

ALTAMONT ZONING BOARD OF APPEALS
Regular Meeting Agenda
March 26, 2024
Altamont Community Room – 7:00 p.m.

1. Open meeting - State time and that the meeting is being recorded and where the exit signs are located.
2. Topic & Discussion: Public Hearing for CM Fox Living Solutions LLC (Troy Miller) for Major Subdivision. Property at S.B.L. 37.14-3-6.1.
3. Other Business: _____

4. Review of Minutes from February 27, 2024 meeting of the Zoning Board of Appeals.
Consider Motion: To approve minutes.
5. Consider Motion to Adjourn Meeting. Meeting Adjourned at Time: _____
6. Next ZBA Meeting dates, if needed: April 23, 2024 and May 28, 2024.

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Village of Altamont Zoning Board of Appeals will hold a public hearing on March 26, 2024 at 7:00 p.m. at the Altamont Village Community Room, 115 Main Street, Altamont, New York, to hear all interested persons on the proposed application of CM Fox Living Solutions, LLC (“Applicant”) for a major subdivision. The property is identified as S.B.L. 37.14-3-6.1 and is located on the Northeasterly side of the NYS Route 397 (Western Ave.) and Schoharie Plank Road West Intersection. It is in the Village R-15 Zoning District. The major subdivision being proposed by the applicant would convert a 13.01 acre vacant lot into eleven (11) buildable lots for single family homes to be constructed on. The applicant proposes to build a total of ten (10) residences on the newly created lots (one of the lots is already improved with an existing single-family home.) All persons desiring to speak either on behalf of, or in opposition to, said proposed major subdevelopment shall be heard by either attending the public hearing or by submitting written comments in advance of the public hearing to the ZBA Secretary. Copies of the application materials are available for review at the offices of the Village Clerk located at 115 Main Street, Altamont, New York, 12009 during normal business hours and will be available on the Village website by March 22, 2024 at www.altamontvillage.org.

Dated: March 5, 2024

Gary Goss
Building Inspector and Code Enforcer
Village of Altamont

Deborah Hext
ZBA Board Chairperson
Village of Altamont

Abutting
AFD
DPW
Fire Inspector

VILLAGE OF ALTAMONT

115 Main Street PO Box 643 Altamont, New York 12009
Phone (518) 861-8554 Fax (518) 861-5379

Mayor

Kerry A. Dineen

Patty Blackwood, Clerk

Catherine Hasbrouck, Treasurer

Nicholas Fahrenkopf, Trustee

Michelle Ganance, Trustee

John Scally, Trustee

Tresa Matulewicz, Trustee

March 7, 2024

Dear Neighbor:

Enclosed you will find a legal notice regarding the request of CM Fox Living Solutions, LLC, for the creation of a major subdivision. All persons desiring to speak either on behalf of, or in opposition to, said proposed major subdivision shall be heard by either attending the public hearing or by submitting written comments in advance of the public hearing to the ZBA Secretary. The property is identified as Tax Map #37.14-3-6.1, and is located on the Northeasterly side of the NYS Route 397 (Western Ave.) and Schoharie Plank Road West Intersection which is adjacent to or close to your property. Village zoning code requires that the Zoning Board of Appeals notify all property owners within 500 feet of the subject property.

If you would like to express an opinion and/or comment, you are cordially invited to attend the Zoning Board of Appeals meeting on Tuesday, March 26, 2024 at 7:00 p.m. The meeting will be held at the Altamont Village Community Room at 115 Main Street, Altamont NY 12009.

If you would like to submit any comments prior to the meeting for the Board to review, you may submit written comments to the Village office or email your comments to the Village's Building, Zoning and Code Enforcement Officer at: villagebuilding@altamontvillage.org

If you have any further questions, feel free to contact the Village's Building, Zoning and Code Enforcement Officer at the e-mail above, or by phone at 518-861-8554 ext.17

Best regards,



Ginger Hannah
ZBA Secretary

Enclosure – Legal Notice



March 25, 2024

Honorable Kerry Dineen, Mayor
and Board of Trustees
Village of Altamont
115 Main Street
Altamont, New York 12009

Re: CM 11 Lot Subdivision Project-comment letter

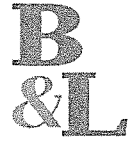
File: 895.038.001

Dear Mayor Dineen:

We have reviewed the plans submitted on March 18, 2024 for the subject project per our scope of services. We requested a response letter from Mr. Walrath's office on March 18, 2024 which was not in the submission but later emailed from the village staff on 3-22-24. We offer the following comments.

General:

1. Coordinate with the Village of Altamont for the deposit of escrow for sidewalk or other improvements for pedestrians on West Schoharie Plank Road.
2. Applicant submissions of draft maintenance agreements regarding common driveway maintenance, snow removal, drainage, lawn mowing and related being removed Village Attorney for review are being reviewed currently.
3. Response letter indicates a basement is proposed for Lot # 1 and a concern due to proximity to wetland. Please confirm with the Village this was or was not a condition from the Village early on due to close proximity to said wetland. Waiving this is up to the Village but raising the finished floor elevation another 18-inches (currently 416.5 and possibly increased to 418.0+) also elevates any basement components. The existing grade of the Lot #1 home site slopes from 414 to 412. Assuming 10' of basement depth the floor could be raised from 406.5 as shown now to 408.0 or above if the above recommends to avoid basement wetness and/or excessive pumping and energy costs.
4. The plans do show driveway culverts but the grading plan should include the additional swales and notes on the attached mark-up of the grading plan that informs proper execution of drainage paths and avoidance of stormwater impacts from the project.
5. We recommend moving the proposed rain garden for Lot# 5 to the north side of the house and farther away from the adjacent properties. The attached grading plan swale additions are for the design team's consideration but needed in our opinion to convey drainage to a new swale and culvert inlet along the L5-8 driveway and avoid running off to adjacent property.



6. The driveway drainage improvements shown entering the site from WSP Rd. need provision for drainage on the west site (adjacent to SBL 37.15-1-6) as discussed at our September site meeting to ensure the filled driveway elevations (higher than existing grade) do not dam up runoff from the project property on adjacent property(s). The attachment shows recommended revisions that provide a short pipe and swale to the area south of Lot #5 driveway. These were anticipated to be provided for this submission.
7. Label profile to add proposed grades at every 50' stations for profile L5-8 to ensure constructed pavement meets design attempt. Grades should be greater than 0.80%. Without this and contours on the grading plan a contractor may not meet intent. See attached additions.
8. Proposed drainage structures and piping are too shallow.
9. Rain gardens are too close to buildings and could infiltrate and impact basement conditions. We recommend at least 25-30' from foundation. Many look 5-10' away. See note above regarding Lot #5. No vegetation is shown for rain gardens in the detail, only erosion mat. We recommend referring to the NYSDEC rain garden guidelines and perhaps consider conservation seed mixes. Also indicate length and width for bottom of rain garden to inform construction meets design intent.
10. The detailing for the driveway cross section includes an increase from 6" to 8" of sub-base course with 4" of pavement and rare to have to support a fire truck. No turn-around areas are shown as they once were. There may be previous conversations with the Fire Chief we are not aware of and perhaps they are fine with backing in or out in the common and wider common driveway shown hatched on the plans. Please confirm.

Plans:

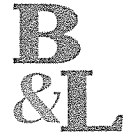
Sheet C-110-Subdivision Plat

1. Note 11 mentions driveway construction for 50,000 lbs. fire truck. Plans need to indicate which driveways (or portions thereof) this applies to regardless of length. It is unclear if shaded portion of common driveways pertain to note 11 for wider section and deeper sub-base. Previously shown truck turn-around areas are no longer shown. See

Sheet C-130-Landscaping, layout & Utilities Plan

1. See attachment and comments above. Runoff conveyance requires additional swales and piping a WSP driveway.
2. Requested shrubbery between driveways for L 5-8 to buffer residences on WSP Rd. adjacent to the driveway were not provided and still recommended. See previous comment letter.

Honorable Kerry Dineen, Mayor
Village of Altamont
March 25, 2024
Page 3



Sheet C-502:

1. Label concrete ballast counterweight around grinder pump for anti-bouyancy as groundwater levels are variable. Design engineer shall confirm depth required.

Please revise plans and re-submit Engineer stamped plans.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in cursive script that reads "Bradley D. Grant".

