered Species (State)

The NYSDEC Natural Heritage Program and the NYSDEC Region 4 Division of Fish, Wildlife and Marine Resources were contacted regarding the presence of significant habitat areas and endangered and threatened species. The NYSDEC Natural Heritage Program responded that the Bald Eagle, a state threatened species has the potential to be present in the project area. The project site was checked for nesting Bald Eagles. No nests or eagles were observed.

9.2 OPRHP

Correspondence with the OPRHP regarding the proposed project is included in Appendix E.

OSPA Engineering Services, P.C.

Fuller Station Road Subdivision, Guilderland, NY
US Army Corps of Engineers Individual Permit Application

February 2020 Revision
Page 26

References

U.S. Army Corps of Engineers. 1987. Wetlands Delineation Manual.

U.S. Army Corps of Engineers. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)

National Wetland Inventory Map, USFWS.

NYSDEC Freshwater Wetlands Map.

USDA Natural Resource Conservation Service. Soil Survey for Albany County, New York.

USDA Natural Resources Conservation Service. National Cooperative Soil Survey. Official Soil Descriptions from the National Soils Database.

U.S. Geological Survey. 15-Minute Schenectady, NY and Voorheesville, NY Quadrangles. 1980.

Lichvar, R.W. 2013. The National Wetland Plant List - Northcentral and Northeast Region
1. U.S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory.

OSPA Engineering Services, P.C.

STATE OF NEW YORK
COUNTY OF _____

DECLARATION OF
RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS is made this _____ day of _____, 20____, by _____, ("Declarant"), A New York corporation with offices at _____, _____, New York.

RECITALS

WHEREAS, Declarant is the owner in fee of certain real property ("*real property*" includes wetlands, any interest in submerged lands, uplands, associated riparian/littoral rights) (the "Property") comprising _____ acres ± and located in the Town of _____, _____ County, New York. The Property is more particularly described as tax map ID number _____, and is indicated on a plat recorded with the _____ County Clerk at Book _____, Page _____. The Declarant's deed to the Property is recorded at Book _____, page _____; and

WHEREAS, Declarant plans a development on the Property to be known as "_____", which includes discharge of dredged or fill material in a manner authorized by Department of the Army Permit ("DA Permit") number _____ issued on _____, 201_ by the United States Army Corps of Engineers, New York District ("Corps of Engineers", to include any successor agency) in accordance with the federal Clean Water Act, 33 U.S.C. § 1344; and

ALTERNATIVE CLAUSE FOR NATIONWIDE PERMIT

WHEREAS, Declarant plans a development on the Property to be known as "_____", which includes discharge of dredged or fill material in a manner authorized by Department of the Army Nationwide General Permit(s) Number _____ ("DA Permit") in accordance with the federal Clean Water Act, 33 U.S.C. § 1344, authorization number _____ having been verified by letter issued on _____, 201_ by the United States Army Corps of Engineers, New York District ("Corps of Engineers", to include any successor agency); and

WHEREAS, Declarant also seeks to develop the Property in a manner authorized by New York State Department of Environmental Conservation ("NYSDEC", to include any successor agency) Permit number _____ issued on _____, 200_ in accordance with _____ ("NYSDEC Permit"); and

WHEREAS, as a portion of the compensatory mitigation required by the DA Permit and the NYSDEC Permit; in recognition of the continuing benefit to the Property; and for the protection of waters of the United States and scenic, resource, environmental, and general property values; Declarant agrees to place certain Restrictive Covenants on the a portion of the property (the "Restricted Property"), in order that the Restricted Property shall remain substantially in its natural condition forever; and

WHEREAS, the Restricted Property comprises a total of _____ acres of wetlands and adjacent uplands and is shown on the map entitled “_____ Map”, dated _____ and filed with the plat described above; and

WHEREAS, a metes and bounds description of the Restricted Property is attached to this Declaration as Exhibit “A” and made a part hereof; and a reduced copy of the “_____ Map” is attached to this Declaration as Exhibit “B” and made a part hereof.

NOW THEREFORE, for good and valuable consideration as set forth above, Declarant hereby declares that the Restricted Property shall be held, occupied, and used, and shall be transferred, conveyed, leased, or otherwise disposed of subject to the following Restrictive Covenants, which shall run with the land and be binding on all heirs, successors, assigns lessees, other occupiers and users (they are included in the term, “Declarant,” below).

PROHIBITIONS

The Declarant shall ensure that these Prohibitions shall run with the Restricted Property in perpetuity, and be binding on the Declarant and its successors, assigns, lessees, and other occupiers and users. These Restrictive Covenants are subject to Declarant’s reserved rights, which follow, and to the requirements of the DA and NYSDEC Permits.

1. **General.** There shall be no future filling, flooding, excavating, mining or drilling; no removal of natural materials; and no alteration of the topography which would materially affect the Restricted Property in any manner, except as authorized by the DA or NYSDEC Permit.
2. **Waters and Wetlands.** In addition to the general restrictions above, within the Restricted Property there shall be no draining, dredging, damming or impounding; no changing the grade or elevation, impairing the flow or circulation of waters, or reducing the reach of waters; and no other discharges or activity requiring a permit under applicable water pollution control laws or regulations, except as authorized by the DA or NYSDEC Permit.
3. **Trees/Vegetation.** On the Restricted Property there shall be no clearing, burning, cutting or destroying of trees or vegetation, except removal or trimming of vegetation hazardous to person or property, or of timber downed or damaged due to natural disaster, or as authorized by the DA or NYSDEC Permit. There shall be no planting or introduction of non-native or exotic species of trees or other vegetation.
4. **Disposal:** There shall be no dumping of trash, waste, garbage or toxic, unsightly, hazardous or offensive material on the Restricted Property.
5. **Uses.** No agricultural, animal grazing, industrial, mining, logging or commercial activity shall be undertaken or allowed on the Restricted Property.
6. **Structures/Utilities.** There shall be no construction, erection, or placement of buildings, billboards, utilities components or any other structures, to include trailers, mobile homes or recreational vehicles, telecommunications towers or antennas, on the Restricted Property.

7. **Roads.** There shall be no construction of roads, trails or walkways on the Restricted Property.

8. **Pest Control.** There shall be no application of pesticides or herbicides to control vegetation on the Restricted Property, without prior written approval of the Corps of Engineers or NYSDEC.

9. **Vehicle Use.** There shall be no driving or use of any mechanical conveyance which may alter or impair the natural contour of the Restricted Property or its natural vegetation, except that motor vehicles may be used in case of emergency, for law-enforcement purposes, or to perform mitigation activity as required by the DA or NYSDEC Permit.

10. **Other Prohibitions.** Any other use of, or activity on, the Restricted Property which is or may become inconsistent with the purposes of this Declaration, the preservation of the Restricted Property substantially in its natural condition, or the protection of its environmental systems, is prohibited.

GENERAL CONDITIONS

1. **Other Restrictions.** The Declarant represents and warrants that no restriction of record on the use of the Restricted Property, nor any presently existing future estate or interest in the Restricted Property, nor any lien, obligation, covenant, limitation, lease, mortgage or encumbrance of any kind precludes the imposition of the restrictions, covenants, obligations or agreements of this Declaration, or the maintenance of the Restricted Property in accordance herewith.

2. **Existing Conditions.** The Declarant represents and warrants that no structures of any kind, to include roads, trails or walkways, and that no violations of any these Restrictive Covenants exist on the Restricted Property at the time of execution of this Declaration.

3. **Reserved Rights.** The Restrictive Covenants set forth in this Declaration are created solely for the protection of the Restricted Property, and for the consideration and values set forth above, and Declarant reserves the ownership of the fee simple estate upon the Restricted Property and all rights appertaining thereto, including the right to engage in all acts or uses not prohibited by this Declaration and not inconsistent with the conservation purposes hereof. It is expressly understood and agreed that the terms of this Declaration do not grant or convey to members of the general public any rights of ownership, entry or use of the Restricted Property.

4. **Marking.** The Declarant shall mark the limits of the Restricted Property in a manner approved by the Corps of Engineers, and shall maintain the marking in place so as to notify the public that the Restricted Property is an area preserved for conservation purposes.

5. **Recording.** The Declarant shall record this Declaration in the records of the _____ County Clerk, shall insure that this Declaration is indexed against the Restricted Property, and shall provide the Corps of Engineers with a copy of this Declaration, as filed, within 45 days of execution hereof.

6. **Compliance Inspections.** The Corps of Engineers, NYSDEC and their authorized agents shall have the right to enter and go upon the lands of Declarant to inspect the Restricted Property and take actions necessary to verify compliance with the Restrictive Covenants set forth in this Declaration.

7. **Enforcement.** This Declaration is required as a condition of the DA Permit identified above. The Declarant hereby grants to the Corps of Engineers, the U.S. Department of Justice and NYSDEC a discretionary right to enforce the Restrictive Covenants set forth in this Declaration in a judicial action against any person or other entity violating or attempting to violate these Restrictive

Covenants; provided, however, that no violation of these Restrictive Covenants shall result in a forfeiture or reversion of title. In any enforcement action, an enforcing agency shall be entitled to a complete restoration for any violation, as well as any other judicial remedy such as civil or criminal penalties or an award of agency attorneys' fees. Nothing herein shall limit the right of the Corps of Engineers or NYSDEC to modify, suspend or revoke their respective Permits.

8. Notice to Government. Any permit application or request made to any governmental entity and affecting the Restricted Property shall expressly reference and include a copy (with the recording stamp) of this Declaration.

9. Notice to Permitting Authorities. The Declarant (to include any successor Declarant) shall provide at least 60 days' advance notification to the Corps of Engineers and NYSDEC before any action is taken to void or modify this Declaration, including transfer of title to, or establishment of any other legal claims over, the Restricted Property. In the event of intended conveyance of any real property interest in the Restricted Property, the Declarant shall provide with such notification the full names and mailing addresses of all Grantees.

