

ALTAMONT ZONING BOARD OF APPEALS

Regular Meeting Agenda

January 24, 2023

1. Open meeting - State time and that the meeting is being recorded and where the exit signs are located.
2. Topic & Discussion: Application meeting at the request of Troy Miller for subdivision of property at tax map #37.14-3-6.1 into 11 building lots.
3. Topic & Discussion: SEQRA - Review Full Environmental Assessment Form (EAF). Consider motion to accept.
4. Topic & Discussion: Review Lot Line Adjustment Applications (2) Consider motions to approve.
5. Topic & Discussion: Review Area Variance Application Consider motion to approve.
6. Consider Motion to Set Public Hearing.
7. Other Business: \_\_\_\_\_  
\_\_\_\_\_
8. Review of Minutes from September 27, 2022 meeting of the Zoning Board of Appeals.  
Consider Motion: To approve minutes.
9. Consider Motion to Adjourn Meeting. Meeting Adjourned at Time: \_\_\_\_\_

Village of Altamont Zoning Board of Appeals  
Regular Meeting  
September 27, 2022

Deb Hext, Chairperson  
Danny Ramirez, Member  
Barbara Muhlfelder, Member  
Simon Litten, Member  
Robert Freeman, Member  
Sal Tassone, Member  
Laura Murphy, Member  
James Sullivan, Member / Alternate

Gary Goss, Building Inspector/Code Enforcer  
Allyson Phillips, Village Attorney (absent)  
Ginger Hannah, Secretary  
Tresa Matulewicz, Board Liaison (absent)

Applicant:  
Troy Miller  
Stephen Walrath, Surveyor  
Rolando Andres, PM

Guests: 1

Chairperson Hext opened the meeting at 7:05 p.m. and welcomed everyone to the Village of Altamont Zoning Board of Appeals meeting. She pointed out the emergency exits and stated that the meeting will be video and audio recorded. She introduced herself as Deb Hext, Chair of the Zoning Board of Appeals and asked the board members to introduce themselves. They did as follows: Danny Ramirez, Sal Tassone, Laura Murphy, Simon Litton, Bob Freeman, Barbara Muhlfelder, and James Sullivan, Alternate. Chair Hext said we also have representing the Village Gary Goss, our Building Inspector and Ginger Hannah, Secretary.

This is a pre-application meeting at the request of Troy Miller for subdivision of property at tax map #37.14-3-6.1 into 11 building lots.

Stephen Walrath, Land Surveyor, gave a presentation on the proposed subdivision. He stated: I'm Steven Walrath. I'm a land surveyor. I live right here in the Village. I've known Troy for quite a while. What Troy is proposing to do is create a subdivision of 11 lots. It's on 13 acres. According to the zoning, I think we can get like 24 lots and that would include a new Village highway going through it. Troy doesn't want that much density on it. One thing we would need is down Schoharie Plank Road we've got four keyhole lots there that share approximately 64 feet altogether. They each have 16 feet on Schoharie Plank Road. I know the zoning requirement is 30 feet wide for a keyhole lot. We went with the 16 feet. Obviously that would require a variance. New York State requires 15 feet as a minimum on a public highway for a parcel in a subdivision. So that's essentially what we'd like to do is to narrow those down and have one common driveway just for the four lots coming off of Schoharie Plank Road.

On Western Avenue we have lands which are VanAuken's. I think that's new. You can see how the property line is like a 10th of a foot off of the southwest corner of it. Troy has talked with the owner, and we're going to slide that whole parcel 10 feet to give him 10 feet off the house instead of an inch and a quarter. And what that is going to do is we've got three keyhole lots up here above that. One of them is 22 feet shown on the map. That is going to create an extra 10 feet. So that would be 32 feet. So all of those would conform with the Village's requirement for the keyhole lots.

There are no wetlands on the property. I did take a look at FEMA's flood map and there's just a little small portion of it, right along Schoharie Plank Rd, right along the edge of the woods right there. So obviously this would get put on the map also, but I just took a look at that today and said I'll just bring that in.

Chair Hext asked if there were any questions:

A discussion followed between the Board, Applicant Troy Miller and Mr. Walrath.

Questions / Concerns raised:

Building Inspector Goss: Both with the access into the properties, below the minimum width of 30 feet, they're going to have to get an area variance for those. In our code, if it's below 30 feet, it's going to be required to have an area variance for any of those lots.

Chair Hext: If the ingress from the road is less than 30 feet.

Building Inspector Goss: Yes. I didn't see any notes on the map explaining how the common driveway or access road would work for the four lots off of Schoharie Plank Rd. How would that road be maintained? Or is it going to be part of like a road use agreement or...

Mr. Walrath: The four parcels would have cross easements to use the 64 foot wide strip. And then there would be a maintenance agreement for the driveway from this portion where they all meet out to Schoharie Plank Road. So the homeowners would be responsible for that, and there's nothing that the Village is responsible for. It would be the same on Western Avenue.

Chair Hext: That's one thing that going forward we would need shown on the map.

Mr. Walrath: And there's just a couple other things. Larry Adams has a little shed and a flower bed across the line there. Troy has talked with Larry, and Troy is just going to convey him a small piece of property just to alleviate the encroachment.

Chair Hext: Paul Miller (Fire Chief) had some concerns about ingress and egress for emergency vehicles and the ability to turn around in these condensed driveways.

Mr. Walrath: Any turnaround or width of the road would be designed in conformance with the New York State Fire Code. If it's longer than 500 feet, you'd have to put like a little bump out so you could get two way traffic in there for an emergency vehicle and whatnot. But then any kind of turnaround here would have to be designed so a firetruck could get in there and turn around and be able to come out.

Chair Hext: The restrictions and the easements, those will be shown on the plat as well?

Mr. Walrath: Yes and we would provide legal descriptions of each of the lots and the easements. And then we could get wording put together for the driveway maintenance agreement that you could review and make sure it all it works.

Chair Hext: And any agreements that you have made for Larry and the other neighbors.

Mr. Walrath: Yes. They will be on the map too.

A discussion was had around Board Member Litten's question of the R15 zone, with a minimum of 15,000 sq. ft. lot size – is there a maximum lot size, and what is the right number of houses for this area. It was pointed out that for Schoharie Plank Road, this dead end street, less houses is better – less traffic, less impact on water/sewer, on neighbors, the flood zone and on the fire department's ability to access the houses, and have a few well-maintained homes.

Mr. Walrath: We talked about behind the properties on Schoharie Plank Road, doing like a 20 - 25 foot buffer, like a no-cut zone, so it would grow up and provide a natural barrier between the new houses and those on Schoharie Plank Road.

Chair Hext: We as a Board require an escrow for our engineer to look at everything, and perhaps legal counsel. Normally we ask for \$1,500 in escrow for the engineer.

Mr. Walrath: I think typically once you get past the concept stage, then you start getting into preliminary design, you submit all the engineering plans, and the Village's designated engineer can look at it and say this is how much it's going to cost me to review this. Then you write a letter and say, we need X amount of dollars in escrow for the review.

Chair Hext: Schoharie Plank Road is pretty beat. Are there any plans to improve that road?

Mr. Walrath: No, that'll all come out in a traffic study and Jeff's and the engineer's input.

Board Member Ramirez: Areas of concern:

- Emergency vehicles having to leave the site won't be able to get past another vehicle.
- And then taking a snow load somewhere - if it's not cleared properly. Would you consider making that wider?
- Vegetation disturbance and areas that are not going to be disturbed in the construction. You mentioned about adding a buffer.
- How about fire hydrants? If the hydrant's in the street and the length of the fire hose goes off of Western Avenue, you're looking at 450 feet from the street to get to the house, let alone wherever the fire hydrant might be. Is that a consideration or something that the fire department might think about that they want something in and on the property?

Chair Hext: I don't know that it would be something that we would consider, but I think it would definitely be something that our fire department would require and maybe our fire inspector.

Board Member Ramirez: Since a water main has to go up that way, just the same. Just for safety.

Mr. Walrath: I think the New York State Fire code, if you're under 500 feet, doesn't require like a pull off or something - is that how it works, Rolando (Project Manager)? And we're under 500 feet of length from a public highway to the house. So this would conform with the New York State Fire Code requirements because it's under 500 feet in length from the road to the houses.