Bradley D. Grant
Senior Project Manager

BDG/bdg

- Deborah Hext-VOA ZBA via e-mail
- Allyson Phillips, Esq. via e-mail
- Patty Blackwood-VOA via e-mail
- Ginger Hannah-VOA via e-mail
- Garry Goss-VOA via e-mail

Encl.-grading plan and additional swales pdf



February 23 2023

Honorable Kerry Dineen, Mayor
and Board of Trustees
Village of Altamont
115 Main Street
Altamont, New York 12009

Re: CM 11 Lot Subdivision Project-comment letter

File: 895.038.001

Dear Mayor Dineen:

We have reviewed the plans in February 2024 for the subject project per our scope of services and offer the following comments.

General:

1. Confirm the intentions with the ZBA for providing a crosswalk at the west end of WSP over to an existing sidewalk as discussed during our site walk-through on September 21, 2023. We recommend a painted crosswalk with adjustments/re-construction of a short portion of the existing sidewalk with ADA grading across from the westerly end of WSP be constructed whether a sidewalk is constructed or not. This would enable an improved connection to sidewalk across Western Avenue as discussed during our site visit where no provisions exist now to serve the increased pedestrian traffic anticipated. There is a note on the plans for a 5' wide sidewalk but is presumably not proposed in lieu of escrow. Please clarify.
2. Applicant submissions of draft maintenance agreements regarding common driveway maintenance, snow removal, drainage, lawn mowing and related to the Village Attorney for review are still pending.
3. Confirm if the Village is interested in posting a lower speed limit on WSP, such as 10 MPH given its narrowness. We disagree with the response that this provision is negligible but it is ultimately up to the Village.
4. Confirm a basement is not proposed for Lot # 1 due to proximity to wetland. Was this not a condition from the Village early on due to proximity to said wetland?
5. Project detailing for driveways able to support fire apparatus and drainage at driveways need revisions to provide 10-12" of Type 2 sub-base to support a 50,000# truck/fire apparatus. A 6-inch sub-base over the existing silty soils is insufficient. Stabilization/separation fabric should be considered.



Plans:

Sheet C-002-Notes:

1. Exterior grinder pump installation are proposed. The pump typically has an integral check valve inside the pump station and use of the E-1 lateral kit comes with another check valve at the curb box. Redundant check valves help ensure pumped sewage does not enter back into the houses if one fails open. Show plan location for all check valve assemblies for each lot. A note that it is outside the home does not suffice.

Sheet C-110-Subdivision Plat

1. Note 11 mentions driveway construction for 50,000 lbs. fire truck. Plans need to indicate which driveways (or portions thereof) this applies to regardless of length. It still does not. Lot 2 is more than 500' from Western Avenue. Previously shown truck turn-around areas are no longer shown.

Sheet C-130-Landscaping, layout & Utilities Plan:

1. Label all proposed contours. Swale near Marion Court on lot 1 are not labeled and discharge weir elevation has not been provided. Please provide requested data as was the case on the south side.
2. Northerly channel needs a weir elevation to discharge as requested.
3. Provide length and width at bottom of rain gardens which are presumably typical. Show house downspouts connected to rain gardens.
4. Drainage of the property generally runs from west to east (Western towards Marion). There are still no provisions for driveway culverts or drainage swales shown on the grading plans that allow runoff conveyance or avoidance of run-on drainage from one property to another except at lots 7 and 8. Detailed 2' swale depth may need to be shallower as the site is relatively flat. The detail needs to be applied to the plan so the site contractor knows where they are proposed and how to grade them.
5. During site walk-through provision of underground stormwater chambers were discussed near the end of swale on lot 1 to infiltrate some runoff. Please provide (4 sections) of 12" high PE chambers below ditch invert connected by a 6" vertical pipe having an inlet grate 3" above bottom of swale to the chambers below. The plan generally notes the chambers but the top of the chambers need to be at least 6-inches below the swale and not above the ditch invert as labeled. Indicate model number/manuf. of chamber units and dimension on the plans regarding their extent.



6. Add notes to retain existing trees to provide screening and minimize area of disturbance. This applies to all lots. Existing note referenced in response letter could not be found.
7. We recommend new perennial shrubs within WSP driveway easement adjacent to the westerly and easterly homes. Nannyberry shrubs would be too large.
8. Where are provisions of drainage for low area west of WSP driveways and connection to existing catch basin discussed during walk-through? We recommend a 20-30' length to a 12-inch inlet flared end section to drain the existing low point discussed during our site walk-through and connected to CB on the west side of WSP driveway. Label catch basin rim and invert elevations, pipe sizes and pipe slopes. None are shown.

Sheet C-140-Reserved for Site Plan and Profiles:

1. Provide detail of driveways showing crowned sub-grade, materials, depths, compaction and all needed to construct that supports a 50,000 lbs. fire truck. As shown the proposed sub-base is only 6-inches in depth with no soil separation geotextile. We recommend a 10-12" sub-base course where fire trucks might access.
2. Profiles of each driveway are provided but does not show culverts where swales lead to and away from that considers drainage, culverts and conveyance of runoff. Show driveway culverts.

Sheet C-502:

1. For detail 2 (in-line flushing assembly) dimension size and depth of ABS access.
2. What is cap material and how attached? Do not glue.

Please revise plans and re-submit Engineer stamped plans.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in cursive script that reads "Bradley D. Grant".

Bradley D. Grant
Senior Project Manager

BDG/bdg

- Deborah Hext-VOA ZBA via e-mail
- Allyson Phillips, Esq.
- Patty Blackwood-VOA via e-mail
- Ginger Hannah-VOA via e-mail

Stephen P. Walrath, L.S.
Land Surveying & Land Use Planning
Environmental Mapping

P.O. Box 381
122 Main Street
Altamont, NY 12009
518-986-0125
email: spwalrath3@gmail.com

February 13, 2024

Bradley Grant, Senior Project Manager
Barton & Loguidice
10 Airline Dr. Suite 200
Albany, NY 12205

Re: CM Fox 11 Lot Subdivision Project – Comment Letter

Dear Mr. Grant,

We are in receipt of the review letter issued by Barton & Loguidice on November 20, 2023 regarding the Subdivision Review for the above mentioned project. We have reviewed the comments provided and offer the following responses:

1. Confirm the intentions with the ZBA for providing pedestrian accommodation's; (1) sufficient escrow for sidewalks, (2) or providing a constructed sidewalk on West Schoharie Plank Road (WSP), and a crosswalk at the west end of WSP over to an existing sidewalk as discussed during our site walk-through on September 21, 2023. We recommend the crosswalk across from the westerly end of WSP be constructed whether a sidewalk is constructed or just escrowed to enable to improve connection to sidewalk across Western Avenue as discussed during our site visit.

The Village shall decide how to allocate escrowed amount.

2. Applicant shall submit draft maintenance agreements regarding common driveway maintenance, snow removal, drainage, lawn mowing and related to the Village Attorney for review. We have made previous comments related to the initial draft agreements submitted. See below.

Draft maintenance agreements are in progress.

3. Confirm if the Village is interested in posting a lower speed limit on WSP, such as 10 MPH given its narrowness.

Given the existing width and the nature of a dead-end road reducing the speed limit of this section of Schoharie Plank Road would prove negligible.

4. Confirm a basement is not proposed for Lot # 1 due to proximity to wetland.

A basement is proposed for Lot #1, final floor elevation of the proposed house will take into consideration existing conditions.

5. Landscaping plan seems minimal with quantity and only three varieties. It does not provide for screening trees or shrubs near existing properties adjacent to the project on lots 1, 3, 4, 5, 6, 7 and 8. See comments below.

Please see sheet C-130 Layout, Utilities & Landscaping Plan for a revamped landscaping plan.

6. Include landscaping as part of sheet C-130 title.

The sheet C-130 title has been updated.

7. We assume no exterior site lighting is proposed farther than 40' from the house on the larger lots (over 1 acre) and any proposed lighting should go through Village building inspector for review. Comply with all Village and NYS building codes

This assumption is correct, any proposed lighting further than 40' from the house will undergo review from the Village Building inspector.

8. Project detailing for driveways able to support fire apparatus and drainage at driveways need additional information, see below.

Please refer to sheet C-130 Layout, Utilities & Landscaping Plan and C-300 Driveway Cross Sections for common access driveway details.

Plans:

Sheet-C-001-Cover:

1. Add landscaping to sheet C130 title on cover and layout and Utilities Plan.

Please refer to sheet C-130 Layout, Utilities & Landscaping.

Sheet C-002-Notes:

1. Sewer notes number 4 indicates a check valve in the basement while plans and detail indicates an exterior grinder pump installation. The pump typically has an integral check valve inside the pump station and use of the E-1 lateral kit comes with another check valve at the curb box. Redundant check valves help ensure pumped sewage does not enter back into the houses if one fails open. Please clarify inside or exterior installation.