10. Property Transfers. Declarant shall include the following notice on all deeds, mortgages, plats, or any other legal instruments used to convey any interest in the Property (failure to comply with this paragraph does not impair the validity or enforceability of these Restrictive Covenants):

NOTICE: This Property is Subject to Declaration of Restrictive Covenants
Recorded at *[insert book and page references, county(ies), and date of recording]*.

11. Amendment. This Declaration may only be amended by a recorded document signed by the Declarant after written approval by the Corps of Engineers and NYSDEC. Any amendment shall be consistent with the Corps of Engineers' model site protection restrictions at the time of amendment. Amendment shall be allowed at the discretion of the Corps of Engineers and NYSDEC, in consultation with resource agencies as appropriate, and then only in exceptional circumstances. Mitigation for amendment impacts will be required pursuant to Corps of Engineers and NYSDEC mitigation policy at the time of amendment. There shall be no obligation to allow an amendment.

12. Severability Provision. Should any separable part of these Restrictive Covenants be held contrary to law, the remainder shall continue in full force and effect.

IN WITNESS WHEREOF, the Declarant has duly executed this Declaration of Restrictive Covenants on the date written above.

IN THE PRESENCE OF:

_____, Declarant

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On this ____ day of _____ in the year _____, before me personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed in the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC
STATE OF NEW YORK

Water and Sewer Report
for
Fuller Station Road Subdivision
Town of Guilderland
Albany County, New York

October 30, 2017
Revised May 25, 2018
Revised September 25, 2019



noa

Prepared by:



**Engineering and
Land Surveying, P.C.**

1533 Crescent Road
Clifton Park, NY 12065
Tel: 518-371-0799
Fax: 518-371-0822



**WATER AND SEWER REPORT
for
FULLER STATION ROAD SUBDIVISION
TOWN OF GUILDERLAND, ALBANY COUNTY, NY**

Table of Contents

1.0 INTRODUCTION	1
1.1 Project Description	1
1.2 Location	1
1.3 Existing Town Water/Sewer	1
1.4 Wetlands	1
1.5 100- Year Flood Plain	1
2.0 DESIGN STANDARDS	2
2.1 NYSDEC Water and Sewer Demand and Design Standards.....	2
2.2 Proposed Sewer	2
2.2.1 Fuller Station Subdivision Pump Station	2
2.2.2 Generator and Emergency System	3
2.2.3 Vaults.....	3
2.2.4 Grinder pumps	3
2.2.5 Pump Station Cost.....	3
2.2.6 Responsibility and Ownership.....	3
2.3 Proposed Water.....	4
2.3.1 Pressure Data	4
2.4 District Extensions.....	4
2.5 Financing	4
2.6 Conclusion.....	4
3.0 EXHIBITS	5
Exhibit 1 – Hydrant Flow Data	6
Exhibit 2 – Pump Station.....	7
Exhibit 3 – Pump Station Generator Info.	8

L:\PROJECTS\IMJ973 PLANK\973.02 (FULLER STATION ROAD)\REPORTS\SEWER_WATER\WATER AND SEWER REPORT 9.25.19.DOCX

October 2017



1.0 INTRODUCTION

1.1 Project Description

The owner of the property is proposing to construct a 58 single family lot subdivision on approximately 101 acres in the Town of Guilderland. The 101 acres is comprised of two tax parcels 27.00-1-13.2 and 27.00-1-53.3. Both of these parcels have one existing single family home on each of the parcels. The proposed subdivision will keep the 2 existing homes and will create an additional 56 building lots. The parcels are zoned R-40 and a conservation subdivision per Town code was utilized for this subdivision. The conservation subdivision will create approximately 30 acres of dedicated open space. The 101 acres is bounded to the west by West Old State Road and to the east by Fuller station Road. The subdivision will have access to both existing roads.

This Engineering Report describes the existing and proposed water and sewer systems within the project limits. The water for the subdivision will be achieved by the installation of approximately 4,700 linear feet of 12" CL 52 DIP watermain along Fuller Station Road between the existing 12" watermain on West Old State Road to Williamsburg Drive. The 12" watermain will loop the existing town infrastructure while also providing a connection point for the proposed subdivision and existing residential homes along Fuller Station Road. The proposed subdivision will have gravity sewer install that will direct the effluent to a sewer pump station. The sewer pump station will send sewage via a 4" sewer forcemain to the existing gravity sewer near Williamsburg Drive

1.2 Location

The property is located between Fuller Station Road and West Old State Street. The two existing tax parcels that comprise the 101 acres are 27.00-1-13.2 and 27.00-1-53.3.

1.3 Existing Town Water/Sewer

The Town owns and maintains an existing gravity sewer and water distribution main on Fuller Station Road and West Old State Street. Sewer effluent from the project site will go to the existing gravity sewer near Williamsburg Drive. This gravity sewer goes directly to Town of Guilderland Nott Road Waste Water Treatment Plant. There are no known deficiencies with the gravity sewer. The Town of Guilderland Nott Road Waste Water Treatment Plant has a treatment capacity of 3.6 mgd and is currently treating 1.7 mgd. The Town of Guilderland Water Treatment Plant has a capacity of 5.0 mgd and while only producing on average 3.6 mgd per day. The town also has water service agreements with the City of Albany, Town of Bethlehem and Town of Wells.

1.4 Wetlands

The site does have wetlands and have jurisdiction by ACOE or NYSDEC. There will be less than 0.5 acres of wetland impacts for this project.

1.5 100- Year Flood Plain

Per National Flood Insurance Map (FIRM) panel 36001C0152D dated March 16, 2015 the project site is located outside flood zone AE or with zone X. Therefore site is outside the 100-year flood plain.



2.0 DESIGN STANDARDS

2.1 NYSDEC Water and Sewer Demand and Design Standards

The proposed water laterals for the existing building will be a 4-inch or 6-inch water services to provided domestic and fire suppression within the buildings, while 3 new sewer laterals will be 6-inch PVC to service the rehabilitated buildings.

Anticipated water flows are as follows:

	AVERAGE DAILY FLOW (GPD)	AVG. FLOW (GPM)	PEAK FLOW (GPM)
<u>Lots (58 4-bedroom homes)</u>	<u>25,520</u>	<u>17.72</u>	<u>35.44</u>
(110 gpd per bedroom x 4 bedrooms max per unit x 58 units)			

110 gpd per bedroom based upon Table B-3 of NYSDEC Design Standards for Intermediate Sized Water Treatment Systems dated 3/5/2014.

Anticipated sewer flows are as follows:

	AVERAGE DAILY FLOW (GPD)	AVG. FLOW (GPM)	PEAK FLOW (GPM)
<u>Lots (58 4-bedroom homes)</u>	<u>25,520</u>	<u>17.72</u>	<u>70.89</u>
(110 gpd per bedroom x 4 bedrooms max per unit x 58 units)			

2.2 Proposed Sewer

The subdivision will entail the development of a gravity sewer within the new town roads to a centralized sewage pump station. A network of approximately 4,000 LF of 8" SDR 26 PVC gravity sewers, approximately 1700LF 6" PVC laterals, and 20 manholes will direct the wastewater to a newly proposed pump station. The pump station will direct the sewage to the existing gravity sewer on Fuller Station Road near Williamsburg Drive. The 4" sewer forcemain, approximately 6,000 feet long, can also be utilized by the existing residents on Fuller station road via a grinder pump. There is a potential of 20 homes along Fuller station Road that will have the ability to connect to the sewer forcemain.

The proposed wastewater facilities have been designed to state and municipal standards, and in accordance with good engineering practice.

2.2.1 Fuller Station Subdivision Pump Station

Fuller Station Road Subdivision pump station proposed to be a submersible pump system with the following design parameters:

1. Pumping Rate=139 gpm
2. Maximum 121 feet of TDH
3. Flygt model NP3127 SH 3
4. 6-1/8" Impeller
5. 11 HP, 60 HZ. 3-phase, 208 volt

Engineering and
Land Surveying, P.C.**Water/Sewer Engineering Report**

To determine the model, impeller, horsepower, TDH, buoyancy, cycle time, float elevations and pumping rate see design calculation in Exhibit 2.

"Wet-Well" information:

1. Invert in elev.= 284.0
2. High level Alarm elev.=283.00
3. Pump on elev.=282.00
4. Pump off elev.=280.50
5. Low level Alarm elev.=280.00

Based upon the proposed float elevations within the 6'-0" diameter wet-well and pumping information the cycle will be 2.9 cycles/hour

2.2.2 Generator and Emergency System

It is proposed that a gas-powered generator is to be used in the event of power failure as a secondary measure per the requirements of section 47.2 of Ten State Standards. The generator is to be located within the fenced paved area of the pump station, and connected to the control panel as well. The generator is to be Cummins Onan model C30 N6 which will provide sufficient power to run the proposed pump station. The generator outputs 94 Amps where the pumps require a full load current of 29 Amps each. A 4" bypass system is provided for the connection of an emergency pump in the event of pump failure.

2.2.3 Vaults

The proposed 4" sewer forcemain will traverse the terrain throughout the project site and along Fuller Station Road. Due to the terrain of the path of the force main, three underground vaults will be required. The vaults will be a cleanout/air release vault located at the high/low points for the 4" sewer force main coming out of the Fuller Station Subdivision pump station. The air release valve within the vault will be a Crispin model SL-200 and will evacuate the air within the forcemain. It will be allowed to discharge through the vented manhole cover at an acceptable rate

2.2.4 Grinder pumps

The four (4) proposed/existing lots along fuller station road for this subdivision will connect to the 4" sewer forcemain by a grinder pump. E-one model DH071 will be utilized for existing/proposed homes on Lots 55, 56, 57 and 58.

2.2.5 Pump Station Cost

The proposed 11 hp pumps will require 11.2 KW to run a pump per cycle and with 44% motor efficiency it will take 13.2 KW run per cycle. There are 2.9 cycles/hour or 3.3 minute run time= 3.57 hours per day the pumps will run. Thus each day the pumps will require 47 KW (13.2 KW X 3.57 hours) per day to run the pumps. An estimate of 60 KW per day will be required to run the pump station building (pumps/heater/lights/etc.)