Chair Hext: But how far is it from an existing fire hydrant?

Mr. Walrath: We'll certainly have all that worked out. The plats show the existing fire hydrants - on Schoharie Plank Road to the right of the common driveway, there's one in front of Deb Johnson's property and on Western Avenue, across from Lot 11. And right across Schoharie Plank Road there's a circle with an S in it that means a sanitary manhole for water and sewer.

Board Member Ramirez: You mentioned earlier about the variances that you'll need on the garage on lot nine - the wood frame home on the existing property. On lot number four that you have off of Western Avenue, the one with its own driveway, would you consider not going for



those variances on that house and bringing that driveway up and joining it to the other common driveway?

Mr. Walrath: I know what you're talking about. I did look at that and the issue with that is it requires another frontage over here. So then it would squeeze those four and then it would require variances for the frontage.

Board Member Ramirez: Anything considering sidewalks? I know there's sidewalks across Western.

Chair Hext: - I had that too – We require sidewalks now. So you can put an escrow in for sidewalks at some given time. There's also now a parks fee that is charged and it's \$1,500 per lot. What we have done in the past is as you get the building permits to build the houses, that's when you pay the parks fee. So that you're not going to have that lump sum. That's 315-28 in our code. Then 315-29 mentions sidewalks and streetscape, if you want to know where to find that in our code.

Mr. Walrath - I've looked at that. Sidewalks - that pertains to if you're creating a public highway.

Chair Hext: But you're running along a public highway.

Mr. Walrath: Where would you propose the sidewalks? The only place we're running along a public highway is the frontages on Western and the 64 feet over here.

Chair Hext: It really is at the discretion of the Board. We could require sidewalks even if it was on Schoharie Plank Road. There are sidewalks on the Western side of Western.

It was suggested that a crosswalk be put in and signage, but also noted that drivers won't stop on Western for a crosswalk.

Board Member Ramirez: What the Village does sometimes is require that money be in escrow with the intent because of the code that they might build that sidewalk somewhere else - so extend the sidewalk somewhere else and not necessarily in front of the properties.

Chair Hext: That was something that Allyson (Village Attorney) was going to look into to be sure that we can do that. Because it would be nice to try to get some of these sidewalks connected. We seem to have them here and there throughout the Village. But if it's not the right thing to do, it's not the right thing to do.

Chair Hext: Now site and distance, especially the ones coming out onto Western...?

Mr. Walrath: It's more than adequate, I can guarantee that already.

Board Member Muhlfelder: I've been approached by a couple of people that live on Schoharie Plank Road about the flooding near the foot bridge to Euclid.

Mr. Walrath: That would all be addressed when we get the engineer involved and he starts doing the grading plan and addressing drainage and how are you going to control it, like going off of the site.

Chair Hext: And would your engineer show even on the preliminary plat that there are no wetlands? Would there be something to say that it has been looked at?

Mr. Walrath: Yes.

Code Enforcer Goss: If you look in our code in section 355-17, the zoning law provides that there shall be no more than two access points into a major subdivision. So if you look at the map here, lots 1, 2, 3, 5, 6, 7, and 8 are all served by those two ingress and egress points. However, lots 4, 9, 10, and 11 have individual access from the public street, but they're part of the same major subdivision. So because of that, if you look further down in the code, the subdivision regulations state that lots shall not in general derive access exclusively from a major street. Where driveway access from a major street may be necessary for several adjoining lots, the Zoning Board of Appeals may require such that lots be served by a combined access drive in order to limit possible traffic hazards on the street. That's in 315-27. So it is within the Board's authority to require a common access drive if you feel that those four lots on Western Avenue would cause an issue with traffic.

Chair Hext: Yes - about site (distance), whether coming out of those driveways - would it not only block that driveway, but would it interfere with the site of the existing homes coming out there anywhere? What do you think Gary?

Code Enforcer Goss: It looks like lot 11 comes out on that little road. I don't think that's an issue really. The other ones, I think there's enough viewing room and it's not like that corner is a real tight turn that you can't see far enough way. And it's not like the speed limit's 55 mph.

Mr. Walrath: It's 30 mph. I'm not sure what the distance requirement is for site distance, but I know we meet it with all the driveways.

Board Member Ramirez: Because the speed limit in Village is 30, I don't think that would be a major impact. To consider whether the additional cuts into the highway you know, if it were 45 or better, it's something to consider. On the preliminary plat, when you come back before us, is there a way you could show the site distance?

Mr. Walrath: Yes.

Chair Hext: Just so that we had something that shows we explored that and because of the way the site distance is, the Board decided it wouldn't be required to have different access routes.

Mr. Walrath: Yes, we can provide that because Western Avenue is a state highway (State Route 397), and that's one of the things that they would require us to give them for a curb cut approval.

Chair Hext: We need to make sure we touch base with the state, the county and the town.

Code Enforcer Goss: Regarding the fire hydrants that you talked about - bringing them off of the street. I don't have the code in front of me, but I know there's a lot of references in there that something could be required by the authority having jurisdiction, which would be me and Paul (Fire Chief Miller) together. To put one a certain number of feet off the road, closer to the houses. On Schoharie Plank Road - didn't DPW just replace the water main going down through there last year when there was a break? I know there was work done there.

Chair Hext: So that's something you could talk to Paul Miller (Fire Chief) or Chuck Hughes (Fire Inspector) about.

Mr. Walrath: Troy just brought something up which - this is unusual because the Zoning Board and the Planning Board are the same board, right? The variance is required for the width of the keyhole lots. Would we need to apply for the variances first? Generally you need to get the variance approved before you go to the Planning Board, before you start spending a lot of money designing a project, because if you're not going to get a variance for it, then you're not going to pursue it.

Board Member Ramirez: This is your lucky year because we are both one board.

Mr. Walrath: Question - this is the pre-concept hearing. So I'm assuming we need to put an application in for the variances and then once we have those, then we can put the application or proceed with the preliminary plans for the subdivision?

Chair Hext: Yes. We could probably do that in one meeting - put the application in for the variances. And put the application in for the subdivision. And then come back before us. The one thing that I will tell you is - the first thing that you have to prove for a variance is that it's not a self-created hardship and that there's no other way to do this than to ask for a variance.

Chair Hext: Okay, HOA access, private road maintenance, keyhole lot. Once we see the application and the preliminary plat, since it's a major subdivision and since we have the right to do this and since I think that it's going to have a lot of neighbor involvement, I think we will require a full SEQRA. Just to make sure that we're answering all the questions that may or may not concern neighbors.

Board Member Muhlfelder: When would we have public comment?

Chair Hext: The only time the public can officially comment is at the public hearing, which is going to be a couple of meetings away. When they come back before us with the preliminary plat and answer any other questions that they need to, based on tonight, if I thought it would benefit the applicant and us to not have to keep coming back, I might allow a question or two - that's my prerogative. If it's too crowded or whatever, I probably would not do that. I'd rather get the questions out there if there's only one or two instead of having it at the public hearing and then they have to come back. But officially, public comment cannot be done until the public hearing.

Board Member Ramirez: Will we need an agreement between Larry and Catherine T. Adams with that garden and shed that's back there?

Mr. Walrath: We're going to revise it and show that as being combined with the lands of Adams. So right now it's shown like it's part of a lot. We're going to draw a line there someplace and say that's not part of a lot. That's just a piece. It's like a lot line amendment, to move the line.

Board Member Ramirez: If this goes through, it would have to be part of public record.

Mr. Walrath: It'll be on the plan.

Chair Hext: That'll require a lot line adjustment.

Mr. Walrath: Yes. There's going to be a lot line adjustment there. And then there's also going to be a lot line adjustment up here where the house is only like an inch away from the line, and we're going to move the whole thing 10 feet. So there will be two lot line adjustments, as well as the subdivision. It'll all be together.

Mr. Walrath: One question on the full EAF, do you need that at application for the variances?

Chair Hext: It would probably be to your benefit because if we don't have it, then we're going to have to have another meeting to review the SEQRA.