Please refer to sheet C-002 Notes, sewer notes number 4, for clarification of check valve location.

2. Under water notes please re-word note 4 regarding that expansion of the work area is within

project property limits by 10' from adjacent property(s) to ensure retention of existing vegetation.

Please refer to sheet C-002 Notes, water notes number 4, for clarification of expansion of work area.

Sheet C-110 Subdivision Plan:

1. Note 11 mentions driveway construction for 50,000 lbs. fire truck. Plans need to indicate which driveways this applies to regardless of length.

Please refer to sheet C-110 Subdivision Plan, for clarification of emergency vehicle access.

Sheet C-120 Erosion & Sediment Control Plan:

1. What are Geo-technical engineer recommendations mentioned in note 4 of Construction Sequence? Include in plans if pertinent.

A geo-technical engineer shall be consulted if and only if areas of significant material fills were present on site, as designed no such areas are present on site.

Sheet C-130 Layout, Utilities & Landscaping Plan:

1. Label all proposed contours.

Please refer to sheet C-140 Grading & Drainage Plan, for updated contour labels.

2. Indicate proposed drainage swale end elevations at north and south ends adjacent to Marion Court property lines. Northerly channel needs a weir elevation to discharge.

Please refer to sheet C-140 Grading & Drainage Plan, for information on drainage swale elevations.

3. Where are the rain gardens previously discussed to receive roof drainage on each of the lots? Their storage value was intended to offset increases of impervious area from development in this sensitive area. The smallest lots could have smaller rain gardens.

Please refer to sheet C-140 Grading & Drainage Plan, for information on the rain gardens. Although interpreted as a practice that would be installed based on a per lot basis; vegetated rain gardens have been incorporated into the drawing set for the project.

4. Drainage of the property generally runs from west to east (Western towards Marion). There are no provisions for driveway culverts or consistent swales shown on the grading plans that allow runoff conveyance or avoidance or run-on drainage from one property to another except at lots 7 and 8.

Please refer to sheet C-140 Grading & Drainage Plan and sheet C-300 Driveway Cross Sections, as the addition of the individual best management practices aid in the mitigation of runoff conveyance to adjacent parcels. Site details highlight the minimal grading required to

address the abovementioned concerns.

5. During site walk-through provision of underground stormwater chambers were discussed near the end of swale on lot 1 to infiltrate some runoff. Please provide (4 sections) of 12" high PE chambers below ditch invert connected by grated vertical pipe 3" above bottom of swale.

Please refer to sheet C-140 Grading & Drainage Plan for the addition of the PE Chamber in the northerly swale.

6. Add notes to retain existing trees to provide screening and minimize area of disturbance. This applies to all lots.

Please refer to sheet C-130 Layout, Utilities & Landscaping Plan as such note already exists on plan set.

7. Widen out discharge end of eastern swale through lots 7 and 8. Contour 402 should be 20' wide at end on lot 8. We recommend mixing some wildflower seed mix with grass seed for this 20'x10' end area for providing an erosion resistant vegetated area at discharge.

Please refer to sheet C-140 Grading & Drainage Plan.

8. Provide screening shrubs/moderate sized trees/vegetation along driveways and houses on lots 1, 3, 4, 10, and 11 on the Western Ave. side. Provide screening with smaller species of conifers along driveways for lots 5, 6, 7 and 8 accessing WSP. Provide side yard trees for lots 5 to buffer new house location and add more than shown for lot 8. Screening for existing properties is important.

Please refer to sheet C-130 Layout, Utilities & Landscaping Plan.

9. Add a 45 degree bend at sewer manhole connection that directs discharge to outlet pipe as opposed to perpendicular to flow to reduce splatter and odors.

Please refer to sheet C-502 Utility Details.

10. Where are provisions of drainage for low area west of WSP driveways and connection to existing catch basin discussed during walk-through?

Please refer to sheet C-140 Grading & Drainage Plan for details of catch basin provisions.

Sheet C-140 Reserved for Site Plan & Profiles:

1. Provide detail of driveways showing crowned sub-grade, materials, depths, compaction and all needed to construct that supports a 50,000 lbs. fire truck.

Please see sheet C-300 Driveway Cross Sections.

2. Provide a profile of each driveway that considers drainage, culverts and conveyance of runoff. Show water and sewer laterals with appropriate cover as already detailed.

Please refer to sheet C-150 Plan & Profile for utility information within common access driveway.

3. Slope is minimal across central part of property and conveyance of drainage is a challenge. Consider shallow swales leading to multiple 8-10-inch driveway culverts under driveway grades.

Please see sheet C-300 Driveway Cross Sections.

Sheet C-500 Erosion & Sediment Control Details:

1. Where/what is seed mix A for detail 3?

NYS DOT Seed Mix A was not chosen for this application as it is tailored for general road-side usage, where seed Mix B is a mix of grasses formulated for Restorative/high-traffic areas, please see sheet C-500, detail 3 for more information.

2. For detail 7 (drainage swale) we recommend 1 vertical: 3 horizontal side-slope to less erodible than 1:2 shown.

Please see sheet C-500, detail 7 for revised side slope note.

3. Is there a more resilient grass seed mix than just rye grass that could be more heat and erosion resistant for detail 7?

NYS DOT Seed Mix A would work well in these low shade areas, please see sheet C-500, detail 7 for revised note.

Sheet C-501:

1. Add sanitary sewer force Main note 8 in detail 1 regarding minimum cover.

Note added to detail, please refer to sheet C-501, detail 1, note number 8.

2. Clarify intent of note 1 in detail 5 regarding lid 12" below grade.

This note contains a typo, please see revised note on sheet C-501 detail 5, note 1.

Sheet C-502:

1. For detail 2 (in-line flushing assembly) what is nature of insulated lid and ability to withstand wheel loads? What is R-value to keep the piping from freezing? Dimension component depths and depth of gravel.

This detail is directly from the e-one catalog, "boxes shall be constructed of ABS, conforming to ASTM-D 1788. Lid top casting shall be cast iron, conforming to ASTM A-48 Class 25,

providing magnetic detectability, and be painted black. The lid shall have the word "sewer" cast into it. All components shall be inherently corrosion-resistant to ensure durability in the ground". Dimensional requirements of components and gravel shall be in accordance with ASTM D 2321.

2. Consider ball valves in lieu of gate valves

Detail Number 2 has been revised to show use of ball valves instead of gate valves.

3. What is intended for cap?

Please see response to Comment Number 1, Sheet C-502

If you have any questions, or are in need of additional information, please feel free to contact me at 518-888-2852.

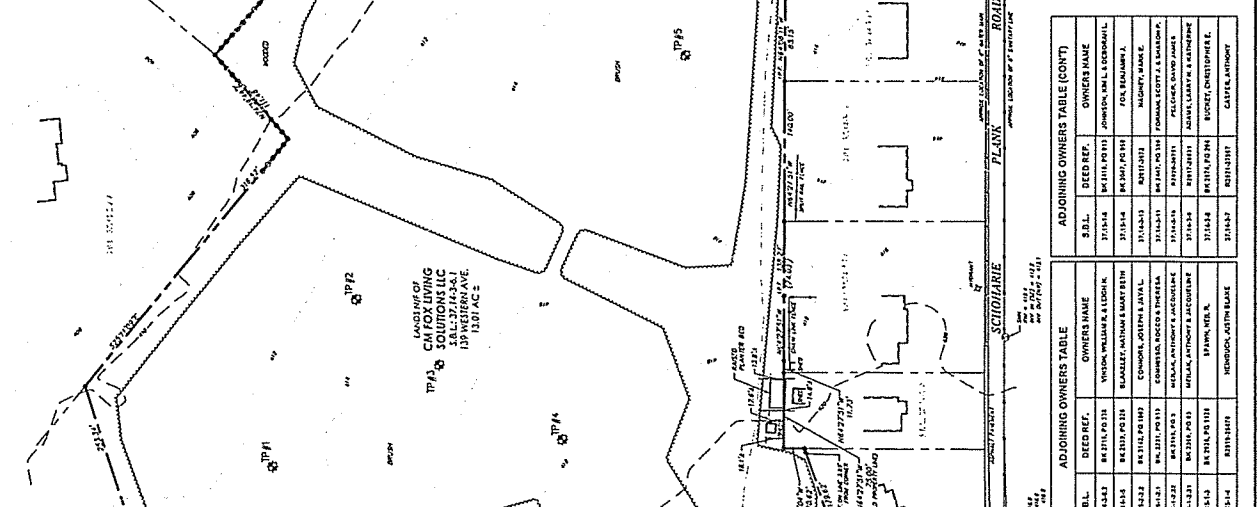
Sincerely,



Ro Andres
Project Manager

NO.	DATE	DESCRIPTION	BY	CHK
1	10/27/2014	PRELIMINARY PLAN	SW	SW
2	11/10/2014	REVISED PLAN	SW	SW
3	11/10/2014	REVISED PLAN	SW	SW
4	11/10/2014	REVISED PLAN	SW	SW
5	11/10/2014	REVISED PLAN	SW	SW
6	11/10/2014	REVISED PLAN	SW	SW
7	11/10/2014	REVISED PLAN	SW	SW
8	11/10/2014	REVISED PLAN	SW	SW
9	11/10/2014	REVISED PLAN	SW	SW
10	11/10/2014	REVISED PLAN	SW	SW
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14	11/10/2014	REVISED PLAN	SW	SW
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17	11/10/2014	REVISED PLAN	SW	SW
18	11/10/2014	REVISED PLAN	SW	SW
19	11/10/2014	REVISED PLAN	SW	SW
20	11/10/2014	REVISED PLAN	SW	SW