At the current National Grid rate of 13.1 cents KWH, and 60 KWD (2.5 KWH) to run the pump station will cost will about \$2,900 a year to run in electrical cost. Guilderland 2017 sewer tax is about \$334 per single family home. The town has two rates, \$79.11 per unit 3 units and \$11.17 per unit 5 units for a typical single family home. With proposed 58 lots, the sewer tax will be \$19,372 (58x\$334) per year or almost 7 times the annual electrical cost to run the pump station. This also does not include the potential 20 offsite homes along Fuller Station Road sewer tax or future/annual maintenance costs.

2.2.6 Responsibility and Ownership

Each lateral is to be owned and maintained by the owner of the property to which the lateral serves, while the mains are to be owned and maintained by the Town of Guilderland. The pump station will be located a parcel to be taken over by the town, while the forcemain will be located within Town Roadway. Upon

October 2017
Page 3

Engineering and
Land Surveying, P.C.**Water/Sewer Engineering Report**

installation, all sewer lines will be subjected to an infiltration/exfiltration test against maximum daily leakage standard of 100 gallons per inch diameter per mile of pipe per day. All construction shall conform to the Town of Guilderland Specifications. Once constructed, tested, and certified by an inspecting engineer, the system will be turned over to the Town of Guilderland.

2.3 Proposed Water

The subdivision will entail the proposed watermain will be a Class 52 ductile iron pipe and polywrapped. Approximately 4,700 lf of 12" watermain will be installed along Fuller Station Road and an additional 4,000 lf of 8" watermain within the Subdivision. 1" K-copper water service will be installed for the proposed houses within the subdivision.

Water mains and appurtenances, including service connections will be installed as shown on the accompanying plans. Work will be performed in accordance with Latham Water District requirements meeting the following brief specifications as an illustration:

- The system will be constructed of ductile iron double cement lined class 52 pipe, conforming to current A.W.W.A. specifications.
- Valves will be per Town of Guilderland standards.
- Hydrants will be per Town of Guilderland standards.
- Mains shall have a minimum cover of 60 inches from finished grade to top of pipe, and will be tested and disinfected in accordance with A.W.W.A. specifications.

2.3.1 Pressure Data

Pressure tests were performed on June 1st, 2016 utilizing the hydrants located at the intersection of Fuller Station Road and West Old State Road (see Exhibit 1). The 12" watermain currently had a static pressure of 60 and a residual pressure of 58 with a flow rate of 1,060 gpm. As the existing 12" waterline will interconnect the town's water there is enough water pressure and volume to service the proposed subdivision and existing homes along Fuller Station Road. At the end of the proposed cul-de-sac the hydrant at 650 gpm should have a water pressure of 45 psi (13 psi loss in 4000 lf of 8" pipe) + (static head of loss of 0 psi {Fuller Station/West Old state at Elev 303. Cul-de-sac at elev 302}).

2.4 District Extensions

The proposed subdivision will require water and sewer district extensions. Map and legal description of extension shall be provided to the town.

2.5 Financing

Financing the proposed water and sewer improvements to the site shall be born entirely by the developer of the project. The Town will reimburse the pipe cost upgrade only between the 8" watermain and 12" watermain/fits/etc upon competition and dedication of system.

2.6 Conclusion

Fuller Station Road Subdivision pump station, gravity sewer, watermain have been designed for the project site and for future growth in the surrounding areas. The proposed 4" sewer forcemain will achieve self-cleansing velocity under all operating conditions and has reserve capacity also for future growth in the surrounding area within reason before upgrades will need to be made.

The proposed sanitary sewer system has been designed per Town of Guilderland, Albany County Health Department, and New York State DEC standards and regulations.



Water/Sewer Engineering Report

3.0 EXHIBITS



Water/Sewer Engineering Report

Exhibit 1 – Hydrant Flow Data

TEST # 1**HYDRANT FLOW TEST REPORT**LOCATION Fuller Station Road, Town of Guilderland DATE 6/1/2016TEST MADE BY Rebecca Prendergast, Mitchell Brower TIME 8:19amREPRESENTATIVE OF M.J. Engineering and Land Surveying, P.C.WITNESS Bill BremigenSTATE PURPOSE OF TEST Determine available flow & pressure at proposed subdivision tie-inCONSUMPTION RATE DURING TEST N/AIF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING N/AFLOW HYDRANT West intersection of Fuller Station/Old StateSize Nozzle 2 1/2"Pitot Reading N/ADischarge Coefficient N/A TOTAL GPMFlow 1,100 GPM 8:27amPRESSURE HYDRANT 6759 Fuller Station RdStatic Pressure 72 PSIResidual Pressure 68 PSIPROJECTED RESULTS @ 20 PSI Residual GPM**REMARKS**

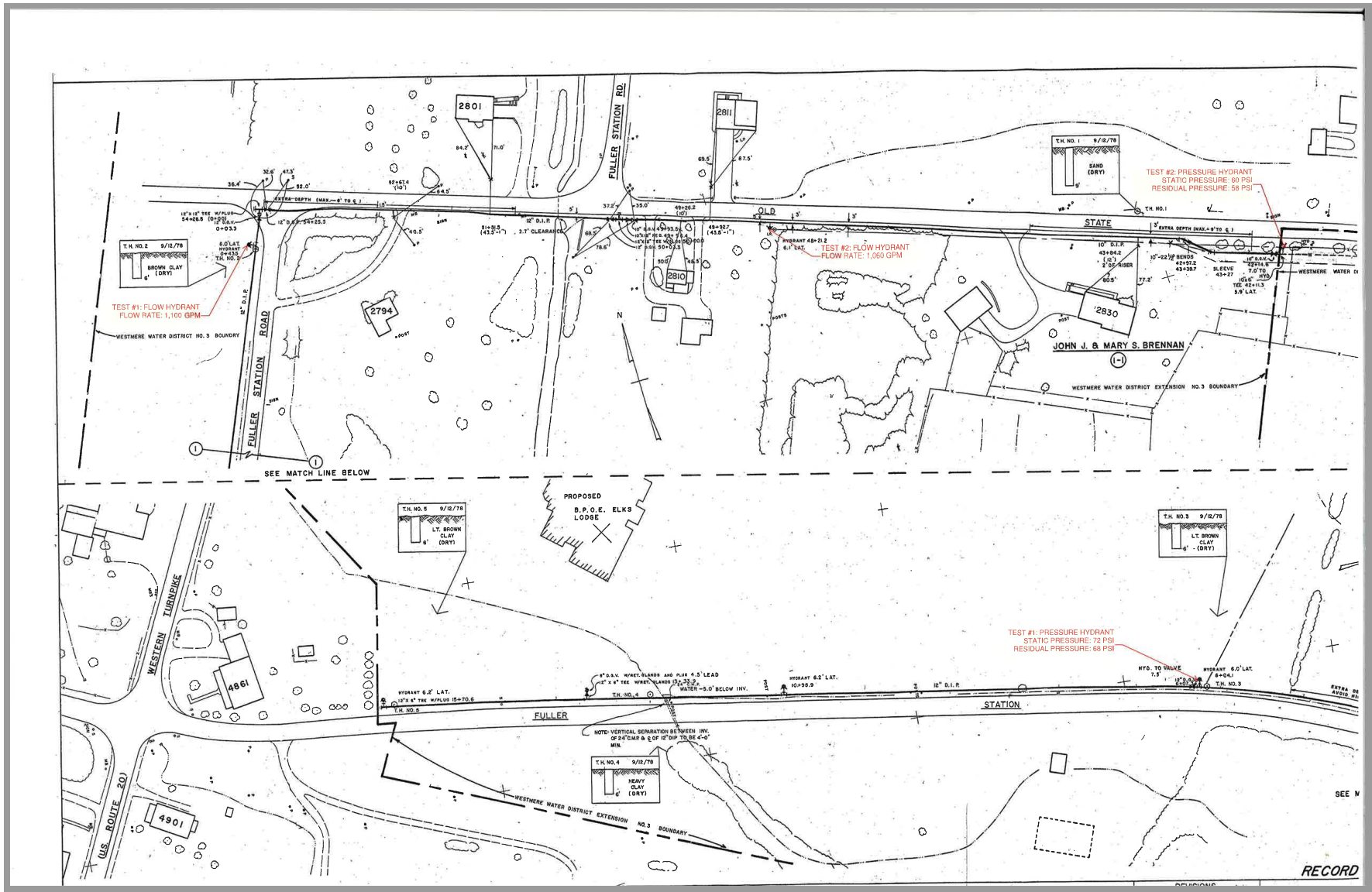
Hydrants in this area are Eddy 1970s-80s (1978)

Weather: sunny & clear

LOCATION MAP
**M.J. Engineering and
Land Surveying, P.C.**

 1533 Crescent Road, Clifton Park, NY 12065
 Phone: 518.371.0799 / Fax: 518.371.0822
 www.mjels.com

TEST # 2**HYDRANT FLOW TEST REPORT**LOCATION Fuller Station Road, Town of Guilderland DATE 6/1/2016TEST MADE BY Rebecca Prendergast, Mitchell Brower TIME 8:45amREPRESENTATIVE OF M.J. Engineering and Land Surveying, P.C.WITNESS Bill BremigenSTATE PURPOSE OF TEST Determine available flow & pressure at proposed subdivision tie-inCONSUMPTION RATE DURING TEST N/AIF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING N/AFLOW HYDRANT East intersection of Fuller Station/Old StateSize Nozzle 2 1/2"Pitot Reading N/ADischarge Coefficient N/A TOTAL GPMFlow 1,060 GPM 8:52amPRESSURE HYDRANT 2830 W Old State RdStatic Pressure 60 PSIResidual Pressure 58 PSIPROJECTED RESULTS @ 20 PSI Residual GPM**REMARKS**Hydrants in this area are Eddy 1970s-80s
Weather: sunny & clear**LOCATION MAP**M.J. Engineering and
Land Surveying, P.C.1533 Crescent Road, Clifton Park, NY 12065
Phone: 518.371.0799 / Fax: 518.371.0822
www.mjels.com





