

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: August 31, 2016

Re.: GGMP LLC c/o Amadore Homes, 1881 Western Ave., Albany, NY 12203

APPLICATION

Applicant(s): GGMP LLC c/o Amadore Homes

Proposal: A proposed development of a 3.9 acres two lot site.

Location: North side of Western Avenue across from intersection of Western Avenue and Witte Road.

Site Inspection Summary:

Site Inspection Date: August 26, 2016

Inspected by: GCAC Chair John Wemple.

Conclusions: Plan is to create two separate lots. Lot 1 would contain the existing bank building and would run along Western Avenue extending to the west side of the driveway which would be part of Lot 2. Lot 2 would be to the rear and would contain the existing large office building. Since the subdivision of this property will only result in a line splitting the property into two separate lots each of which will contain an existing office building, one a bank and the other a larger office building, GCAC has no objection to this proposal and sees no impact to the environment by so doing, provided the proposal meets with existing Town codes related to key hole lots. An existing line already marks the boundary between much of the two lots. There is a parking area barrier along much of the northeast side of Lot 1, the west portion of this consists of basically a two and a half foot high wooden barrier. The review and report of the GCAC Chair was sent to other members of the Council and received no objections to his determination. The only additional comment by GCAC is that it would be nice to have more greenery such as potted plants and a couple more trees on the property.

Submitted by: \_\_\_\_\_

John G. Wemple, Jr. - Chair

## INSPECTION DETAILS

Applicant(s): GGMP LLC c/o Amedore Homes

Address: 1881 Western Avenue, Albany, NY 12203

Background: Property had been for many years the site of one of the Price Chopper food stores. After Price Chopper moved to another location, the property stood vacant until it was converted to an office building and a bank building was built along the front portion of the property. Proposal is to subdivide the property which will result in each of these two buildings having an independent lot. Proposal includes easements whereby Lot 1 would have ingress and egress at the south east corner of the property. It is also noted on the plan that there is a non-defined easement for ingress and egress granted to Residential Opportunities along the west side of the property.

Topography: The property is generally flat with a low spot near the midpoint of the northeast boundary line of the west portion of the front parking area on Lot 2. Rear parking area of Lot 2 appears to have a slight decrease in elevation to the northwest. There is a slightly raised area along the Western Avenue boundary of Lot 1. Most notable topographical feature is the undeveloped area at the rear north west corner of the property. This area contains a very steep ravine and is bordered at the top by a retaining wall which runs along the western edge of the rear parking area and driveway from that parking area. The existence of this deep ravine is not easily seen due to the amount of vegetation including brush and large trees.

Vegetation/Trees: Along with the trees and vegetation mentioned in the topography section, which contains deciduous trees including a very large weeping willow and some sumac, there are many trees and bushes on this nicely landscaped property. Much of the property is blacktopped but it does contain well groomed vegetation along the driveway leading from the rear parking area. There is a row of trees along and near to the west side of Lot 1 consisting of about a dozen conifers and then six deciduous trees. The raised area along Western Avenue is likewise landscaped.

Soil: A review of the soil survey map on the USDA Natural Resources Conservation Services website shows that there are primarily two types of soil on the property, Colonie loamy fine sand rolling (CoC) and Urban land (Ur). There is a sizable area of CoC running along the Western Avenue side of Lot 1 covering an area about half way back and running to the east side of the bank building and then from that point diagonally to the south east corner of that lot and then along the east edge of the driveway to a point about even with the south east corner of the office building. There is a large area of CoC that covers the northwest corner of Lot 2 as well as much of the rear parking area and the remainder of the land beyond the parking lot. This same CoC area also includes about 2/3 of the parking spaces that immediately border the south west area of the ravine. The north most corner of the office building on Lot 2 is on CoC soil. The remainder of the property which includes the midsection, most of the front parking areas and most of the large office building is on Ur soil. As brief description of these soils and some of their

limitations is as follows as taken from “Soil Survey of Albany County, New York” -1992 – James H. Brown. **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 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.

**Ur -Urban land** – This map unit consists of nearly level or strongly sloping areas where asphalt, concrete, buildings, or other impervious materials cover more than 85 percent of the surface. Slopes range from 0 to 15 percent. Areas of this unit are roughly rectangular and range from 3 to more than 500 acres. Included with this unit in mapping are small areas of mostly miscellaneous fill, similar in content to present-day dumps. On site investigation is needed to determine the potential and capabilities of any areas of soil material for any specific purpose.

Drainage/Wetlands: None indicated on the application. If there are any, they may be in the ravine area at the northwest area of Lot 2.

Septic/Wells: Both buildings have been in existence for a number of years.

Visual Impact: No change in the make up of the property and thus no new visual impact to the neighboring community.

Endangered Species: No endangered species noted at time of August 26<sup>th</sup> site visit.

Historical Considerations: Nothing of historical significance noted at time of August 26<sup>th</sup> site visit.

Submitted by: \_\_\_\_\_

John G. Wemple, Jr. - Chair