STEPHEN P. WALRATH, L.S.
 LAND SURVEYING AND PLANNING
 122 MADISON STREET, P.O. BOX 341
 ALBANY, NY 12208
 TEL: 518-862-1122
 FAX: 518-862-1123
 E-MAIL: SW@SPWALRATH.COM
 A PROFESSIONAL SURVEYOR
 LICENSE NO. 12155
 EXPIRES 12/31/2015



ADJOINING OWNERS TABLE		ADJOINING OWNERS TABLE (CONT)		
S.B.L.	DEED REF.	OWNERS NAME	DEED REF.	OWNERS NAME
311643	311643	WISDOM, WALTER & SON, INC.	311643	JOHNSON, WALTER & SON, INC.
311644	311644	BLAZER, WALTER & SON, INC.	311644	FOX, BEAUMONT
311645	311645	COMMON, JOSEPH & DAVID	311645	BLANKET, BANK
311646	311646	COMMON, BECK & STEVEN	311646	FORMAN, SCOTT & SANDRA
311647	311647	MELAN, ANDREW & JACQUELINE	311647	PELCHER, RANDY JAMES
311648	311648	MELAN, ANDREW & JACQUELINE	311648	ADAM, LARRY & KATHLEEN
311649	311649	SPARK, WEAVER	311649	BOYER, CHRISTOPHER L.
311650	311650	HENDON, ANTHONY BLAKE	311650	GAVER, ANTHONY

REMARKS:
 1. SURVEY COMPLETED BY STEPHEN P. WALRATH, L.S. LAND SURVEYING AND PLANNING IN ALBANY, NY ON 10/27/2014.
 2. THIS PLAN IS SUBMITTED BY THE SUBDIVIDER TO THE ALBANY COUNTY CLERK'S OFFICE FOR RECORDATION.
 3. ALL INFORMATION IS BASED ON NAVD 83.
 4. SUBJECT TO CORRECTIONS, EASEMENTS, RESTRICTIONS, EASEMENTS AND ADJUSTMENTS OF RECORD AND ANY STATE OF FACTS UP TO DATE. THIS REPORT WILL SHOW.
 5. SURVEY SHOWS IS SUBJECT TO ANY SURPRISE CONDITIONS THAT MAY EXIST AT ANY TIME.
 6. THIS PLAN IS SUBJECT TO ANY SURPRISE CONDITIONS THAT MAY EXIST AT ANY TIME.
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 20. THIS PLAN IS SUBJECT TO ANY SURPRISE CONDITIONS THAT MAY EXIST AT ANY TIME.

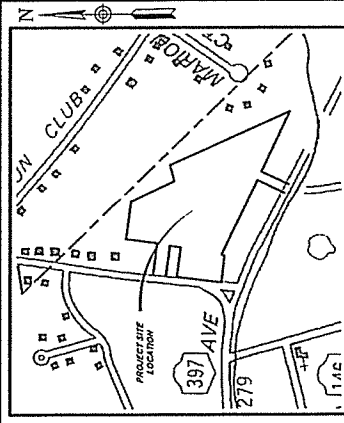
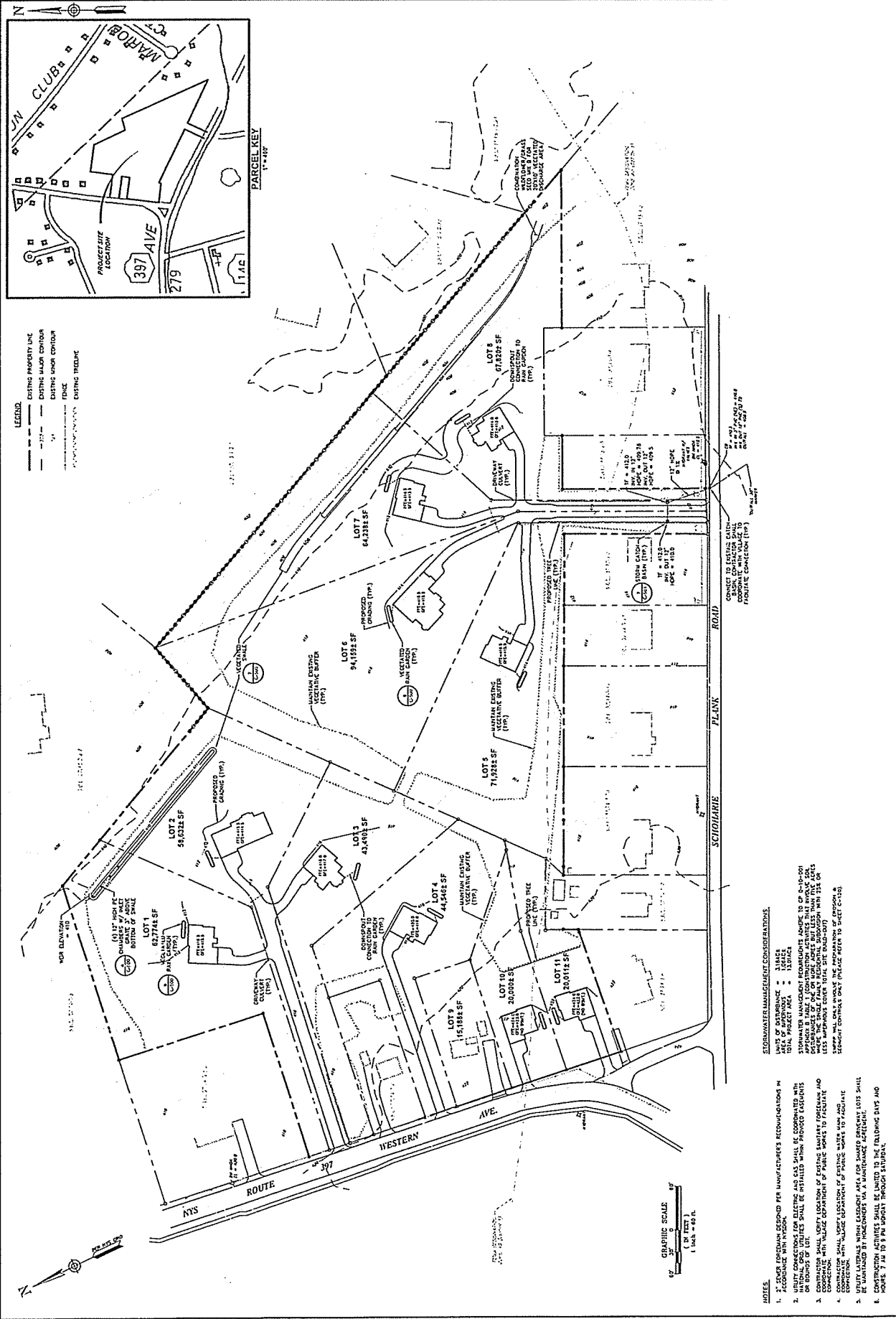
GRADING & DRAINAGE PLAN
MAJOR SUBDIVISION
CM FOX LIVING SOLUTIONS LLC

NO.	DATE	DESCRIPTION	BY	CHK
1	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS
2	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS
3	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS
4	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS
5	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS
6	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS
7	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS
8	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS
9	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS
10	11/25/23	REV. FINAL GRADING & DRAINAGE PLAN	WHS	WHS

STEPHEN P. WALRATH, L.S.
LAND SURVEYING & LAND PLANNING
122 MAIN STREET, SUITE 200, BOX 311
ALABAMA 36108
TEL: 334.946.0125
WWW.SPLP.COM



THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



LEGEND

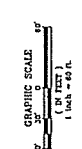
- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- FINISH
- EXISTING TRAILING

STORMWATER MANAGEMENT CONSIDERATIONS

UNITS OF DISTURBANCE: 3 UNITS
 15% OF DISTURBANCE: 0.45 UNITS
 10% OF DISTURBANCE: 0.3 UNITS

STORMWATER MANAGEMENT REQUIREMENTS APPLICABLE TO CP 00-10-001
 APPLICABLE TO ALL CONSTRUCTION ACTIVITIES THAT INVOLVE CUT, FILL, OR DISTURBANCE OF EARTH OR SOIL. THESE REQUIREMENTS SHALL BE APPLIED TO ALL CONSTRUCTION ACTIVITIES THAT INVOLVE CUT, FILL, OR DISTURBANCE OF EARTH OR SOIL. THESE REQUIREMENTS SHALL BE APPLIED TO ALL CONSTRUCTION ACTIVITIES THAT INVOLVE CUT, FILL, OR DISTURBANCE OF EARTH OR SOIL.