Water/Sewer Engineering Report

Exhibit 2 – Pump Station

Town of Guilderland
Fuller Station Road Subdivision

Wastewater Pump Station and Forcemain Design

Project Name: **Fuller Station Road Subdivision**

Average Daily Flow (gpm): **18**

Pump Operational Point No. 1 (gpm@tdh): **139 gpm @ 121 TDH**

Pump Manufacturer: **Flygt**

Model Number: **NP 3127 sh3**

Impeller Diameter: **6-1/8"**

Horse Power: **11**

Voltage: **208**

Force Main Diameter (in): **4" C-900 & HDPE DR-19**

Force Main Length (ft): **4900**

File Path:

L:\Projects\MJ973 Plank\973.02 (Fuller Station Road)\Reports\Sewer_Water\Pump station design (Flygt).xlsx

Cycle Time & Wet Well Geometry

(Required for Wet Well Sizing for Fuller Statuion Road)

Target Cycles Per Hour		
ADF	=	18 gpm
Pumping Rate	=	100 gpm
Time	=	10.0 min.
Cycles Per Hour =		6.0
Check Cycles Per Hour:		OK
Check Cycles Per Hour:		OK

Determine Wet well Diameter		
Required Volume =	146	Gallons
Pick Wet Well Diameter =	6.0	Ft
Pick Wet Well Cycle =	1.50	Vert. Ft
Volume in Cycle =	317	Gallons

Vertical Datum Used: NAVD 29

Determine Wet Well Invert & Float Elevations		
Wet well Dia. =		6.0 Ft
Top Elev=	300.50	
Gnd Elev=	300.00	
SS Invert In=	284.00	
		Alarm/Lag On = 283.00
		Lead On = 282.00
		Pumps Off = 280.50
		Low Alarm = 280.00
Bottom Invert Elev =	278.00	
OK		

Force Main & Piping Design

Force Main Data	
Design Pump Rate (gpm) =	100
Select Force Main Size (in) =	4
Velocity (fps) =	2.55
<i>Meets Minimum Velocity Requirement?</i>	OK
<i>Meets Maximum Velocity Requirement?</i>	OK
Line Length (ft) =	4,900
Account for Minor Losses =	10% per 100 lf
Forcemain Equiv Length (ft) =	5,390

Connection Point:	Gravity Sewer on Fuller Station Road
-------------------	---

Pump Station Piping Data			
Design Pump Rate (gpm) =		100	
Pick Wet Well & Valve Vault Piping Size (in) =		4	
Velocity (fps) =		2.55	
<i>Meets Minimum Velocity Requirement?</i>		OK > 2 FPS	
<i>Meets Maximum Velocity Requirement?</i>		OK < 6 FPS	
Item	Number of Fittings	L/D Ratio	Equivalent Length
45 bend	1	16	5.33
90 bend	3	30	30.00
22.5 bend	0	9	0.00
Branch Tee Flow	2	60	40.00
Gate valve	2	135	90.00
Plug Valve	1	17	5.67
			0.00
			0.00
			0.00
Equivalent Fitting Length (ft) =		171	
Wet Well & Valve Vault Piping Length (ft) =		50	
Total Equivalent Pump Station Pipe Length (ft) =		221	
Pump Station and Fitting Equiv Length (ft) =		221	

Pump Selection

Wet Well Data Wet Well Piping Diameter (in) = 4 Material= DIP Equivalent Wet Well Piping Length (ft) = 221 Hazen-Williams C Factor = 130	Force Main Data Force Main Diameter (in) = 4 Material= C-900 & DR-19 Equivalent Force Main Length (ft) = 5390 Hazen-Williams C Factor = 130
Static Head Connection Elevation = 320.2 (MH on Fuller St. Road) Elevation Out = 278 (Bottom of Wet Well)	Pump General Design Requirments Minimum Required Pump Rate(GPM) = 71 Design Pumping Rate (GPM)= 100

Friction Head

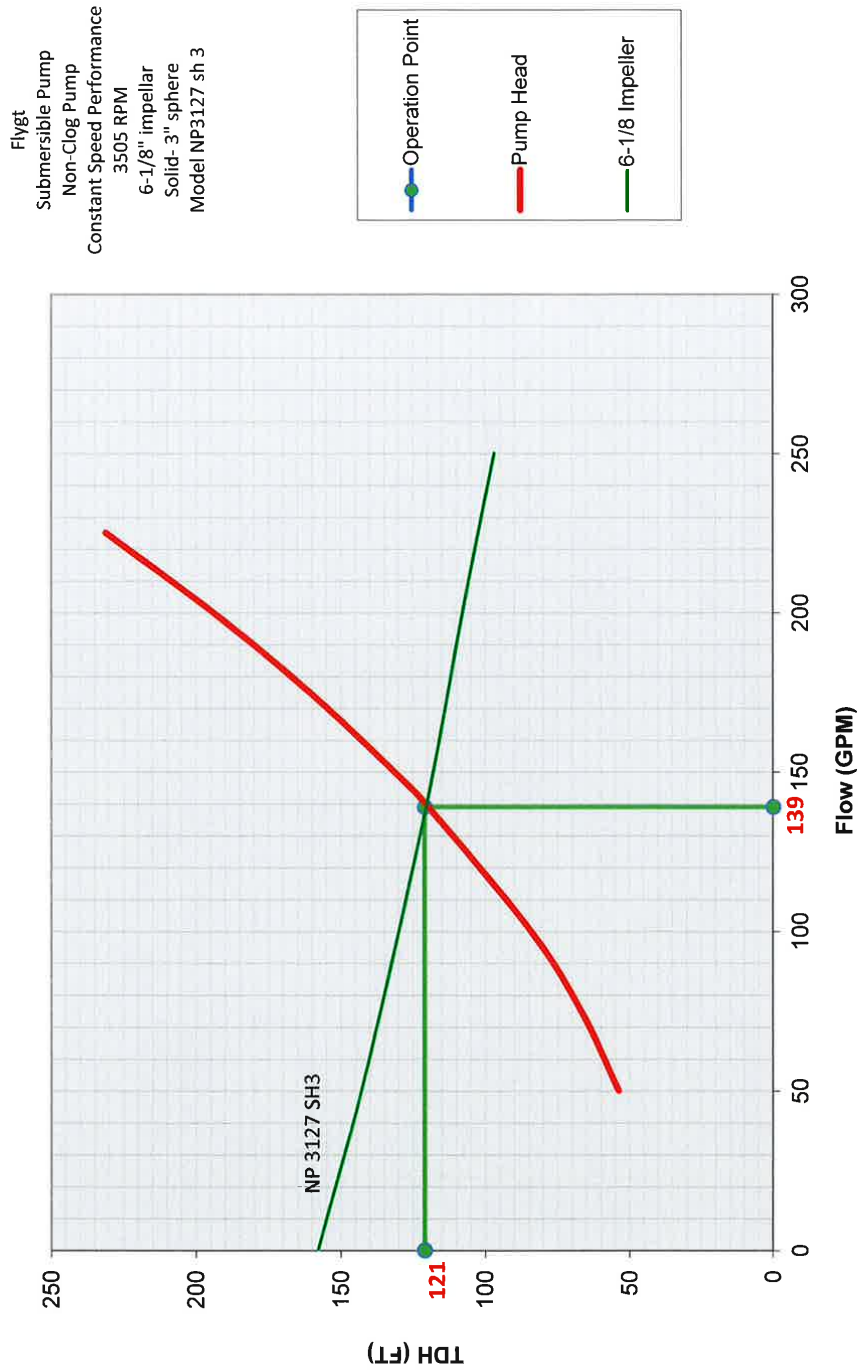
Hazen-Willaims Equation

$$f = \frac{10.44 \times L(\text{ft}) \times Q^{1.85}(\text{gpm})}{C^{1.85} \times D(\text{inches})^{4.47}}$$

GPM	Static Head (ft.)	Friction Head in 4" DIP (ft.)	Friction Head in 4" C-900 & DR-19 (ft.)	TDH	Forcemain Velocity 4" DIP (fps)	Forcemain Velocity 4" C-900 & DR-19 (fps)
50	42.2	0.461	11.235	53.90	1.63	1.28
75	42.2	0.975	23.786	66.96	2.44	1.91
100	42.2	1.661	40.501	84.36	3.25	2.55
139	42.2	3.054	74.480	119.73	4.52	3.55
150	42.2	3.516	85.749	131.47	4.88	3.83
175	42.2	4.676	114.047	160.92	5.69	4.47
200	42.2	5.986	146.005	194.19	6.50	5.11
225	42.2	7.444	181.551	231.20	7.32	5.74

Pump Manufacturer: **Flygt**Model Number: **NP 3127 SH 3**Impeller Diameter: **6/1/2008**Horsepower: **11**Hertz **60**

Pump and Force Main System Curve



Station Operation Check

Proposed Operational Point No.1

139 GPM @ **121** TDH

Check Wet well Cycle Times

Wet well Diameter (feet)	Wet well Area (gal / VF)	Wet well Cycle (ft)	Wet well Volume (gal)
6.0	211	1.50	317

$$\text{Fill} = \frac{\text{Wet well Volume}}{\text{ADF}} = 17.9 \text{ minutes}$$

$$\text{Run} = \frac{\text{Wet well Volume}}{\text{Pump Rate} - \text{ADF}} = 2.6 \text{ minutes}$$

$$\text{Total} = 20.5 \text{ minutes}$$

$$\text{Cycle Time} = 2.9 \text{ Cycles / Hour}$$

Meets Minimum Cycle Time? **OK**

Meets Maximum Cycle Time? **OK**

Buoyancy Calculations

Wet well Outside Dimensions	7.00	Feet
Wet well Inside Dimensions	6.00	Feet
Wet well Top Slab Elevation	300.50	Feet
Wet well Invert Elevation	278.00	Feet
Extended Base Slab Diameter	8.00	Feet
Extended Base Slab Thickness	0.66	Feet
Top Slab Thickness	0.66	Feet