Chair Hext: I think that's all I have, Gary. Anyone else have any other questions, concerns? Conceptually we can make a motion to approve the concept plan and schedule our next meeting, if you think you would be ready by the end of October.

Code Enforcer Goss: You guys talked to the neighbors along Schoharie Plank Road? Is the temperature warm on this?

Mr. Walrath: I talked to one woman, the one on the left side of the driveway coming off of Schoharie Plank Road. The house is 5.6 feet off the line. That was a year and a half ago when I was doing the surveying out there. She said if I'm only going to look at three or four houses, I'd rather do that than look in somebody else's backyard. And also have the road so close to her house. I just don't like the idea of putting a road, clearing that out, have a 60 foot wide right of way, and have a road literally 20 feet from the house. If you've got 30 feet of pavement, you've got 15 feet left of the right of way and five to the house.

Applicant Mr. Miller: I worked a deal out with them like I did on Bozenkill. We created a lot of no-cut zone areas. I mean, I think it's been very minimal. My idea of a buffer is that it's a no-cut zone. And whomever we sell the house to can plant trees, or whatever. And then whatever they put in can never be cut.

Mr. Walrath: There'll be a deed restriction in there. That it is kind of like a no-cut zone or you can plant stuff, let it grow up. Leave it alone.

Chair Hext: Anything like that as far as disturbance and minimal invasive into the existing

neighborhood, we can review all that, but I think it's definitely something that we should keep in the back of our minds and make sure that we're serving the existing community.

Board Member Ramirez: Will they have a planting schedule?

Chair Hext: A landscaping plan?

Mr. Walrath: We'll have like an erosion, settlement control plan, limits of disturbance, so you can physically see how much is going to be disturbed like around the house, because people are going to have a yard and then behind Schoharie Plank Road, they'll be an area there, whether it's a conservation area or a no-cut zone - that will all be shown on there.

Chair Hext: And that'll be shown on the landscaping part.

Mr. Walrath: Yes, because there's an existing tree line there and we purposely put the rear of the lot lines right along that tree line so it can stay there.

Chair Hext: And what about a SWPPP - storm water prevention plan?

Mr. Walrath: That goes on how much acreage we disturb. If the limits of disturbance are over five acres, then it would require a SWPPP.

Chair Hext: It's 13 acres.

Mr. Walrath: It depends on your limits of disturbance. If you build all the houses, you're not going to disturb the entire thing. You're going to build the driveways here and then the house, and there's going to be a box around the house that would be disturbed area during the construction of it. And it's just a question of figuring out how much area you need around the house and what does that add up to.

Chair Hext: Larry, could you check with Jeff on that and just make sure? Thank you.

Board Member Tassone: What about lighting?

Mr. Walrath: I don't know - if there will be streetlights or something going up the driveway.

Chair Hext: Good question - because there would be light trespass into what's now 13 acres and homes going up.

Board Member Tassone: And people will probably walk in there.

Board Member Muhlfelder: One comment that was made with a fellow on Indian Maiden - they did not want construction vehicles parking on their street. That was one of the requests made. And for the construction people that are working there not to be parking all over the place.

Mr. Walrath: With the first house that's going in, you're going to have to build the driveway going in for that. And it's going to have to be substantial enough to have trucks go in and out there without destroying it.

Chair Hext: We can require that the construction vehicles won't be blocking or parking - certainly they won't be parking on Western, they can't.

Applicant Miller: Ro says we'll have everything ready in two weeks.

Mr. Walrath: This is Rolando (Ro) Andres, he works for me – he's going to be the Project Manager on the project.

Chair Hext: Any other questions?

Applicant Mr. Miller: I'd just like to say I've spoken to at least half the neighbors, but there's enough land there, with the neighbors who have reached out to me, I'm more than reasonable about making a lot line adjustment or doing whatever makes them happy and a good situation. So I feel confident short of them just not wanting something in their backyard that we could do things between the Board and myself willing to make that happen.

Chair Hext: Let's get all the questions out there now. Let's get the Long Form EAF done. That addresses a lot of concerns that a resident might have.

Mr. Walrath: You're right.

Chair Hext: So if nobody has anything else, could we have a motion to approve the concept plan - not approving the development. We're not approving anything other than what we see here. The Board is only conceptually approving it, and they need to address each and every one of the Board's concerns or requirements going forward. Board Member Muhlfelder made the motion, seconded by Board Member Freeman.

**Roll Call:**

Board Member Freeman: Approved

Board Member Litten: Opposed

Board Member Muhlfelder: Approved

Board Member Murphy: Approved

Board Member Ramirez: Approved

Board Member Tassone: Approved

Chair Hext: Approved

Mr. Walrath: Thank you.

Chair Hext: Again, we're just approving conceptually what we're seeing, we're not approving the subdivision. So if we were to meet, it would be October 25th. Thank you guys.

Chair Hext: Does anybody have any other business that they'd like to discuss - the Board?

Board Member Ramirez: Yes. Just cruising by just this past Sunday, John Donato on Altamont Boulevard has still not painted any lines on the parking lot, and for handicapped parking.

The minutes did not reflect that a timeline was given for him to do that, so it was recommended that Gary give him a reminder to do so.

Chair Hext: Just in case I don't show up to a meeting, we're going to have Danny Ramirez facilitate.

Board Member Ramirez: But it would be with the longest serving member of the board, if I recall.

Chair Hext: We'll check that out.

Board Member Muhlfelder: Regarding John Donato's property - we had talked about who was responsible for telling the renters about the flood plain. We were going to ask Allyson.

Chair Hext: There's nothing that we can do past tense, for the people that are there now. It is up to the landlord to tell them that they're in a flood plain. I would imagine any renter's insurance would ask that question, and I can't imagine anybody not having renter's insurance these days. But I asked Allyson and she said there's really nothing you can do now. Going forward, if he wants to do anything there, it's fine to mention it, but it's not really up to us to contact the people that are there.

It was asked if Hoarder's Honeypot was in the store yet – no, planned for mid-October.

Board Member Murphy made the motion to approve the minutes of the June 28, 2022 Zoning Board of Appeals Meeting. Board Member Ramirez seconded the motion. **Roll call. All in favor.**

Board Member Muhlfelder made a motion to adjourn the meeting, seconded by Board Member Litten. **Roll call. All in favor.**

Chairperson Hext: Thank you everyone. Meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Ginger Hannah, Secretary

Attached: Letter from Stephen P. Walrath dated August 25, 2022 and copy of Concept Plan.

**Stephen P. Walrath, L.S. Land Surveying & Land Planning**

Stephen Walrath, L.S.  
122 Main St. P.O. Box 381  
Altamont, NY 12009  
518-986-0125

December 13, 2022

Mrs. Deborah Hext  
Chairperson  
Zoning Board of Appeals/Planning Board  
Village of Altamont  
P.O. Box 643, 155 Main St.  
Altamont, NY 12009

Re: CM Fox Living Solutions LLC Major Subdivision  
139 NYS Route 397 (Western Ave.) Altamont, NY  
Project No. 22092

To Chairperson Hext,

Please find attached our preliminary plat submission documents for the proposed subdivision at the abovementioned location. We formally request to be put on the next available Planning/Zoning Board Meeting. Should you need additional information, please do not hesitate to ask.

<b>Copies</b>	<b>Date</b>	<b>Item</b>	<b>Notes</b>
10	12/9/22	Preliminary Drawing Set	22x34 Drawings
10	12/13/22	Narrative Report	8.5x11 Report
10	12/13/22	Modified SWPPP Report	8.5x11 Report
10	12/13/22	Long Form EAF	8.5x11 Document
1	12/9/22	Subdivision Application	\$1,500 Check included
2		Lot Line Amendment Applications	
1	12/6/22	Variance Application	\$300 Check included
1		USB	Contents of submission

Should you need anything else, please do not hesitate to call, Thank you.