- NOTES**
1. STORMWATER MANAGEMENT REQUIREMENTS FOR MANUFACTURER'S RECOMMENDATIONS IN ACCORDANCE WITH MSDS.
 2. UTILITY CONNECTIONS FOR ELECTRIC AND GAS SHALL BE COORDINATED WITH THE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 3. CONSTRUCTION SHALL OCCUR IN ACCORDANCE WITH THE EXISTING EROSION CONTROL PLAN AND THE CONSTRUCTION SHALL BE MONITORED TO PREVENT EROSION.
 4. CONSTRUCTION SHALL MAINTAIN ADEQUATE DEPTH OF PONDING WATER TO AVOID DRYING OUT.
 5. UTILITY LINES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE MAINTAINED BY THE UTILITY PROVIDER.
 6. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING DAYS AND HOURS: 7 AM TO 5 PM MONDAY THROUGH FRIDAY.



DRAWING CONTRACT 0-2023
 UNAPPROVED ALTERATIONS
 VIOLATION OF THE STATE
 PROFESSIONAL ENGINEERING
 ACT AND/OR THE STATE
 LAND SURVEYING ACT
 MAY BE SUBJECT TO
 PENALTY AND/OR
 DISCIPLINARY ACTION
 BY THE BOARD OF
 PROFESSIONAL ENGINEERS
 AND SURVEYORS OF
 THE STATE OF ILLINOIS

STEPHEN P. WALTRATH, L.S.
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 12155



STEPHEN P. WALTRATH, L.S.
 LAND SURVEYING & LAND PLANNING
 122 MAIN STREET, P.O. BOX 341
 ALTON, ILL. 61810
 TEL: 618-246-0125
 WILLIAM H. SMART
 A PROFESSIONAL ENGINEER
 LICENSE NO. 12155
 (618) 657-7270

NO.	DATE	DESCRIPTION	REV.	CHK.
1	07/23/23	REVISED PER COMMENTS	01	SW
2	07/23/23	REVISED PER COMMENTS	02	SW
3	07/23/23	REVISED PER COMMENTS	03	SW
4	07/23/23	REVISED PER COMMENTS	04	SW
5	07/23/23	REVISED PER COMMENTS	05	SW

PLAN & PROFILE

CM FOX LIVING SOLUTIONS LLC
 MAJOR SUBDIVISION

123 WESTERN AVE.
 ALTON, ILLINOIS 61810

SCALE: 1" = 40'

DATE: 07/23/23

CHECKED BY: SW

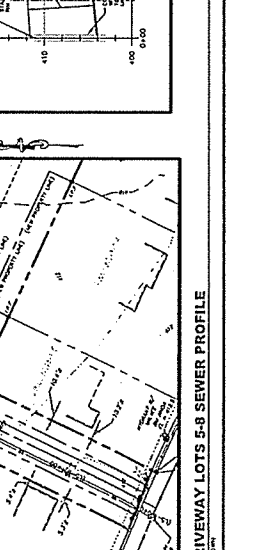
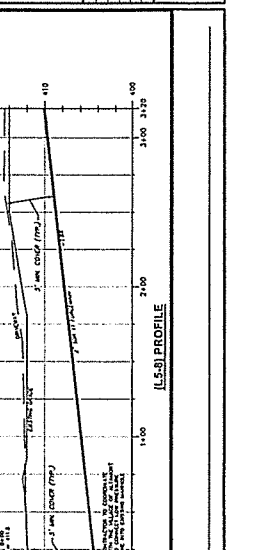
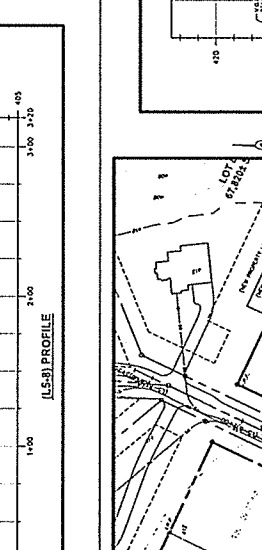
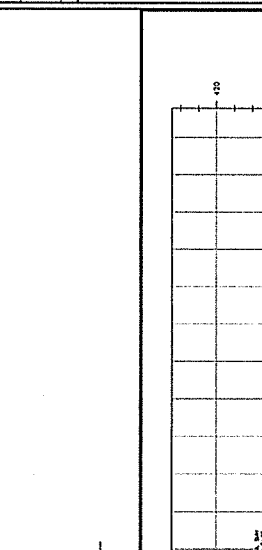
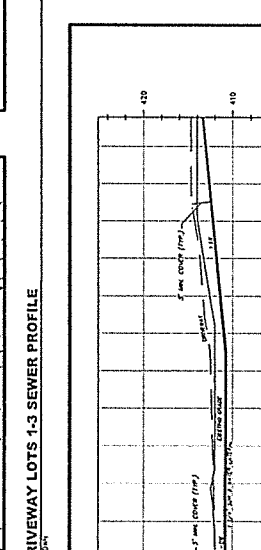
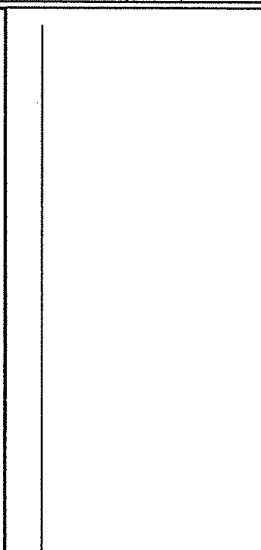
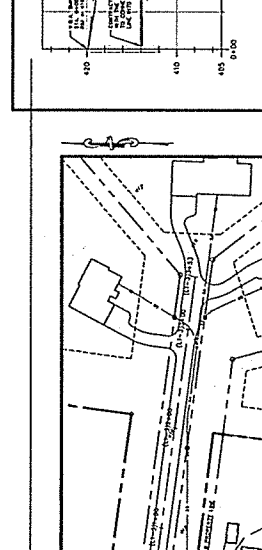
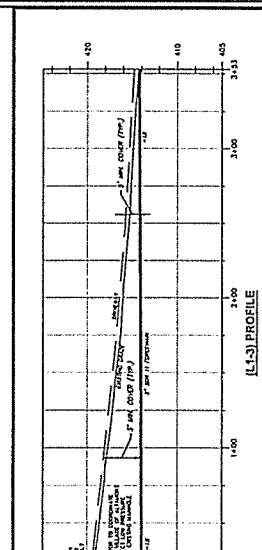
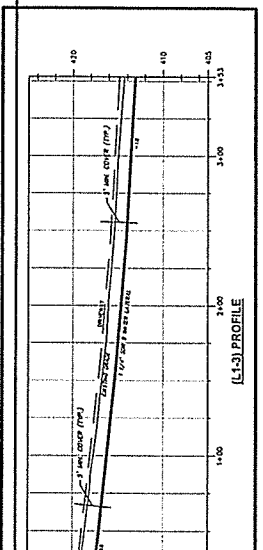
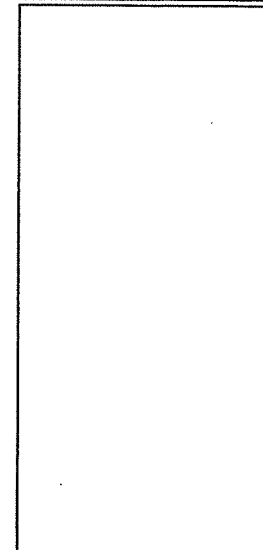
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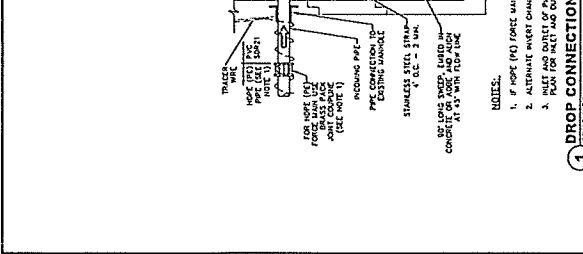
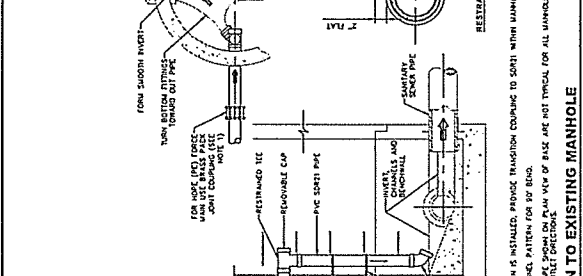
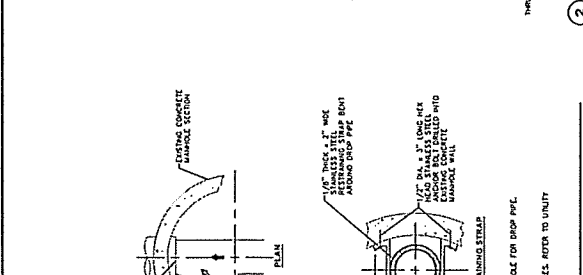
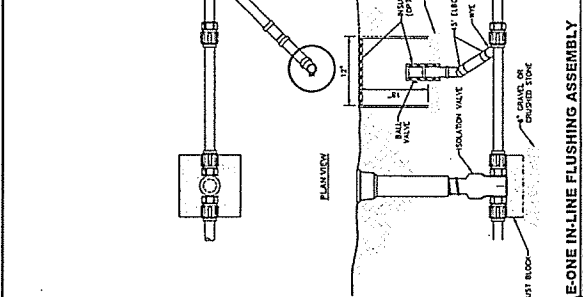
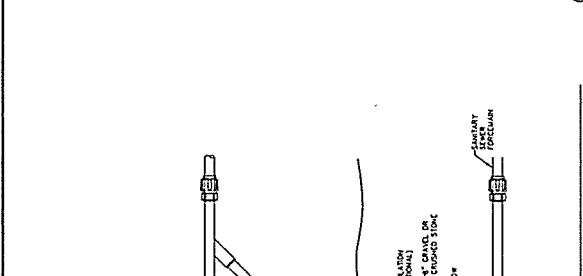
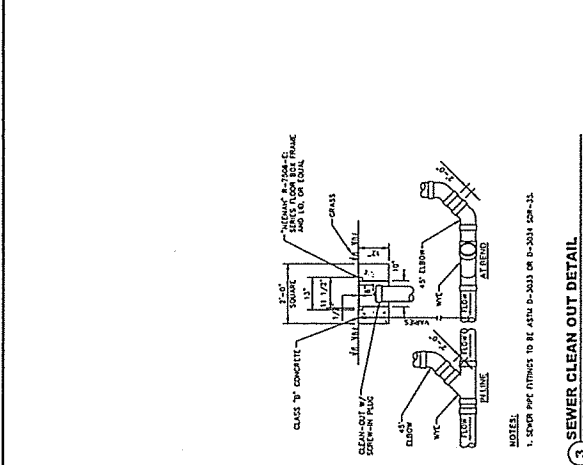
PROJECT NO.: 23-001