Calculate Total Volume of Wet well Structure

Volume of Wet well Riser Sections=	865	cf
Volume of Wet well Extended Base=	33	cf
Total Volume of Wet well Structure=	899	cf

Calculate Total Volume of Water Displaced (Total Buoyant Force)

H2O Displaced = (Volume of Wet well Structure) * (62.4 lbs/cf)

H2O Displaced=	56074	lbs
----------------	-------	-----

Calculate Submerged Weight of Wet well Components

Section	Total Ht	Weight
Top Slab Thickness (ft.)	0.66	3810
Riser - Total Vertical Ft.	22.50	34459
Base Slab Thickness (ft.)	0.66	4976
Totals=	23.82	43246

(Unit weight of concrete 150 lbs/cf)

Total Weight of Concrete in Wet well=	43246	lbs.
---------------------------------------	-------	------

Calculate Weight of Soil Above Extended Base/Footing

Total Area of Extended Base	50	sf
Total Area of Wet well Riser	38	sf
Area of Extended Base less Wet well	12	sf
Height of Soil Above Extended Base	22	ft
Volume of Soil Above Extended Base	259	cf
Weight of Soil Above Extended Base (estimated)	120	lbs/cf
Total Weight of Soil Above Extended Base	31102	lbs

Calculate Weight of Concrete Ballast

Diameter of Concrete Ballast (24" ring)	9.0	feet
Total Area of Concrete Ballast	64	sf
Total Area of Wet Well Riser	38	sf
Area of Extended Ballast less Wet well	25	sf
Height of Concrete Ballast	4	feet
Total Weight of Concrete Ballast	14074	lbs

Flotation Protection Required?

Weight of Concrete and Weight of Soil Above Extended Base: 88422 lbs

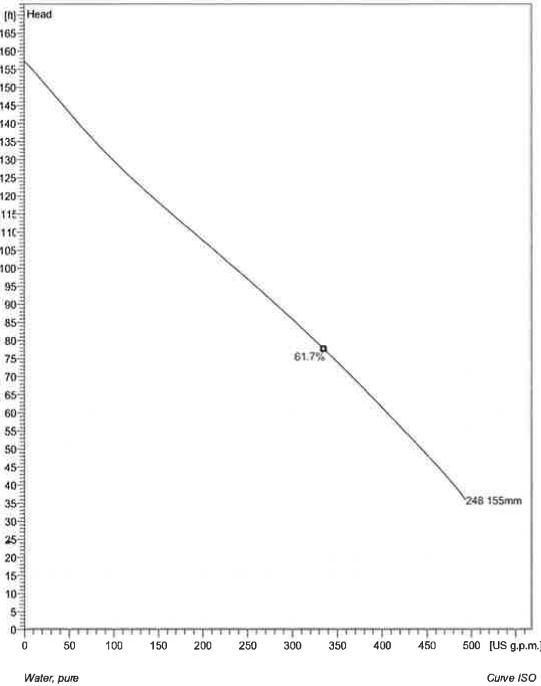
Weight of Water Displaced By Wet Well: 56074 lbs

Flotation Protection Required?

Factor of Safety: 1.58



NP 3127 SH 3~ Adaptive 248
Technical specification



Note: Picture might not correspond to the current configuration.

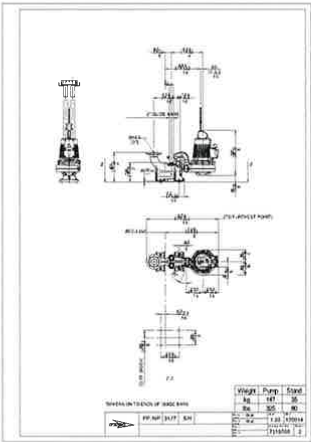
General
Patented self cleaning semi-open channel impeller, ideal for pumping in waste water applications. Possible to be upgraded with Guide-pin® for even better clogging resistance. Modular based design with high adaptation grade.

Impeller	
Impeller material	Hard-Iron™
Discharge Flange Diameter	3 1/8 inch
Suction Flange Diameter	80 mm
Impeller diameter	155 mm
Number of blades	2

Motor	
Motor #	N3127.070 21-11-2AL-W 11hp
Stator variant	28
Frequency	60 Hz
Rated voltage	208 V
Number of poles	2
Phases	3~
Rated power	11 hp
Rated current	29 A
Starting current	270 A
Rated speed	3505 rpm
Power factor	
1/1 Load	0.92
3/4 Load	0.90
1/2 Load	0.85
Pump Efficiency	
1/1 Load	84.7 %
3/4 Load	84.6 %
1/2 Load	82.4 %

Configuration

Installation: P - Semi permanent, Wet



Project	Project ID	Created by	Created on	Last update
			2/1/2019	



NP 3127 SH 3~ Adaptive 248

Performance curve



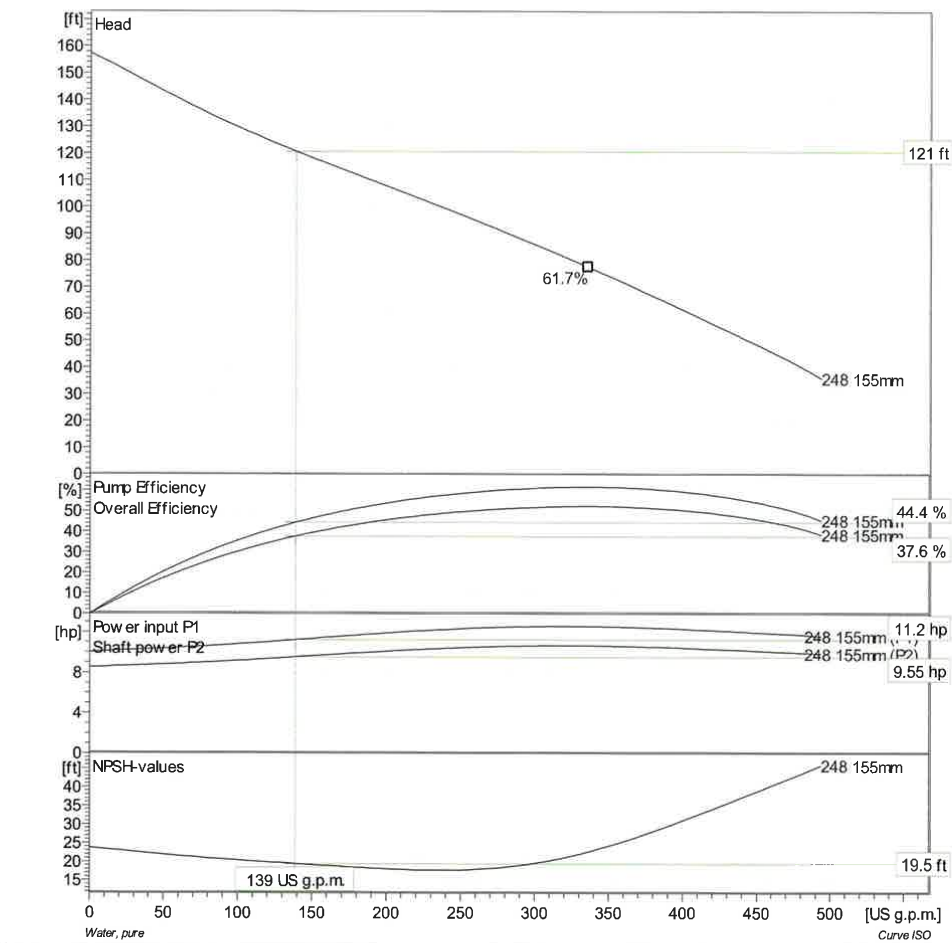
Pump

Discharge Flange Diameter 3 1/8 inch
Suction Flange Diameter 80 mm
Impeller diameter 6 1/8"
Number of blades 2

Motor

Motor # N3127.070 21-11-2AL-W 11hp
Stator variant 28
Frequency 60 Hz
Rated voltage 208 V
Number of poles 2
Phases 3~
Rated power 11 hp
Rated current 29 A
Starting current 270 A
Rated speed 3505 rpm

Power factor
1/1 Load 0.92
3/4 Load 0.90
1/2 Load 0.85
Pump Efficiency
1/1 Load 84.7 %
3/4 Load 84.6 %
1/2 Load 82.4 %