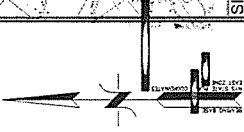
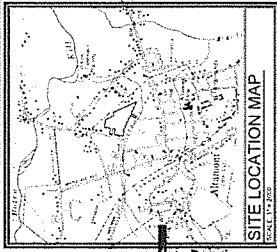
Sincerely,

**Stephen P. Walrath, L.S. Land Surveying & Land Planning**



Stephen Walrath, L.S.  
122 Main St. P.O. Box 381  
Altamont, NY 12009  
518-986-0125



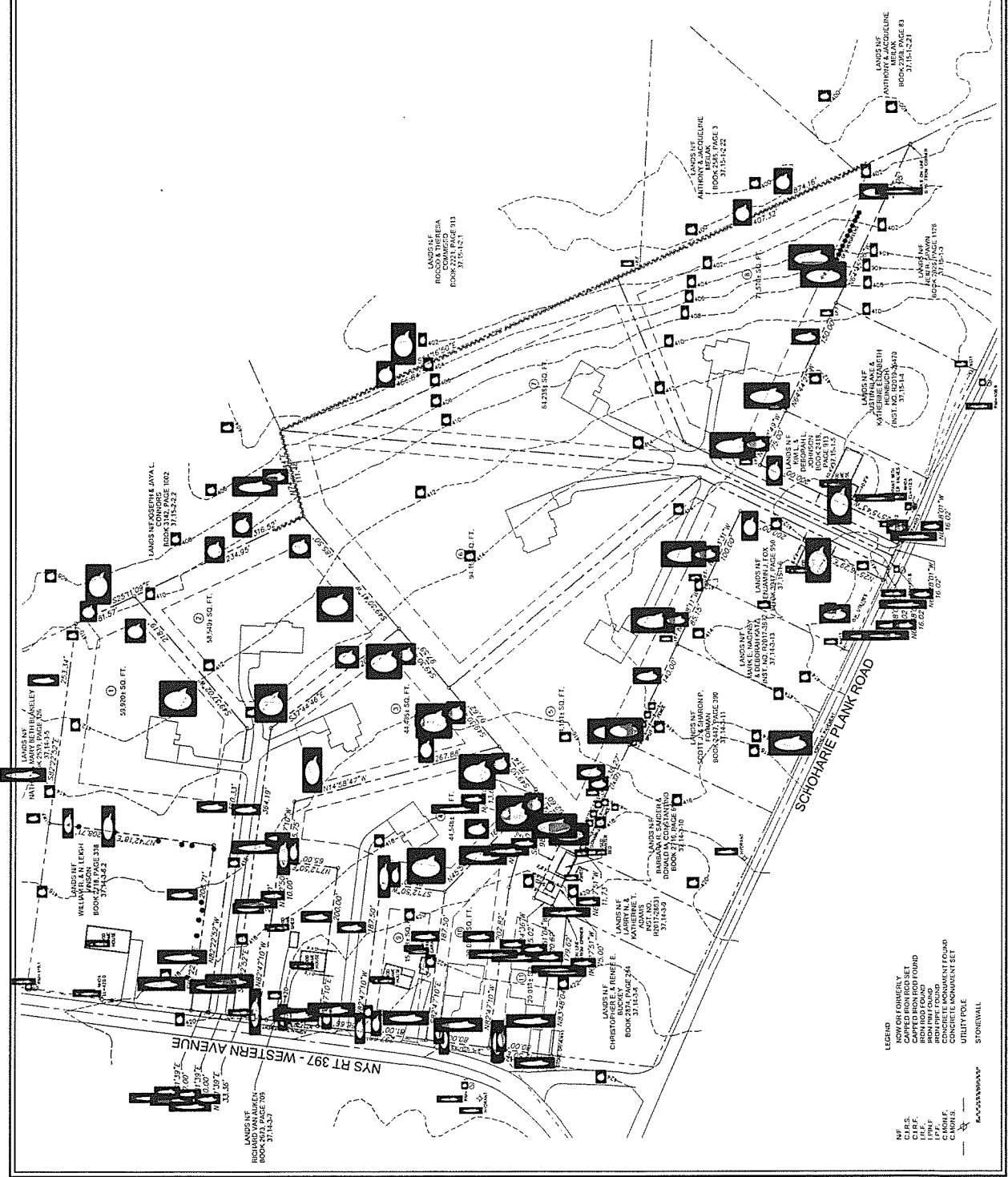


DATE: AUGUST 23, 2022  
DWG. NO. 2022-01  
SHEET 1 OF 1

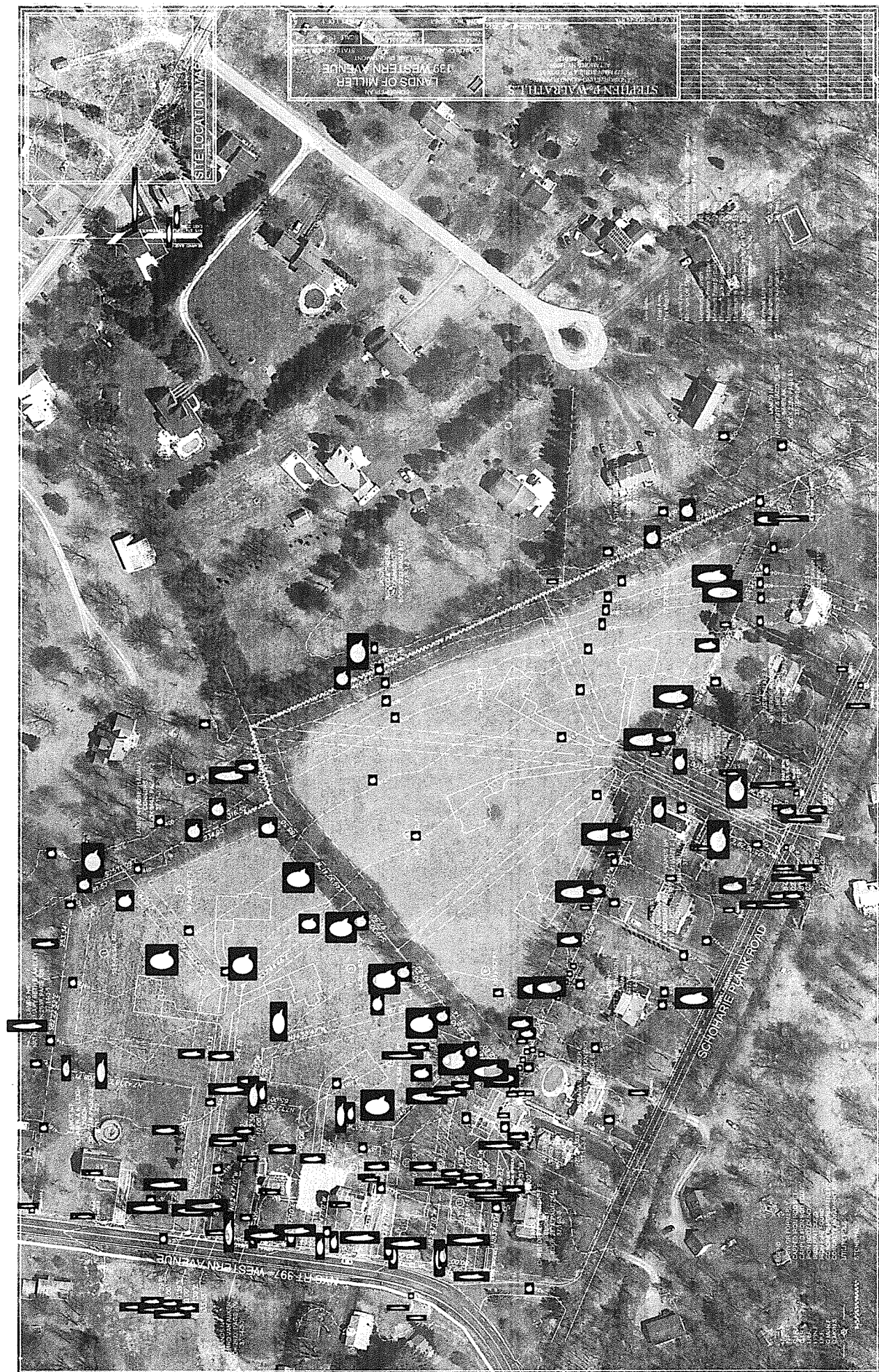
STEPHEN P. WALRATH, L.S.  
LAND SURVEYING & LAND PLANNING  
122 MAIN STREET P.O. BOX 351  
ALBANY, NY 12209  
TEL. 518.585.0123

