

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: June 3, 2015

Re.: Onderdonk – 53 Hanley Lane, Albany, NY 12203

APPLICATION

Applicant(s): Truman Onderdonk  
Albany, NY 12203

53 Hanley Lane,

Proposed Subdivision: A proposed two lot subdivision of 2.1 acres.

Location: Property is in the south east portion of the Town off the south side of Church Road about ½ mile south of Western Avenue.

Zoning: R 40.

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Site Inspection Summary:

Site Inspection Date: May 23, 2015

Meeting Attendees: ( May 18, 2015) Applicant Truman Onderdonk, Presenter Christina Onderdonk accompanied by Steven Stipe; and GCAC Members David Bosworth, Kevin Connolly, Gordon McClelland, Stuart Reese, Gustavo Santos, Steve Wacksman and John Wemple (Chair).

Inspected by: Presenter Christina Onderdonk; GCAC Members David Bosworth, Kevin Connolly, Stuart Reese, Gustavo Santos, Steve Wacksman and John Wemple (Chair).

Conclusions: Any development on the new lot should include an appropriate stormwater management plan to avoid runoff toward the stream at the rear. While it may be possible to demolish the existing old residence, the cost of so doing may prove relatively high due to its size and possible contamination in it. GCAC feels that it may be a better plan if the proposed northeast lot line be adjusted slightly to accommodate the required set back for the north corner of the existing residence. Rather than demolishing the large old 1879 house, GCAC recommends that the Planning Board refer the matter to the Town Historian for consideration of exploring other options for possible restoration of the residence which is actually lived in at this time. There may be a need for structural work as well a renewal of the heating system(s). Since the Presenter noted that she has already explored the costs concerning demolition which includes asbestos abatement and removal and it appears that the owner has every intention of following through with demolition, exploration by the Town Historian of the feasibility of restoration of the house and of possible funding to cover necessary costs would be helpful to the owner in a final decision. It was noted that the plan is not to demolish the old house until after there is a new residence on the new lot. Also, prior to any final approval of the plan, care should be taken to determine that the calculations of the setbacks related to the stream and the ravine are accurate.

Submitted by: \_\_\_\_\_  
Wemple, Jr. - Chair

John G.

INSPECTION DETAILS

Applicant(s): Truman Onderdonk

Address: 53 Hanley Lane. Albany, NY 12203

Background: According to Applicant (Truman Onderdonk) and the Presenter (his daughter Christina), the family bought this old farm house around the 1970. They understand that it was built about 1840 but wasn't cared for during the Depression. In the 1940's someone else had it and apparently since then it has deteriorated and needs

structural work. They went on to say that due to the new building requirements and the old layout of this fourteen room house, it makes it unfeasible to fix the residence. They feel it is more plausible to build a new house and take the existing one down. While the house is very old, the list that GCAC has from the Assessor's office has the year as 1879 when the house was built. On the Town website, that office also lists the house as a three family residence with an address of 51-55 Hanley Lane.

Topography: According to Applicant there is about a five foot difference in elevation from the new residence site to the old. Bank at the rear is moderately high. On the site map it is indicated that there is an angle of repose that needs to be considered. GCAC noted that the new lot site is five to ten feet higher than the existing residence. The elevation of the new lot decreases slightly toward the rear until the edge of the top of the ravine which then drops abruptly about six to eight feet to the area of a watercourse which runs along the rear of the property. On a related drawing which the Applicant gave GCAC, the angle of repose line and setback are shown indicating that the proposed building envelope is located sufficient distance from the base of the rear ravine. Tax map shows watercourse running along much of the rear boundary line. Rear of the proposed lot's building envelope is about 150+ feet from the watercourse which may empty into the Normanskill although on maps showing this watercourse it is difficult to determine if the stream is a tributary of the Creek since the map indicates the stream ends a short distance from the creek.

Vegetation/Trees: According to Applicant trees include a mix, there are oaks in the front, a couple maple as well as mulberry, crab apple and honeysuckle. At the rear of the property vegetation is heavy with low plants including wild cabbage.

Soil: According to Applicant soil is basically all sand. Through the use of the soil survey map from Web Soil Survey site of the USDA Natural Resources Conservation Service, it was determined that there are three different soils on the property. On the lot where the existing residence is located, to the south west of the house and extending about 4/5 of the way back is EnA soil. To the rear of that is CoE soil. The house itself is on CoC soil which extends northwestward in a wedge shaped fashion to a point where the dividing line for the two lots crosses the start of an area of CoE soil. The new lot has a very small area of EnA at the mid point of the southeast boundary line on the southeast side of Hanley Lane. On the front portion of that Lot there is CoC soil about 2/3 to 3/4 of the way back to a point where the CoC soil cuts across and covers the rear portion.

Using data from "Soil Survey of Albany County, New York" -1992 – James H. Brown, descriptions of these three soils and some of their limitations is as follows.

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

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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.

CoE

- Colonie loamy fine sand, very hilly – steep and very steep is very deep and well drained. Seasonal high water table at a depth of more than 6 feet. Depth to bedrock is more than 60 inches. Main limitation on sites for dwellings with basements is the slope. Likewise for local roads and streets with increased cost of grading and excavating.

CoC - Colonie loamy fine sand, rolling - is a 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.

Drainage/Wetlands: Applicant indicated the drainage is westward. Setback is shown on site map related to the watercourse which crosses the corner of the property. There were no signs of wetlands at time of GCAC visit. Contour of the property would indicate drainage to be possibly toward the north and northwest. There was water in the small stream at the rear of the new lot, but due to the questionable stability of the area leading to the stream, GCAC was not able to have a close look at it.

Septic/Wells: Plan is to have Town water and sewer for the new residence. Current residence has Town water but septic system.

Visual Impact: Applicant/Presenter stated there is not much visibility other than her sister's who has a house on Hanley Lane closer to Church Road. Lot is at the end of Hanley Lane with no residence on the other side of the road.

Endangered Species: Applicant/Presenter there are no Karner Blue but there have been bats. It does not appear whether they were Indiana Bats or not. No endangered species observed by GCAC at time of site visit.

Historical Considerations: None that Applicant knows of; and they indicated that the old house is not registered. Nothing of Historical significance observed by GCAC other than the residence

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which is over 135 years old. It should be referred to the Town Historian for evaluation.

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

John G. Wemple, Jr. - Chair