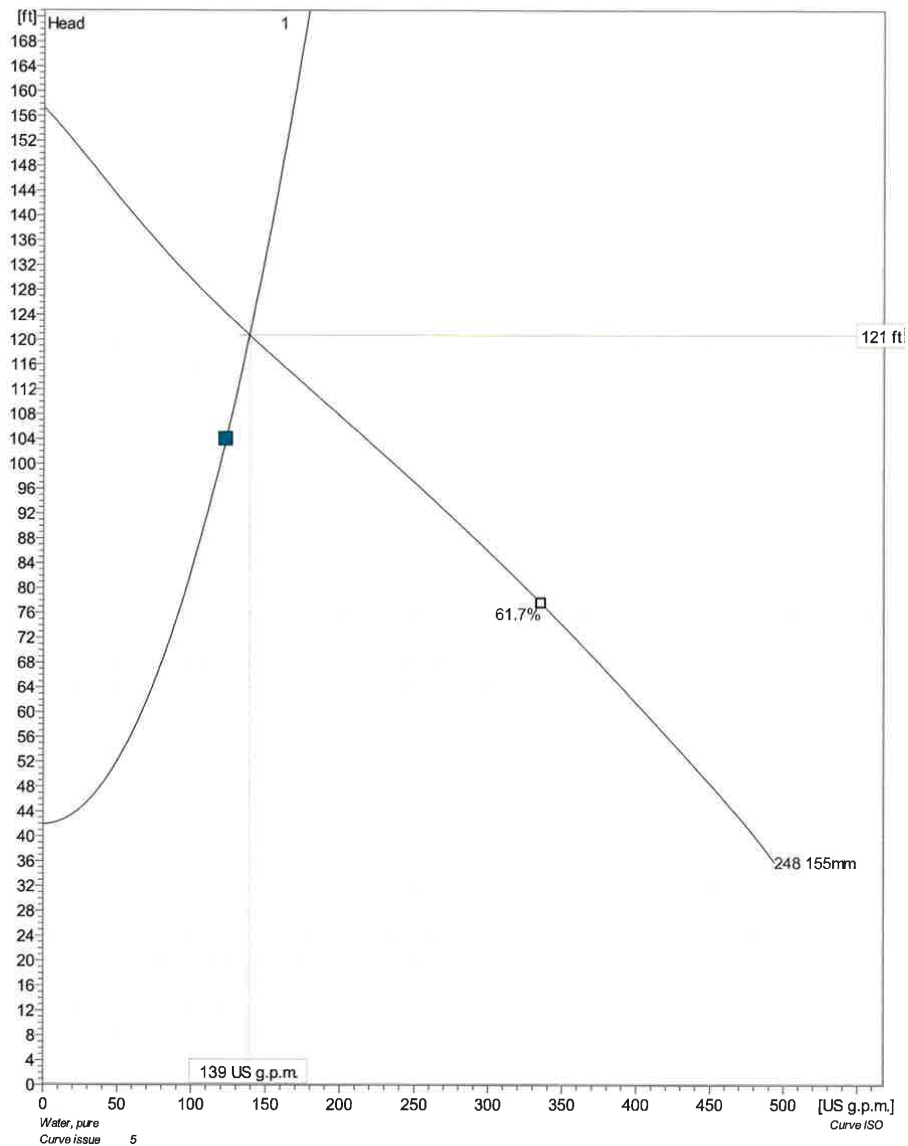


Project	Project ID	Created by	Created on	Last update
			2/1/2019	



NP 3127 SH 3~ Adaptive 248

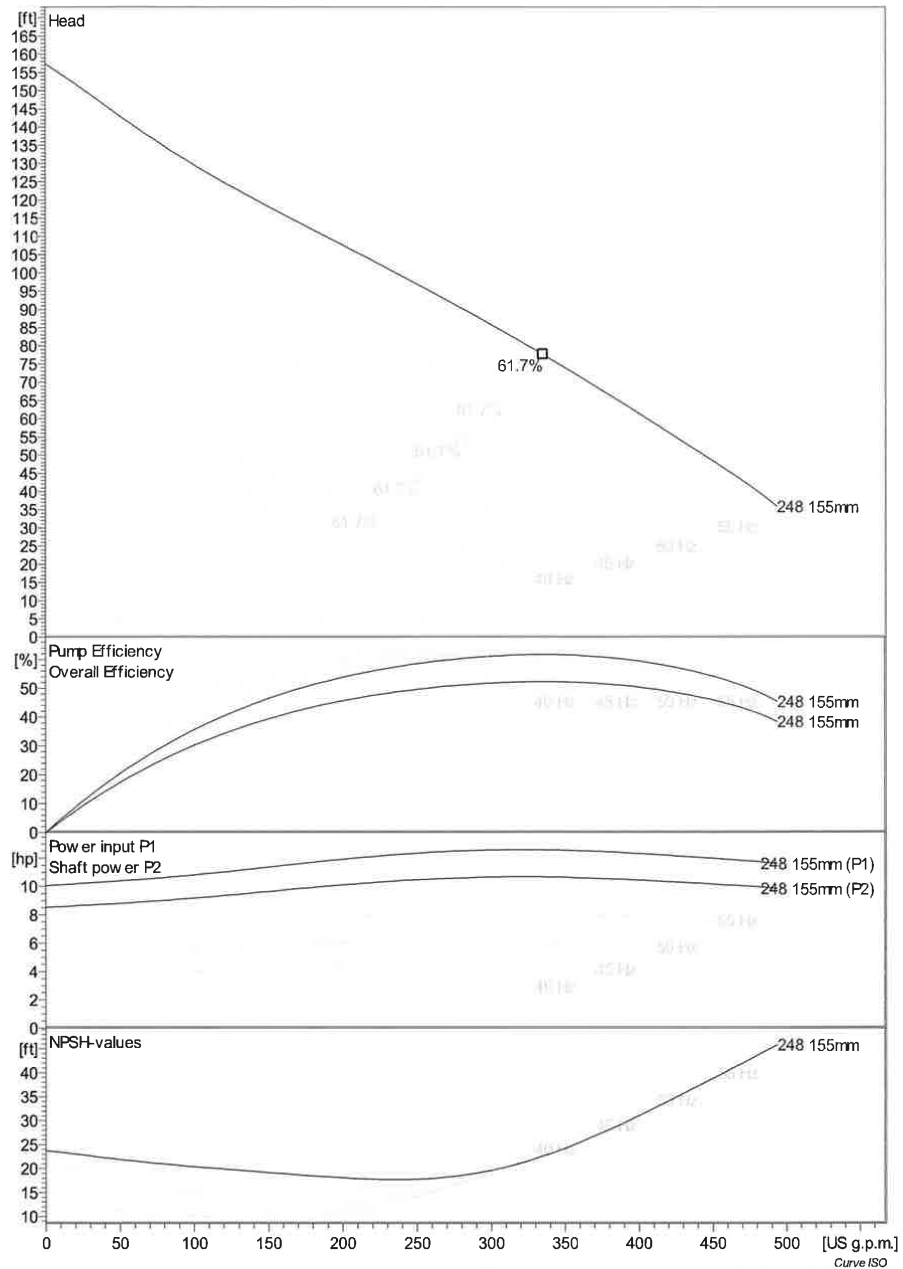
Duty Analysis



Pumps running /System	Individual pump			Total					Specific energy	NPSHr
	Flow	Head	Shaft power	Flow	Head	Shaft power	Pump eff.			
1	139 US g.p.m.	121 ft	9.55 hp	139 US g.p.m.	121 ft	9.55 hp	44.4 %	1010 kWh/US MG		19.5 ft
Project	Project ID			Created by		Created on		Last update		
						2/1/2019				