COUNTY OF ALBANY  
VILLAGE OF ALBANY  
LANDS OF MILLER  
139 WESTERN AVENUE  
CONCEPT PLAN  
SCALE: 1" = 60'  
FED. 2022-01  
FED. 2022-01

Site Data	
Total Area	13.0141 Acres
Tract Map ID No.	37.143.6.1
Current Zoning	R15 Single-Family, Single-Family
Minimum Lot Size	20,000 Square Feet, Two Family
Minimum Lot Width	80 Feet
Minimum Front Setback	20 Feet
Minimum Side Setback	20 Feet
Minimum Rear Setback	20 Feet
Minimum Building Height	35 Feet
Minimum Non-Residential Setback	50 Feet
Minimum Non-Residential Setback	50 Feet
Minimum Lot Size	22,000 Square Feet
Minimum Keyhole Size Width	50 Feet



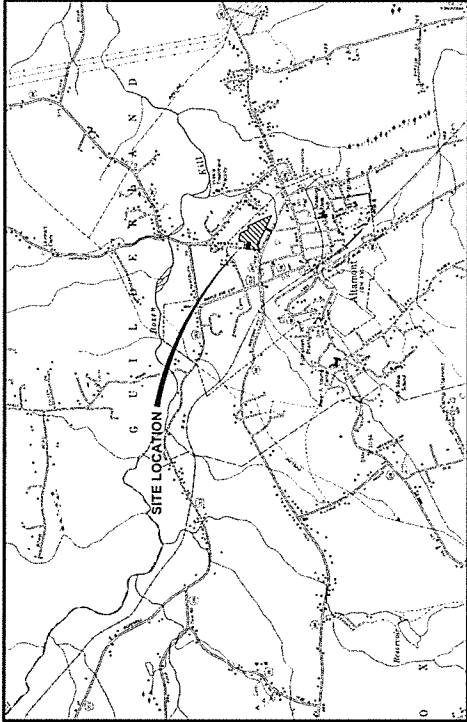
- LEGEND
- EASEMENT FOR UTILITIES
  - EASEMENT FOR ACCESS
  - EASEMENT FOR DRIVWAY
  - EASEMENT FOR SIDEWALK
  - EASEMENT FOR CONCRETE MONUMENT SET
  - EASEMENT FOR UTILITY POLE
  - EASEMENT FOR STONEWALL



LANDS OF CM FOX LIVING SOLUTIONS LLC  
MAJOR SUBDIVISION  
139 WESTERN AVENUE  
VILLAGE OF ALTAMONT  
ALBANY COUNTY, NEW YORK

DECEMBER, 2022

Sheet List Table		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER	C-001
2	NOTES	C-002
3	EXISTING CONDITIONS PLAN	C-100
4	SUBDIVISION PLAN	C-110
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SITE LOCATION MAP  
1" = 1000'

SITE STATISTICS:  
OWNER/APPLICANT: CM FOX LIVING SOLUTIONS LLC  
200 WESTERN AVE.  
SOUDEBURG, NY 12584  
ALBANY COUNTY, NY 12209  
SITE ADDRESS: 139 WESTERN AVE.  
ALTAMONT, NY 12509  
PARCEL NUMBER: 37-64-3-1  
PARCEL AREA: 13.01 ± AC  
EXISTING ZONING: R15 - RESIDENTIAL  
EXISTING USE: SINGLE FAMILY RESIDENTIAL / VACANT  
PROPOSED USE: 11 - LOT MAJOR RESIDENTIAL SUBDIVISION

STEPHEN P. WALRATH, L.S.  
LAND SURVEYOR & LAND PLANNING  
122 MAIN STREET P.O. BOX 341  
ALTAMONT, NY 12509  
TEL. 518-460-0135

ALBANY COUNTY, NY  
REGISTERED NO. 12

STEPHEN P. WALRATH, L.S.  
REGISTERED NO. 04178

DESIGNED AND DRAWN BY: S.P.W.  
CHECKED BY: S.P.W.  
DATE: 12/1/22  
SCALE: AS SHOWN  
PROJECT: CM FOX LIVING SOLUTIONS LLC  
MAJOR SUBDIVISION  
139 WESTERN AVE.  
ALTAMONT, NY 12509  
ALBANY COUNTY, NY 12209

COVER  
CM FOX LIVING SOLUTIONS LLC  
MAJOR SUBDIVISION  
139 WESTERN AVE.  
ALTAMONT, NY 12509  
ALBANY COUNTY, NY 12209

SCALE: AS SHOWN  
PROJECT: CM FOX LIVING SOLUTIONS LLC  
MAJOR SUBDIVISION  
139 WESTERN AVE.  
ALTAMONT, NY 12509  
ALBANY COUNTY, NY 12209