ALTON, ILLINOIS

STATE OF ILLINOIS

C-150
 SHEET 8 OF 12





1 DROP CONNECTION TO EXISTING MANHOLE
 SCALE: N.T.S.

2 E-ONE IN-LINE FLUSHING ASSEMBLY
 SCALE: N.T.S.

3 SEWER CLEAN OUT DETAIL
 SCALE: N.T.S.

4 GRINDER PUMP STATION CONNECTION ELEVATION VIEW
 SCALE: N.T.S.

5 GRINDER PUMP STATION CONNECTION PLAN VIEW
 SCALE: N.T.S.

6 GRINDER PUMP STATION CONTROL/ALARM PANEL DETAIL
 SCALE: N.T.S.

NOTES:

- IF HOPE (HD) FORCE MAIN IS INSTALLED, PROVIDE TRANSITION COUPLER TO DOWN WITH MANHOLE FOR HDPP PPE.
- ALTERNATE WERTH CHAIN, PATENT FOR SD BOND.
- NOTE FOR HET AND BOLT: USE 304.

NOTES:

- CONTRACTOR SHALL INSTALL LOW PRESSURE SANITARY PUMP STATION, AND ACCESSORIES IN ACCORDANCE WITH E-ONE INSTALLATION GUID.

NOTES:

- SEWER PUMP STATION TO BE AS SHOWN ON 0-2-2023 104-35.

NOTES:

- DOUBLE CONTROL PANEL (2 PANELS) TO BE INSTALLED WITH 1\"/>

NOTES:

- CONTRACTOR SHALL INSTALL LOW PRESSURE SANITARY PUMP STATION, AND ACCESSORIES IN ACCORDANCE WITH E-ONE INSTALLATION GUID.

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- CONTRACTOR SHALL INSTALL LOW PRESSURE SANITARY PUMP STATION, AND ACCESSORIES IN ACCORDANCE WITH E-ONE INSTALLATION GUID.

RECEIVED

B MAR 21 2024

VILLAGE OF ALTAMONT

Village of Altamont
115 Main St.
PO Box 643
Altamont, New York 12009

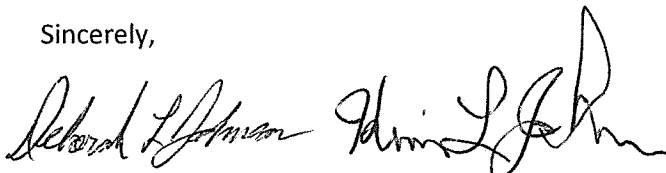
March 26, 2024

To whom it may concern:

I have been very concerned about the future development of land near me. Development in a flood plain raises concerns about the potential impact on the local ecosystem, the increased risk of flooding for nearby properties and the potential strain on existing infrastructure such as drainage systems. Please address the following questions.

- Who is responsible for flooding or damages to our property caused by the CM Fox Living Solutions, LLC?
- Where is the storm drain for development and road going to be put and draining to? When the creek gets high, the storm drain by our house backs up.
- How wide is total width or the road allowed to be?
- How much buffer zone between said road and our property houses involved?
- Does the developer have flood insurance for said road between houses in flood plain?
- Is the development going to have H.O.A.? "We want no part of it."
- What is the developer's responsibility?
- Where is the snow going to be plowed too? "Not our property or buffer zone."
- Are fences to preserve our privacy being considered?
- Do garbage truck pickup on a private road?
- Is the developer responsible for trees falling on my property and roof if damaged?
- Who's responsible for buffer zone?
- Does the purposed developer and access road meet village, town zoning code criteria.

Sincerely,



Deborah L. Johnson and Kim L. Johnson
117 Schoharie Plank Road West
Altamont, NY 12009

Ginger Hannah

From: Heather Fox <heathershfox@gmail.com>
Sent: Monday, March 25, 2024 9:28 PM
To: villagebuilding@altamontvillage.org; Ginger Hannah
Cc: Benjamin Fox; Heather Fox
Subject: Comments & Photos for ZBA Meeting 3/26/2024
Attachments: Village of Altamont-Comments for ZBA 3.25.24.docx; Untitled attachment 00018.txt; 6D1704FC-0F87-46A4-8FF1-826ED84045D8.jpeg; FF217081-4E26-4156-ACBB-9A5C45DCFFC4.jpeg; E80C43F3-D8EE-410B-93A3-DD227C244F38.jpeg; CD82228F-0929-485E-BA45-A98002BC3B9D.jpeg; 32E2375A-0B45-4A8C-8756-626DDEBA713F.jpeg; 097B19D7-1D77-4DF1-BF64-C713C6AC4543.jpeg; 41C87298-2A13-49DB-B879-E6E5D6495009.jpeg; 43E5DF60-3E4C-4113-8AF7-2AF23ED7E39E.jpeg; 4E7C7536-2586-4A39-BF40-BF3770FF09D2.jpeg; 07D0F966-1E0D-4C22-BF47-ACB3E0DE60D3.jpeg

RECEIVED

MAR 25 2024

Village of Altamont

Please see attached a letter from the Fox Family residing at 115 Schoharie Plank Road West. I have also included numerous photos for reference of what our property looks like on a regular basis after a rain storm.