NP 3127 SH 3~ Adaptive 248
VFD Curve

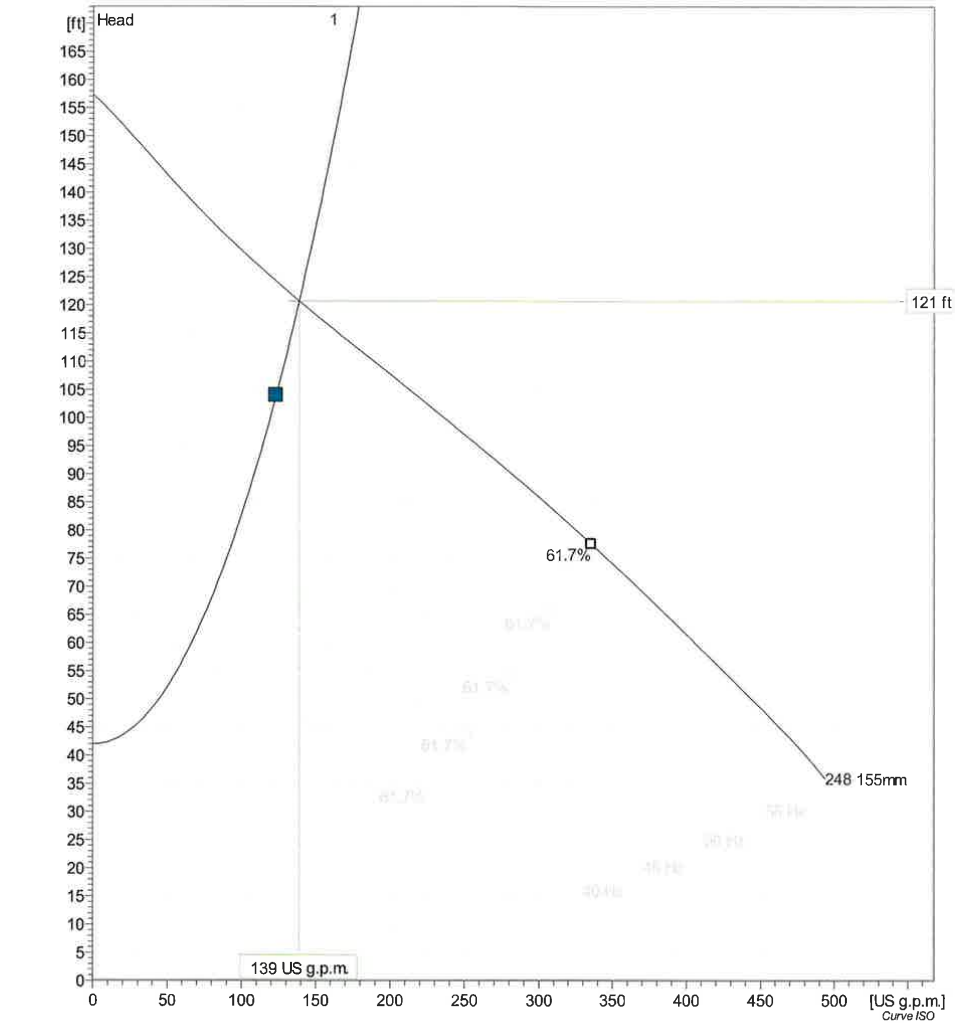


Project	Project ID	Created by	Created on	Last update
			2/1/2019	



NP 3127 SH 3~ Adaptive 248

VFD Analysis

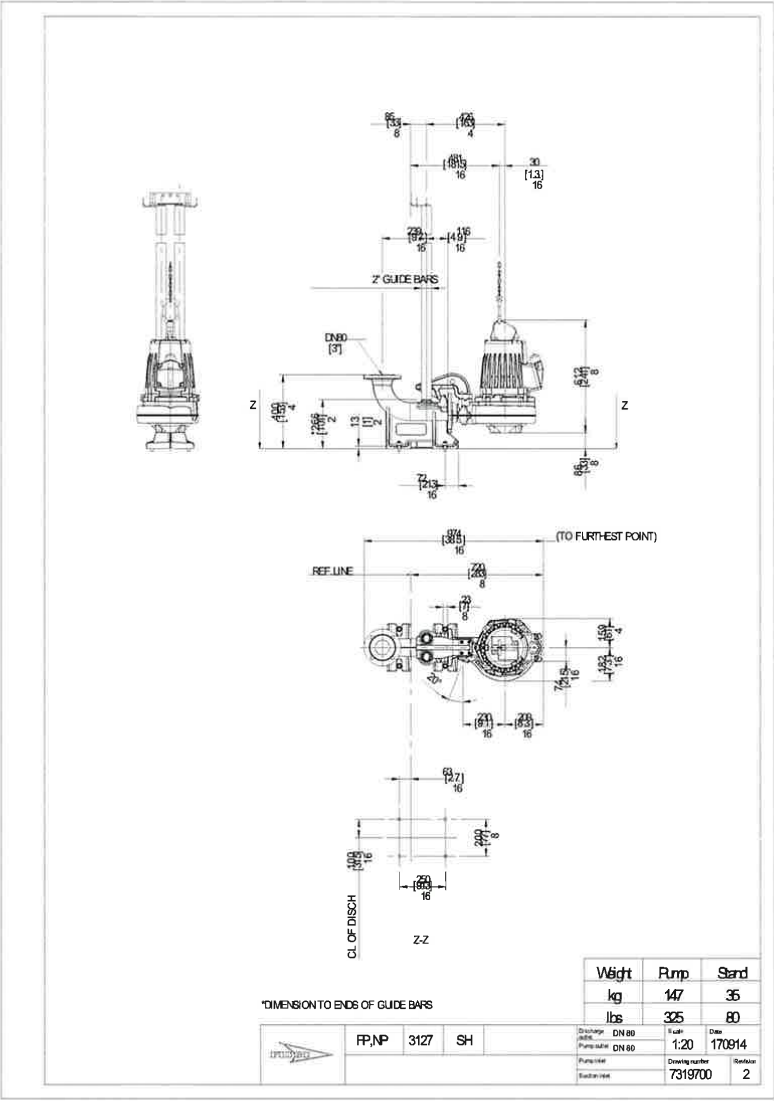


Pumps running /System	Frequency	Flow	Head	Shaft power	Flow	Head	Shaft power	Hyd. eff.	Specific energy	NPSHre
1	60 Hz	139 US g.p.m.	121 ft	9.55 hp	139 US g.p.m.	121 ft	9.55 hp	44.4 %	1010 kWh/US MG	19.5 ft
1	55 Hz	122 US g.p.m.	103 ft	7.33 hp	122 US g.p.m.	103 ft	7.33 hp	43.2 %	889 kWh/US MG	17.1 ft
1	50 Hz	104 US g.p.m.	86.2 ft	5.46 hp	104 US g.p.m.	86.2 ft	5.46 hp	41.5 %	796 kWh/US MG	14.8 ft
1	45 Hz	84.6 US g.p.m.	71.4 ft	3.94 hp	84.6 US g.p.m.	71.4 ft	3.94 hp	38.8 %	735 kWh/US MG	12.7 ft
1	40 Hz	63.1 US g.p.m.	58.3 ft	2.72 hp	63.1 US g.p.m.	58.3 ft	2.72 hp	34.3 %	730 kWh/US MG	10.8 ft

Project	Project ID	Created by	Created on	Last update
			2/1/2019	



NP 3127 SH 3~ Adaptive 248
Dimensional drawing



Project	Project ID	Created by	Created on	Last update
			2/1/2019	



Water/Sewer Engineering Report

Exhibit 3 – Pump Station Generator Info.



Recommended Generator Report - C30 N6

Project - Pump Station-MJ Engineering

Comments -

Project Requirements

Frequency, Hz	: 60.0	Generators Running In Parallel	: 1
Duty	: Standby	Site Altitude, ft(m)	: 361(110)
Voltage	: 120/208, Parallel Wye	Site Temperature, °C	: 25
Phase	: 3	Max. Altr Temp Rise, °C	: 125
Fuel	: NaturalGas	Project Voltage Distortion Limit, %	: 10
Emissions	: EPA, stationary emergency application		

Calculated Individual Generator Set Load Running and Peak Requirements

Running kW	: 12.0	Max. Step kW	: 27.3 In Step 1	Cumulative Step kW	: 27.3
Running kVA	: 13.6	Max. Step kVA	: 54.6 In Step 1	Cumulative Step kVA	: 54.6
Running PF	: 0.88	Peak kW	: None	Cumulative Peak kW	: None
Running NLL kVA	: 0.0	Peak kVA	: None	Cumulative Peak kVA	: None
Alternator kW	: 12.0			Pct Rated Capacity	: 40.0

Generator Set Configuration

Alternator	: CA115-P14	Engine	: QSJ2.4
BCode	: B946	Fuel	: NaturalGas
Excitation	: EBS	Displacement, cu in. (Litre)	: 154.5(2.5)
Voltage Range	: 220/440-240/480	Cylinders	: 4
Number of Leads	: 6	Altitude Knee, ft(m)	: 2500(762)
Reconnectable	: Yes	Altitude Slope, % per 1000ft(304.8m)	: 4
Full Single Phase Output	: No	Temperature Knee, °F(°C)	: 104(40)
Increased Motor Starting	: No	Temperature Slope, % per 10°F(5.56°C)	: 2
Extended Stack	: No	Emissions	: EPA, Part60 Subpart JJJJ, Part90, SI
		Cooling Package	:

Set Performance

Load Requirements

Running At	: 40.0% Rated Capacity	Max. Allowed Step Voltage Dip	: 35 In Step 1
Max. Step Voltage Dip, %	: 35	Max. Allowed Step Frequency Dip	: 20 In Step 1
Max. Step Frequency Dip, %	: 9	Peak Voltage Dip Limit %	: 35.0
Peak Voltage Dip, %	:	Peak Frequency Dip Limit %	: 20
Peak Frequency Dip, %	:	Running kW	: 12.0
Site Rated Standby kW/kVA	: 30 / 38	Running kVA	: 13.6
Site Rated Max. SkW	: 31	Effective Step kW	: 22.3
Max. SkVA	: 113	Effective Step kVA	: 54.6
Temp Rise at Full Load, °C	: 120	Percent Non-Linear Load	: 0.0
Voltage Distortion	:	Voltage Distortion Limit	: 10
Site Rated Max Step kW Limit	:	Max Step kW	:

*Note: Higher temperature rise at full rated load.

*Note: All generator set power derates are based on open generator sets.

Note: GenSize output for lean burn natural gas generator sets is based on tests using natural gas with LHV of 33.44 MJ/Nm³ (905 BTU/ft³), and coolant return temperatures within the stated data sheet limits. For operation on gas with lower heating values or with MI lower than stated Data Sheet limit or coolant return temperatures greater than Data Sheet limits, consult application engineering.



Loads Summary Report

Project - Pump Station-MJ Engineering

Comments -

Project Requirements

Frequency, Hz	: 60.0	Generators Running in Parallel	: 1
Duty	: Standby	Site Altitude, ft(m)	: 361(110)
Voltage	: 120/208, Parallel Wye	Site Temperature, °C	: 25
Phase	: 3	Max. Altr Temp Rise, °C	: 125
Fuel	: Natural Gas	Project Voltage Distortion Limit, %	: 10
Emissions	: EPA, stationary emergency application		

Loads Summary List

*Note: Detailed Loads and Step Report available below

Step No.	Load Name	Quantity	Running		Starting		Peak		Dip Limits, %		VTHD% Limit
			kW	kVA	kW	kVA	kW	kVA	Vdip	Fdip	
Step01	14HP Pump	1	12.0	13.64	27.28	54.56	None	None	35.0	20.0	10.0
Step Summary			12.0	14.0	27.0	55.0	None	None	35.0	20.0	10.0
Project Summary			Running		Max Starting		Cumulative Step		Cumulative Peak		Project VTHD% Limit
			kW	kVA	kW	kVA	kW	kVA	kW	kVA	
			12.0	13.6	27.3	54.6	27.3	54.6	0.0	0.0	

*Note: Detailed Loads and Step Report available below



Loads and Steps Detail Report

Project - Pump Station-MJ Engineering

Comments -

Project Requirements

Frequency, Hz	: 60.0	Generators Running in Parallel	: 1
Duty	: Standby	Site Altitude, ft(m)	: 361(110)
Voltage	: 120/208, Parallel Wye	Site Temperature, °C	: 25
Phase	: 3	Max. Altr Temp Rise, °C	: 125
Fuel	: Natural Gas	Project Voltage Distortion Limit, %	: 10
Emissions	: EPA, stationary emergency application		

Calculated Individual Generator Set Load Running and Peak Requirements

Running kW	: 12.0	Max. Step kW	: 27.3 In Step 1	Cumulative Step kW	: 27.3
Running kVA	: 13.6	Max. Step kVA	: 54.6 In Step 1	Cumulative Step kVA	: 54.6
Running PF	: 0.88	Peak kW	: None	Cumulative Peak kW	: None
Running NLL kVA	: None	Peak kVA	: None	Cumulative Peak kVA	: None
Alternator kW	: 12.0				

Step1

Calculated Individual Generator Set Step Load Requirements

Running kW	: 12.0	Starting kW	: 27.0	Cumulative Step kW	: 27.0
Running kVA	: 14.0	Starting kVA	: 55.0	Cumulative Step kVA	: 55.0
Running Amps	: 38.0	Starting Non-linear kVA	: 55.0		
Running Non-linear kVA	: 0.0				
Alternator kW	: 12.0				
Voltage Distortion Limit for step	: 10				
14HP Pump		Three Phase	Quantity	: 1 In this Step	
Category	: Motor				
Running kW	: 12.0	Starting kW	: 27.28	Peak kW	: None
Running kVA	: 13.64	Starting kVA	: 54.56	Peak kVA	: None
Running PF	: 0.88	Starting PF	: 0.5	Cyclic	: No
Running Amps	: 37.91	Max. % Voltage Dip	: 35.0	Max. % Frequency Dip	: 20.0
Running NLL kVA	: 0.0				
Starting NLL kVA	: 54.56			Voltage	: 208
Alternator kW	: 12.0				
Shaft Hp	: 14.0	Method	: Solid State		
Shaft kW	: 10.44	Current Limit	: 400.0		
Efficiency (%)	: 0.87	LRkVA Factor	: 5.9		
Design	: Standard NEMA Design B,C or D	LRkVA Code	: G		

Rectifier Type : 6 pulse

THDI % : 26

Load Factor : 100.0

THDV % : 10



Engineering and
Land Surveying, P.C.