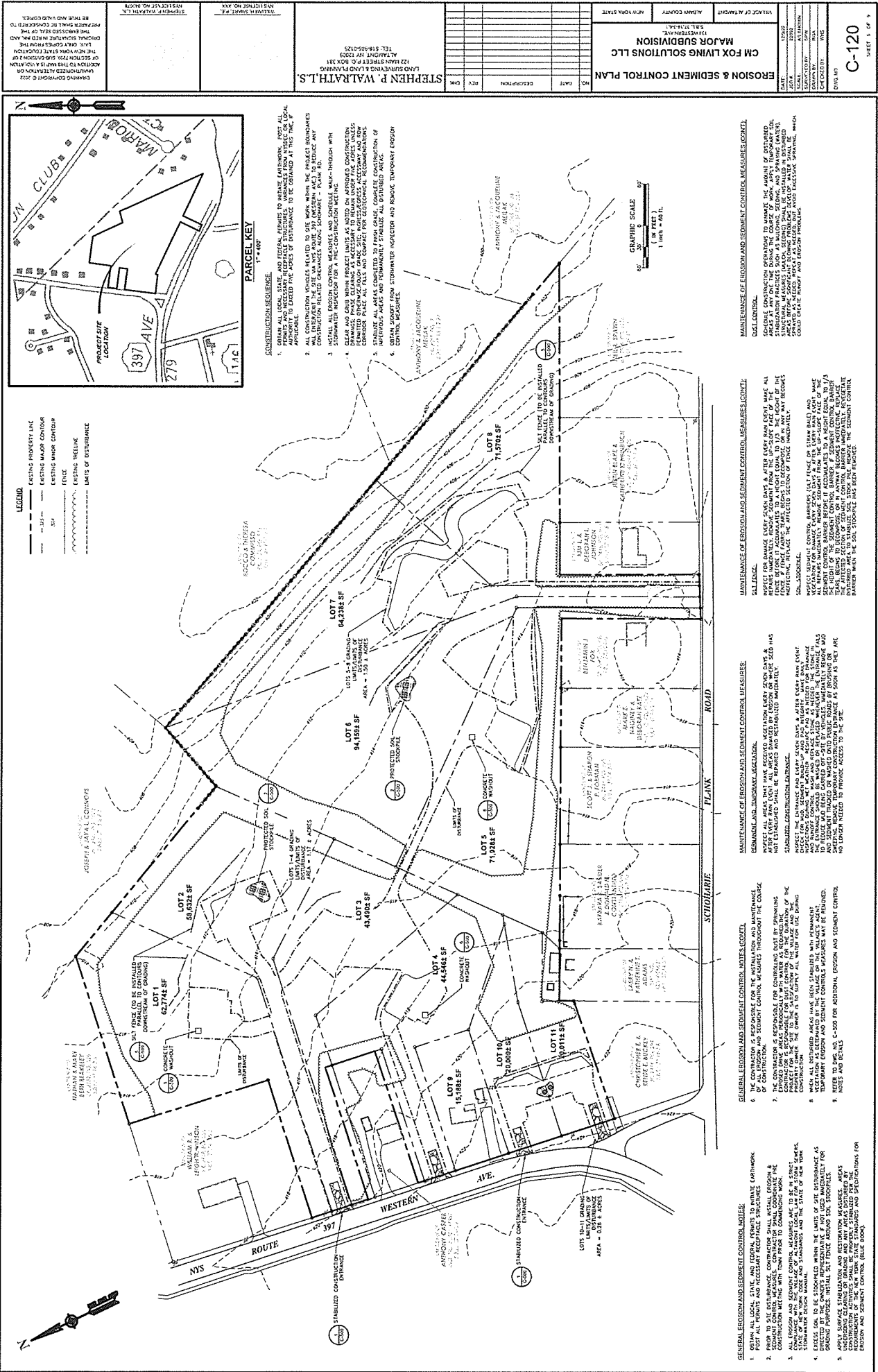
C-001  
SHEET 1 OF 9







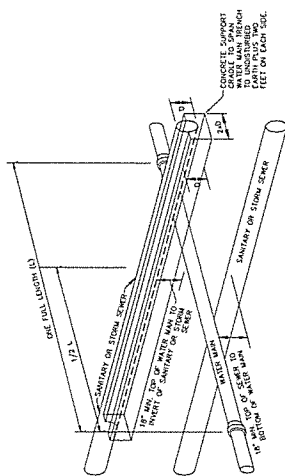










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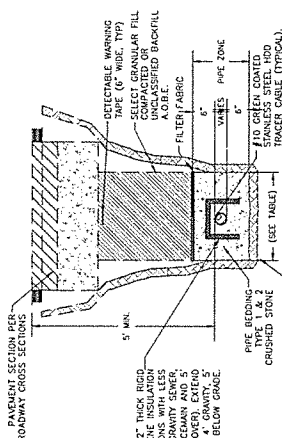
**NOTES:**

10" VERTICAL SEPARATION CAN NOT BE ADHESIVED AT LOCATIONS OF WATER MAIN & SEWER CROSSINGS. SEPARATION SHALL BE CONSTRUCTED EITHER OF THE FOLLOWING OPTIONS:

CONSTRUCT SANITARY SEWER AND TEST PIPE PRESSURE (PPC) MATERIAL 10" ON EACH SIDE OF THE WATER MAIN/SANITARY SEWER AND TEST PIPE PRESSURE SANITARY SEWER AT 150 PSI PRESSURE.

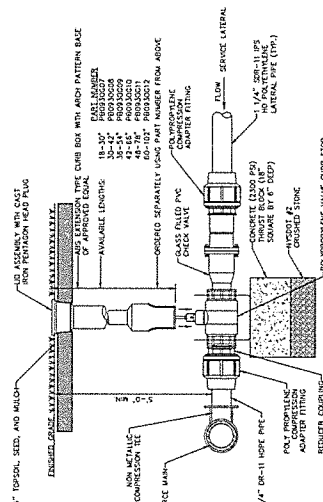
ENCASE SEWER PIPE IN CONCRETE. AT DISTANCE ON EACH SIDE OF WATER MAIN/SANITARY SEWER PROTECT CONCRETE ENCLOSURE WITH 12" POLYETHYLENE GLASS FIBER REINFORCED CONCRETE (GFRCP).

### SECTION WATER/SEWER SEPARATION REQUIREMENTS



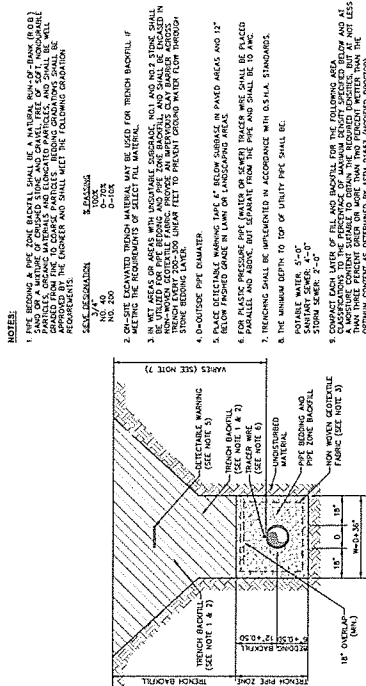
1. TRENCOT CCTAG, APPLIES TO PVC WATERMAIN INSTALLATION.

**2 TRENCH IN LOCAL ROADWAYS DETAIL**

[illegible]

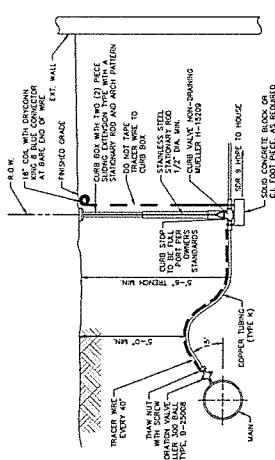
TEST PRESSURE	NOMINAL PIPE DIAMETER-IN.
PSI (34.5)	2 IN. PIPE
200 (14)	0.71
175 (12)	0.70
150 (10)	0.19
125 (9)	0.17
100 (7)	0.15

5 FORCE MAIN LATERAL ASSEMBLY

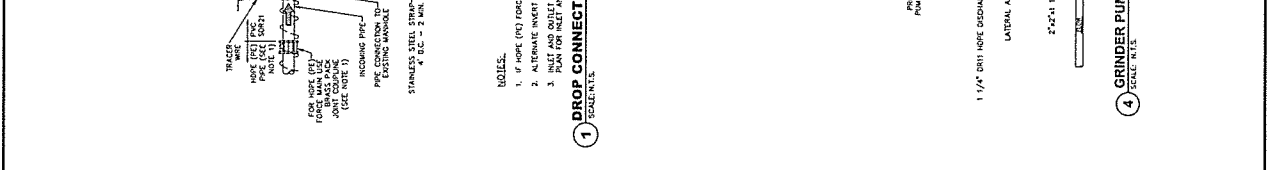
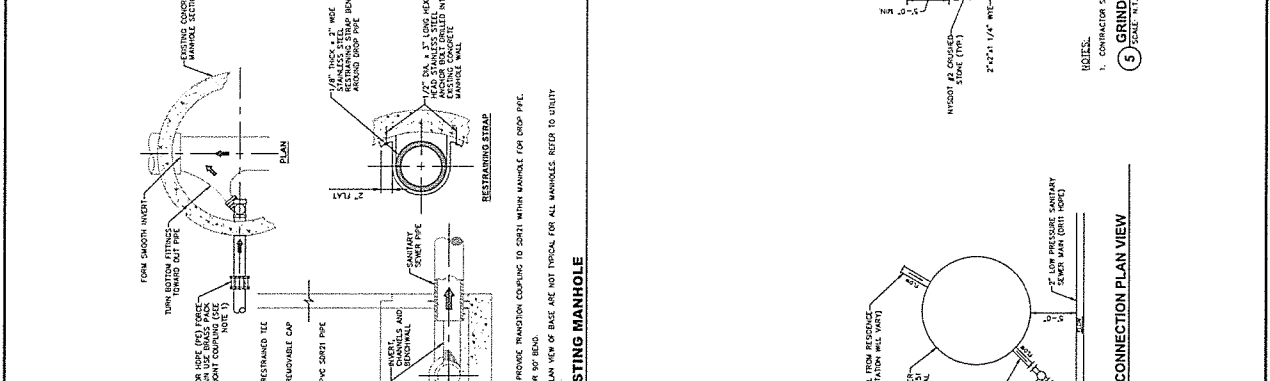


PIPE BEDDING AND PIPE ZONE BACKFILL: 95%  
TRENCH BACKFILL BELOW PAVEMENT OR WALKS: 95%  
TRENCH BACKFILL BELOW LANDSCAPED AREAS: 90%  
OR 10% CONTENT AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR).