Thank you, Heather Fox

Village of Altamont
115 Main St
Altamont, NY 12009
Attn: Village Clerk

SUBJECT: Submission of Comments re: CM Fox Living Solutions, LLC Subdivision

Dear ZBA members,

My name is Heather Fox and my husband, Ben, our two boys, and dog Rozzi live at 115 Schoharie Plank Road West. We have been residents of this wonderful Village since 2012. We are writing in response to the CM Fox Living Solutions, LLC subdivision plans for Tax Map#37. 14-3-6-1. You all know us by now, we have attended every meeting we could and have voiced our concerns numerous times about this proposed plan. We regretfully cannot attend the meeting on Tuesday, March 26th as our son's spring concert is at the exact same time at Altamont Elementary School and our kids come first. But I write this last letter from the heart and hope that everyone on the board reads it and internalizes this very big decision to approve a project that we all know deep down is not right for this Village and its residents.

115 Schoharie Plank Rd West is the first home we purchased together months before our wedding. We were so excited to be taking over the home of the O'Rourke's, and the long-standing Altamont families that owned it before them. We knew we had big shoes to fill to keep the memories alive in this little home of ours. We brought our two dogs with us when we purchased it and then our two boys came home from the hospital years later. Since then, we have chosen to be highly active in the community both at the school and through ACT because of our love for it.

Both my husband and I grew up in homes with fathers who were engineers and spent their careers working hard for the State of NY, both supporting the likes of environmental conservation and energy. Both become Subject Matter Experts in their fields. Our grandfathers, all of them, were builders and masters of all the trades. My husband and I have continued on their paths with careers in the energy field for over 20 years. Because of our history and current careers, we know how this type of project turns out. We know what a "good project" looks like, and we know what a "bad project" looks like. We have not only consulted with our fathers but with some of the best local engineering firms that specialize in drafting and stamping projects like this one. They were all quick to say this is not a "good project" for your community. At many of the meetings you talked about the homes at the back of the property and what the water would do to their homes, but more focus needed to be on the fact that this project will cutting through a known flood plain and 100% impacting the already suffering creek that runs along Schoharie Plank Road.

The creek cannot handle any more water than it already tries to on a single day of rain. And I invite you all to visit our home after just one simple day of rain. Our property has been referred to as "The Island" by members sitting at these very meetings defending that this project is going

to be ok. Long standing residents who have “partied” at our home with previous owners since the home was built, will tell you, it is wet. I have been taking pictures of what our house and the surrounding area look like after a day of rain since this project was first brought to our attention. I could put a whole slide show together. What is so bothersome in this process is that no one sitting at the table is living in our shoes nor at these exact properties to see day in and day out what happens. We are scared. We fear the fact this project will be cutting through a known flood plain right next to our home. Any website you visit on the topic of building within a flood plain will tell you that it should never happen unless absolutely necessary. And this is not necessary.

We have attended all the meetings we could, we have fought to stand up to what’s right for this Village, for the water system (which I have pictures of every water main break that has happened on our road and on OUR front lawn for the past two years) and for the families that this will impact, especially ours at 115 Schoharie Plank Road West. We teach our kids to stand up for what’s right no matter what those will think of you. Your reputation is not defined by one human being with money and power. Those people always think they can win. But we DO have the power to stand up to them, to do what is right for the community and for the long-standing residents that this project will severely impact. We do not have the monetary means to fight this fight with lawyers and the like, but we do have the passion to care about what is right and show the people of this Village how much not approving this project means to us.

As previously mentioned, we invite the board to visit our home and walk the property when this snow starts melting or after the next rainfall. Our sump pump never stops for weeks, our shed and entire back and side property (where the new shared driveway will go) are underwater on a regular basis. Our creek cannot handle any additional run off, period.

Thank you all for listening. This letter was written from the heart. I have probably lost 50 days of sleep or more over this project and it’s just so disheartening that the last beautiful piece of property in the Village will be lost to more overly sized homes creating more severe problems for all of us.

Sincerely,
Heather Fox









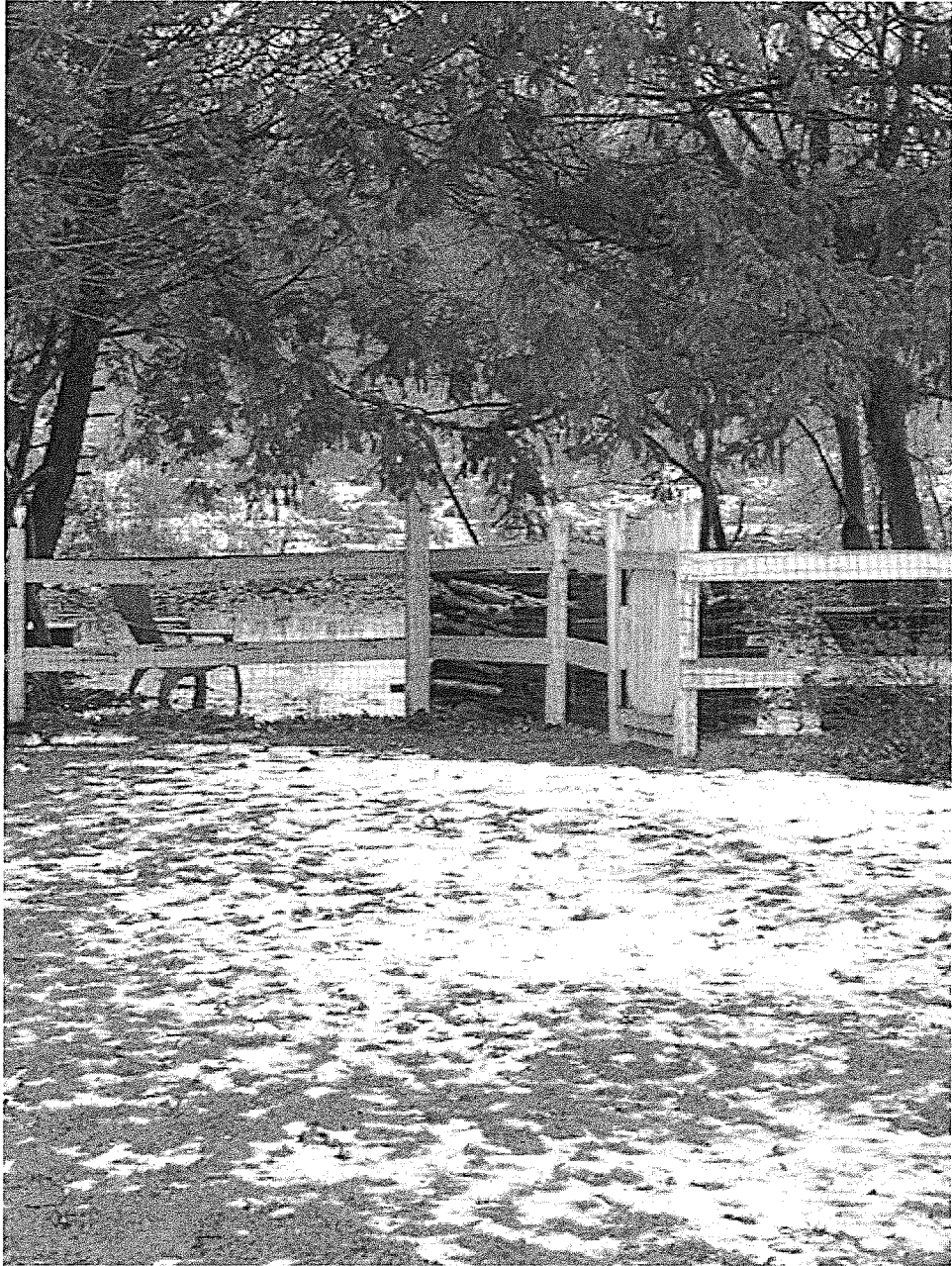












Ginger Hannah

From: simon litten <slitten47@gmail.com>
Sent: Wednesday, February 28, 2024 10:05 AM
To: Ginger Hannah
Subject: Re: Living Solutions Summary and Tree & Shrub Recommendation List by Soil Drainage Class
Attachments: Species for Somewhat Poorly Drained and Moderately Well Drained and for Well Drained and Somewhat Excessively Well Drained Soils.docx

Hi Ginger,

Please see the communication with the Albany Soil & Water District. Also, a shorter list of species suitable for the soil types at the project.