1533 Crescent Road
Clifton Park, NY 12065
Phone: 518.371.0799
mjelspc@mjels.com
mjels.com

April 3, 2020

Town of Guilderland
5209 Western Turnpike
PO Box 339
Guilderland, NY 12084

Re: Fuller Station Subdivision
Fuller Station Road and W. Old State Road, Town of Guilderland
Albany County, New York
Traffic Impact Analysis

To Whom It May Concern:

M.J. Engineering & Land Surveying, P.C. (MJ) has conducted a traffic impact analysis to quantify and assess the traffic impact associated with the construction of the Fuller Station Subdivision. The site is 100.1 acres and consists of a total of 58 units of single-family detached housing with proposed access onto Fuller Station Road and W. Old State Road. The proposed development plan is depicted in the site plan in **Attachment A**.

This letter includes an evaluation of the proposed trips generated by the subdivision along with a sight distance analysis for the proposed points of access.

Development Location and Details

The location of the site, as shown in **Figure 1** below, is on 100.1 acres in the Town of Guilderland. The planned subdivision units are as follows:

- 58 Total Units
- 57 Total New Units
- 1 Existing Unit to Remain
- Access to Subdivision Roads
 - 55 Total Units
 - 54 New Units
 - 1 Existing Unit
- Access to Fuller Station Road
 - 3 New Units

Site access is proposed to be two full access roadways: one to W. Old State Road and one to Fuller Station Road. See **Attachment A** for the proposed site plan.

New York, NY • Long Island, NY • Sewell, NJ • Melbourne, FL



Fuller Station Subdivision – Traffic Impact Analysis
April 3, 2020
Page 2 of 4

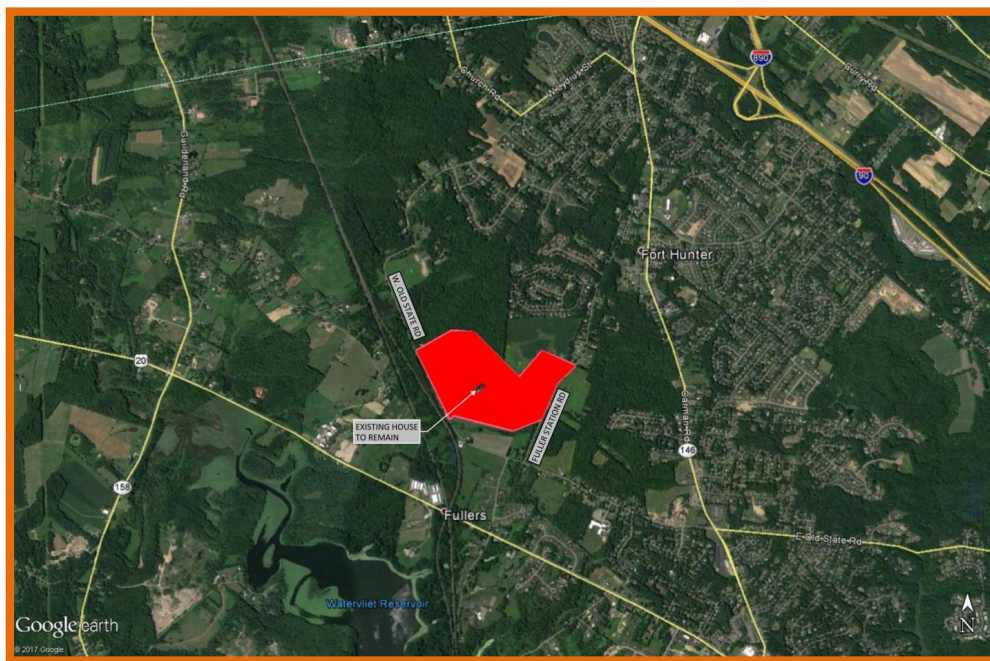


Figure 1 – Project Location Plan

Existing Conditions

Fuller Station Road is a two-lane Urban Local Road providing north-south travel with one lane of traffic in each direction from French's Mill Road to NY Route 146 with a posted speed limit of 30 mph within the study area.

W. Old State Road is a two lane Urban Local Road providing east-west travel in Schenectady County with one lane in each direction and a posted speed limit of 30 mph within the study area.

The average annual daily traffic (AADT) on W. Old State Road is approximately 901 vehicles per day forecast for 2016 and taken from NYSDOT's Traffic Data Viewer website. Volume data for Fuller Station Road is not available at this time.

Proposed Conditions

Proposed Trips

The proposed subdivision includes 57 new and one (1) existing detached single-family houses. Three (3) of the proposed houses have direct access to Fuller Station Road and the existing house is to remain. Based on the data provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, the 55 existing and proposed units with access to the new subdivision roads are anticipated to generate 44 vehicular trips during the AM peak hour and 38 vehicular trips during the PM peak hour. See **Table 1** for summary of trip data.



Fuller Station Subdivision – Traffic Impact Analysis
April 3, 2020
Page 3 of 4

TABLE 1

ANTICIPATED TRIP GENERATION

Use Description	LUC	AM Peak Total Trips		PM Peak Total Trips	
		Enter	Exit	Enter	Exit
Single Family Detached Housing (55 Units)	210	11	33	24	14

ITE and NYSDOT have set a threshold of 100 vehicles added to any one approach to an intersection before offsite intersection analysis is required. The proposed trips estimated by the data provided in the ITE Trip Generation Manual will not overrun this threshold and, therefore, no intersection analyses are required.

The Transportation Research Board's Highway Capacity Manual (HCM) defines uninterrupted flow as any segment of roadway that is two (2) to three (3) miles from the nearest signalized intersection. W. Old State Road and Fuller Station Road both satisfy these requirements. The HCM determined the capacity of a two-lane highway under base conditions is 1,700 passenger cars per hour (pc/h) for one direction with a limit of 3,200 pc/h for the total of the two directions.

The volume of peak hour of traffic ranges from 7% to 12% of the AADT as stated in the ITE Traffic Engineering Handbook. This means that the peak hour volume for W. Old State Road with an AADT of 901 ranges from 60 to 110 vehicles. This is less than 10% of the capacity of the roadway and will have a negligible impact on the operational characteristics. It can be assumed that the impact to Fuller Station Road is similar based on both roads having the same functional classification and development density.

The site plan layout plan is included in **Attachment A**.

Sight Distance

The required sight distance from the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets, 7th Edition, 2018 is as follows:

TABLE 2A

REQUIRED SIGHT DISTANCE

Posted Speed	Intersection Sight Distance	Stopping Sight Distance
30 mph	335	200

The field-measured available sight distances at the proposed access roads to the development on W. Old State Road and Fuller Station Road are as follows:



Fuller Station Subdivision – Traffic Impact Analysis
April 3, 2020
Page 4 of 4

TABLE 2B		
AVAILABLE SIGHT DISTANCE		
Access Location	Sight Distance LEFT	Sight Distance RIGHT
W. Old State Road	560 ft	470 ft
Fuller Station Road	600 ft	375 ft

The available sight distances exceed the required lengths for all cases.

Stopping sight distances for vehicles traveling on W. Old State Road and Fuller Station Road are shown in **Table 3**.

TABLE 2B		
AVAILABLE STOPPING SIGHT DISTANCE		
Road	Approach from North or East	Approach from South or West
W. Old State Road	600 ft	1,200 ft
Fuller Station Road	560 ft	1,000 ft

Available stopping sight distances exceed the required lengths for all cases.

Photos of the available sight distances are included in **Attachment B**.

Conclusions & Recommendations

The proposed subdivision includes the construction of 57 new and will provide access to one (1) existing single-family detached houses. The 55 existing and proposed units with access to the new subdivision roads are anticipated to generate 44 (11 entering and 32 exiting) and 38 (24 entering and 14 exiting) trips during the AM and PM peak hours respectively. This development does not meet the 100-trip threshold for any one approach to an intersection for analysis of off-site intersection as set by ITE and NYSDOT. As such, analysis of intersections is not included in this report.

The sight distances exceed the requirements as specified in AASHTO's A Policy on Geometric Design of Highways and Streets, 2011 for both locations. It is recommended that any signage proposed for the development maintain an offset of a minimum of 14 feet and any trees or brush in the vicinity of the access roads be trimmed to a minimum of 14 feet to maintain sight distances.

Sincerely,

Chad W. Schneider, P.E.
Senior Traffic Engineer

cc: File

Attachment A
Proposed Plan

M.J. Engineering and Land Surveying, P.C.
Traffic Impact Study for Fuller Station Subdivision
Fuller Station Road, Guilderland, Albany County, NY

Attachment B
Sight Distance Photos

M.J. Engineering and Land Surveying, P.C.
Traffic Impact Study for Fuller Station Subdivision
Fuller Station Road, Guilderland, Albany County, NY



Intersection Sight Distance – Fuller Station Road – Looking North



Intersection Sight Distance – Fuller Station Road – Looking South