### 1 TYPICAL TRENCH DETAIL

[illegible]

#### 4 TYPICAL SERVICE PIPE CONNECTION DETAIL



**LANDS OF CM FOX LIVING SOLUTIONS LLC  
MAJOR SUBDIVISION  
NARRATIVE DESCRIPTION AND ENGINEERING REPORT  
DECEMBER 2022**

**Project Info:**

139 Western Ave.  
Altamont, NY 12009  
S.B.L. 37.14-3-6.1

**Prepared for:**

CM Fox Living Solutions LLC  
2050 Western Ave.  
Guilderland, NY 12084

**Prepared by:**

William H. Smart Engineering, PLLC  
8 Greystone Dr.  
Voorheesville, NY 12186

**WILLIAM H. SMART  
ENGINEERING, PLLC**

8 GREYSTONE DRIVE  
VOORHEESVILLE, NEW YORK 12186  
(518) 857-7270

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## Section I: Executive Summary & Project Description

The property owner is proposing to subdivide a 13.01-acre parcel (identified as SBL 37.14-3-6.1) into eleven (11) single family residential lots (one (1) existing single-family home and ten (10) proposed single family homes). The property is currently occupied by a single-family residential house, the land is predominantly brush. The proposed lots shall be serviced with public water and sewer from the Village of Altamont and Town of Guilderland respectively.

The project proposes greater than one (1) acre but less than five (5) acres of disturbance (calculated as 2.93 acres), with less than 25% impervious cover. Pursuant to the NYS DEC GP 0-20-001 Appendix B, the project is subject to developing a "Modified SWPPP" which shall be provided in a separate document.

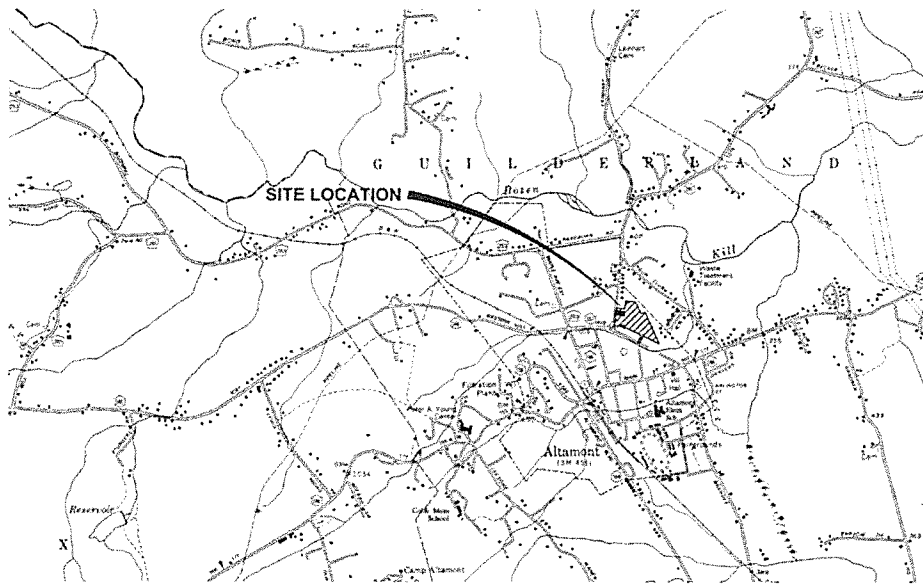
The Project complies with the existing zoning ordinance but requires a zoning variance for frontage of lots #5-8.

## Section II: Existing Conditions and Environmental Considerations

### 1. Site Location

The Project site is located at the intersection of NYS Route 397 (Western Ave.) and Schoharie Plank Road in the Village of Altamont. The property has frontage on both NYS Route 397 (Western Ave.) and Schoharie Plank Road.

**Figure 1 – Site Location Map**

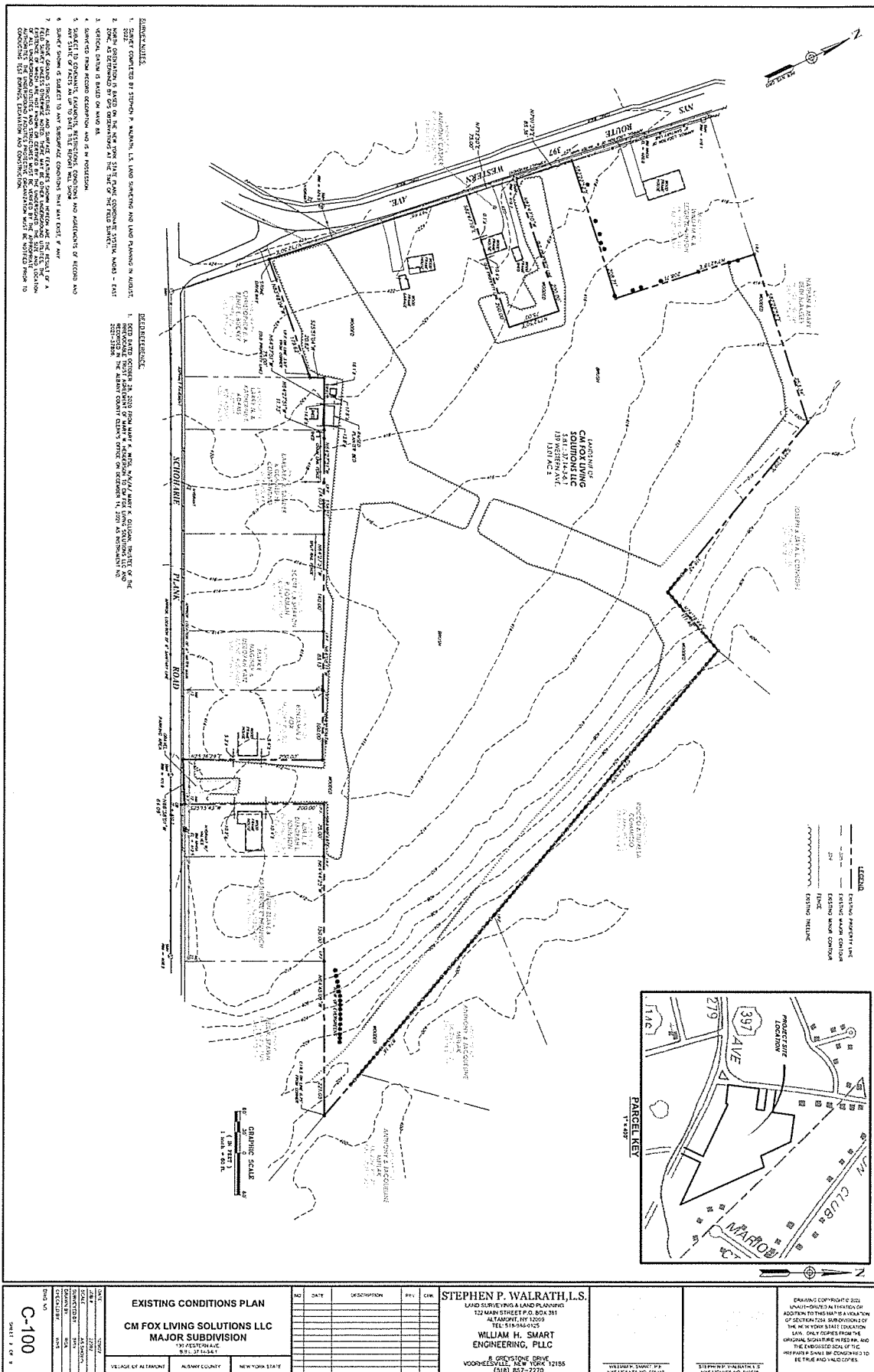


### 2. Topography and Vegetation

The project parcel can be described as predominantly flat, with a gradual negative slope to the Northeast. The perimeter of the parcel is partially wooded. Slopes encountered on site are all less than 10%. Adjacent parcels are developed as residential lots.

Refer to Figure 2 for the Existing Conditions map of the Project site.

Figure 2 – Existing Conditions Plan



### 3. Site Soils and Geotechnical Analysis

The USDA Soil Survey was used to verify the existing soils within the Project boundaries. Hydrologic soil groups (HSG) were identified for each soil and are defined as follows:

*Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.*

*Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.*

*Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.*

*Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high-water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.*

According to the Soil Survey Mapping, the proposed Project area is a majority Teel silt loam with a soil group rating B/D.

**Table 1 – Existing Soils and Hydrologic Soil Groups**

	<b>Map unit name</b>	<b>Slopes</b>	<b>HSG Rating</b>
CkB	Chenango channery silt loam	3-8%	A
Te	Teel silt loam	Undulating	B/D
VaB	Valois gravelly loam	3-8%	B

Refer to the soil map and report in Appendix A.