On Fri, Jan 19, 2024 at 1:54 PM Sauca, Tonnie - FPAC-NRCS, NY <Tonnie.Sauca@ny.nacdnet.net> wrote:

Hello Simon,

Here is a resource you can use for both your current site and any site across the village. I hope you are able to get a little more diversity and natives into the plantings. Most screens have more than one row of trees as well. Small trees or shrubs on either side of 1 or 2 alternating rows of trees is more common to slow wind, trap snow, more visually obscure but it does appear that space is limited in the design.

If you have any questions let me know,

Tonnie

Tonnie Sauca Jr

District Technician

Albany County Soil & Water Conservation District

24 Martin Road, Voorheesville, NY 12186

(518) 765-7923

Tonnie.Sauca@ny.nacdnet.net

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--

Simon Litten
518-881-7942 cell
518-861-6719 land

Species for Somewhat Poorly Drained and Moderately Well Drained and for Well Drained and Somewhat Excessively Well Drained Soils

* Provides habitat for endangered bats.

** Ecologically valuable keystone species.

Shrubs

Black Chokeberry *Aronia melanocarpa* Short Shrub 6 feet Deciduous, attractive white flowers, berries, and red foliage in fall. Used for cover and food by many species, good screen due to stems. Grouse favorite.

Maple-leaved Arrowwood, *Viburnum acerifolium* Shrub 6 feet Deciduous, shade tolerant shrub that has attractive flowers, berries, and foliage. Its dense multi-stem growth is both good for screens, hedges as well as nesting, cover, and browse for many species.

Red Osier Dogwood, *Cornus sericea* Shrub 12 feet Deciduous, aesthetically pleasing bright red stems in winter, white flowers in spring, thickets are great habitat for birds and mammals.

Silky Dogwood, *Cornus obliqua* Shrub 12 feet Deciduous, aesthetically pleasing bright red new growth with white flowers in spring, blue berries used by birds for food, forms thickets for nesting.

Ninebark, *Physocarpus opulifolius* Shrub 12 feet Deciduous, fast growing, and adaptable shrub that can grow in any conditions. Attractive flowers, berries, foliage, and bark on mature stems like birch.

Elderberry, *Sambucus nigra* spp. *canadensis* Shrub 12 feet Deciduous, fast growing shrub with white flowers and black berries desired by birds. Edible berries.

Buttonbush, *Cephalanthus occidentalis* Shrub 12-16 ft Deciduous, white flower heads are great for pollinators, waterfowl and other birds eat the seeds. Great for waterbody edges.

American Cranberry, *Viburnum trilobum* Shrub 12-16 ft Deciduous, aesthetically pleasing year-round from spring flowers, summer red berries, fall bright foliage and winter red stems. Berries are desired food source and thickets are nesting habitat.

Speckled Alder, *Alnus incana* Shrub 12 -20 ft This hardy deciduous shrub is perfect for a variety of soils but does best along streambanks or in seasonally wet areas. Used as both thick cover and

Small Trees

American Witch Hazel, *Hamamelis virginiana* Shrub / Small Tree 15 to 20 ft Deciduous, shade preferred shrub best for understory or north sides of hills or buildings, requires moist conditions but not saturated. Yellow flowers and attractive foliage, browse and nesting for woodland birds like thrushes.

Simon Litten, ZBA Member 2/28/2024

American Plum, *Prunus americana* Small Tree 20 to 35 ft This highly valuable small tree is very useful for both birds, wildlife, and humans for food as well as cover for nesting and windbreaks. Moist conditions are a must for the establishment and not drought hardy.

Canadian Serviceberry, *Amelanchier canadensis* Small Tree 30-45 feet Often a multiple-trunked large shrub or small tree this deciduous tree is known for its spring blossoms and desirable fruits for birds and other wildlife. Adaptable but prefers moist well drained loam soils. Often along the edges of wetlands/fields.

Northern White Cedar, *Thuja occidentalis* Small Tree 50-75 feet Coniferous small tree that prefers more the poorly drained to moist well-drained areas than excessively poorly drained. Used for cover, browse, nesting and screens but will need winter browse protection to prevent deer from stripping the lower branches.

Red Mulberry, *Morus rubra* Small Tree 50-75 feet A deciduous adaptable tree with attractive flowers and important food source for many birds and mammals. Not ideal for near buildings or infrastructure such as parking areas due to dropping fruit. Better along perimeter of saturated areas.

Blackgum, *Nyssa sylvatica* Small Tree 50-75 feet Deciduous tree that is used by many species of birds and mammals for food and nesting. Hardy and tolerant of wide variety of conditions but prefers poorly drained to moist well drained soils.

**River Birch, *Betula nigra* Small Tree 50-75 feet Deciduous tree with attractive bark that provides early spring seed source for various birds and mammals. Not for excessively saturated areas but great for the perimeter of these areas.

**Yellow Birch, *Betula alleghaniensis* Small Tree 50-75 feet Deciduous tree with attractive bark that provides early spring seed source for various birds and mammals. Not for saturated areas but great for the perimeter of these areas. Substitutes include River, White/Paper, and Grey birches if needed.

Butternut, *Juglans cinerea* Small Tree 50-75 feet A valuable tree just like its larger relative Black Walnut, this uncommon tree produces edible nuts used by many including humans. Lumber is valuable and was often planted around farmsteads to use the nuts for various products and as shade trees.

Large Trees

Eastern Cottonwood, *Populus deltoides* Large Tree 75-100 ft Deciduous tree that is fast growing and prefers banks of streams in well drained floodplain soils but is tolerant of various soil conditions. Not shade tolerant and will produce large amounts of cottonlike seeds that are food for many species.

**Red Maple, *Acer rubrum* Large Tree 75-100 ft Deciduous tree with attractive red foliage in fall. Seeds are eaten by a variety of birds and mammals. Common at nurseries.

Simon Litten, ZBA Member 2/28/2024

****Sugar Maple, *Acer saccharum* Large Tree 75-100 ft** A deciduous tree with attractive foliage in fall, sweet sap, and plentiful seeds that are eaten by many birds and mammals. Browsed by deer and mature bark peels and is used by bats like shagbark hickory.

Sycamore, *Platanus occidentalis* Large Tree 75-100 ft Tolerant of moist conditions and often found near waterbodies this large tree is fast growing, has attractive white and gray camo like bark and produces seed balls that are a winter food source for many species of birds and mammals. Does best in the moist but well-drained soils on stream edges.

***Shagbark Hickory, *Carya ovata* Large Tree 75-100 ft** Large slower growing tree with many uses including nut mast production utilized by many species of birds and mammals. It is also the host tree for many large moth larvae including the Luna Moth. Bats also enjoy the large peeling bark of mature trees for roosts.

****White Oak, *Quercus alba* Large Tree 75-100 ft** Though adaptable and hardy this tree prefers the moist but coarse (sandy) well-drained soils. Difficult to transplant due to tap root but long lived and will produce large amounts of desirable nut mast for wildlife once mature.

****Bur Oak, *Quercus macrocarpa* Large Tree 75-100 ft** Large long-lived oak that will produce large amounts of desired nut mast for wildlife once mature. Fire resistant and hardy. Often used for degraded site restoration.

****Northern Red Oak, *Quercus rubra* Large Tree 75-100 ft** This hardy oak prefers to grow on well-drained slopes and would be best in not too dry or too wet conditions. Will produce acorns once mature that are a great food source for many species.

Evergreens

Eastern White Pine, *Pinus strobus* Large Tree 75-100 ft Coniferous tree with a fluffy appearance that grows fast in full sun. Used for screens and wind breaks as well as browse and cover for mammals and birds.

Red Pine, *Pinus resinosa* Large Tree 75-100 ft Coniferous tree with long needles creating tufted ends on branches compared to fox tails. Trees will get tall and self-prune lower branches creating a large trunk with needled branches only in the canopy. Nesting and foraging tree for many bird species. Cones are a food source as well.

Norway Spruce, *Picea abies* Large Tree 100 feet Coniferous tree with large swooping branches that shed snow and ice. Used by many birds and mammals for cover and food. Commonly planted as windbreaks and screens. More resistant to the needle cast diseases, than other evergreens. Norway spruce is a naturalized species not a native species, though it is commonly planted and accepted as a noninvasive species for its hardiness and aesthetically pleasing look.