### 4. Floodplain

The project property is not located within a floodplain.

### 5. Wetlands and Watercourses

The NYSDEC Environmental Resource database was consulted to verify that there were no state regulated wetlands on the Project site.

### 6. Threatened/Endangered Species

The NYSDEC Nature Explorer database was consulted to determine if the site was known to contain known threatened or endangered species. The database returned one known species at this site, the Northern Long-eared Bat. Refer to Appendix B for the database map.

### 7. Archaeology

The NYS OPRHP database was consulted to determine if the site was known to contain known archaeologically sensitive areas.

No known sites were found to be of archaeological significance in the vicinity of the project site. However, the project site is wholly within an archaeologically sensitive area which is shown on the NYS OPRHP map as a shaded area.

Refer to Appendix C for the NYS OPRHP map.

### 8. NYSDEC Environmental Remediation Sites

No known environmental spill or remediation sites were recorded within 2,000 feet of the Project site.





## Section III: Land Use Zoning and Proposed Project

### 1. Site Location and History

The Project site is a parcel 13.01 acres in size which shall be subdivided into eleven (11) single family residential lots. The parcel is zoned R-15 Residential and is currently occupied by a single-family residence. All adjacent parcels are also zoned R-15. The parcels in the general vicinity of the project site are all residential uses.

### 2. Village of Altamont Zoning Regulations

The Project site is zoned R-15 Residential. The proposed use of single-family residences is a permitted use within this zone. The bulk requirements for this zone were obtained from the Village Zoning Ordinance and are summarized in Table 2.

**Table 2 – Zone R-15 Residential Bulk Requirements**

<i>Parameter</i>	<i>Bulk Requirement</i>
Minimum Lot Size Area	15,000 sf
Minimum Lot Width	80 feet
Maximum Building Coverage	25%
Maximum Building Height	35 feet
Minimum Front Yard	20 feet
Minimum Side Yard	15 feet
Minimum Rear Yard	30

### 3. State and County Regulations

The Project is located in the State of New York and will make connections to public water and sewer. In addition, the Project proposes a total land disturbance greater than 1-acre. As such, the Project is subject to the review of several State agencies, outlined below:

#### **New York State Department of Health (NYSDOH)**

- The municipal water design shall conform with the 2012 *Recommended Standards for Water Works*
- The municipal sewer design shall conform with the 2014 *Recommended Standards for Wastewater Facilities*

#### **New York State Department of Environmental Conservation (NYSDEC)**

- The Project shall conform with the State Pollutant Discharge Elimination System (SPDES)
- The stormwater design shall conform with the 2015 *Stormwater Management Design Manual*
- The Project area shall confirm with the NYSDEC regulations for Threatened & Endangered Species
- The Project shall undergo an environmental impact assessment per the New York Codes, Rules, and Regulations (NYCRR) Part 617 State Environmental Quality Review (SEQRA)

#### **New York State Office of Parks, Recreation and Historic Preservation (OPRHP)**

- The State Historic Preservation Office (SHPO) operates as part of the OPRHP

### 4. Permits and Approvals

#### **SEQRA Review and Declaration**

- The Project is subject to the environmental impact assessment per the New York Codes, Rules, and
- The Village of Altamont is assumed to be lead agency.

### **Subdivision Approval**

- The project is located within the Village of Altamont and will be subject to Subdivision Approval through their Department of Planning office.

## **5. Sewer**

The Project site is located within the Village Sewer District limits. According to record drawings from The Village, there are 8" SDR26 PVC gravity mains along the edge of NYS Route 397 (Western Ave.) and on the Southside of Schoharie Plank Road.

The applicant proposes the construction of ten (10) 4-bedroom houses on the subject parcel. Pursuant to the NYSDOH and NYSDEC Design Manuals, a household with moderate water use will typically produce 110 gallons of wastewater per day (gpd) per bedroom. Based on an average loading of 110 gpd, the proposed wastewater loading is calculated as follows:

$$\begin{array}{ll} \text{DU} = \text{Dwelling Unit}; \text{BR} = \text{Bedroom} & \\ 10 \text{ DU} \times 4 \text{ BR} & = 40 \text{ BR (Proposed Lots)} \\ 110 \text{ gal/day} \times 40 \text{ BR} & = \mathbf{4,400 \text{ gpd (Average Daily Wastewater Loading)}} \end{array}$$

To calculate the average day flow rate, the wastewater production was distributed over a 16-hour period, assuming minimal flow usage during the nighttime hours. A diurnal curve was not utilized due to the small number proposed houses.

$$\begin{array}{ll} 16 \text{ hours/day} \times 60 \text{ min/hour} & = 960 \text{ min/day} \\ 4,400 \text{ gal/day} \div 960 \text{ min} & = \mathbf{4.6 \text{ gpm (Average Day Wastewater Loading)}} \end{array}$$

Based on the above calculations, the average day loading for the sewer system is 4.6 gpm.

The peak hourly load rate can be calculated by assuming a peaking factor based on the usage type. Peaking factors for wastewater systems can be approximated by utilizing the information included in the Recommended Standards for Wastewater Facilities. Based on the Recommended Standards for Wastewater Facilities, a peaking factor of 4 was utilized to calculate the peak hourly sewer flow rate:

$$4.6 \text{ gpm} \times 4 = \mathbf{18.4 \text{ gpm (Peak Hourly Wastewater Loading)}}$$

The project proposes to connect each home to the existing public sewer infrastructure. Lots 1-4, 10 & 11 are proposed to connect to the existing gravity main on NYS Route 397 (Western Ave.) while Lots 5-8 shall connect to the existing gravity main on Schoharie Plank Rd.

It is anticipated there is sufficient capacity to accommodate the project. Correspondence with The Village of Altamont DPW shall be provided upon receipt.

## **6. Domestic Water**

The project site is located within the Village of Altamont Water Department service limits. According to record drawings and information from the Village of Altamont, there is a 6" DIP watermain along the edge of NYS Route 397 (Western Ave.) and on the Northside of Schoharie Plank Road. Several hydrants exist within the project vicinity.

As with the sewer loading calculations, the ten (10) 4-bedroom houses shall produce the same water demands as the sewer loading rates calculated above.

Pursuant to the Village of Altamont Standard Specifications, a SDR 9 HDPE domestic water service lateral shall be proposed for each lot, with a corporation stop and curb stop per Altamont DPW standards. Sizing of the water service laterals shall be performed as the project develops.

## **7. Fire Flow**

To evaluate the water system with regards to fire protection, fire flow demands were developed using AWWA Distribution System Requirements for Fire Protection M31 Manual of Water Supply Practices (M31) and the Insurance Services Office (ISO) Guide for Determination of Needed Fire Flow.

Single family homes are not required to be equipped with fire suppression systems, and as such are protected solely by exterior fire hydrants. Pursuant to the M31, the minimum fire flow available at a given point in the distribution system shall

be not less than 500 GPM at a residual pressure of 20 PSI. A flow of 500 GPM represents the minimum amount of water required to provide two (2) standard hose streams from the 2½-inch ports on a hydrant during a fire.

Hydrants are located along both NYS Route 397 (Western Ave.) and Schoharie Plank Road and are assumed to provide sufficient protection to existing residences. As such, the hydrants are sufficient for the proposed lots.

## **8. Electric, Gas and Telecommunications**

As the Project site is situated adjacent to a public roadway; there is direct access to electric, gas and telecommunications services along the Project site. Interconnections to the individual utilities will be handled by the utility purveyors. It is assumed there is sufficient capacity within each system to accommodate the proposed Project.

## **9. NYSDEC Stormwater Regulations**

The project proposes greater than one (1) acre but less than five (5) acres of disturbance (a total of 2.93 acres), with less than 25% impervious cover. Pursuant to the NYS DEC GP 0-20-001 Appendix B, the project meets the following criteria:

*“Involve soil disturbances of one (1) or more acres of land, but less than five (5) acres.”*

*“Single family residential subdivision with 25% or less impervious cover at total site build-out and not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E.”*

The Project site is subject to NYSDEC requirements for erosion and sediment control measures, to be implemented in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control*, otherwise known as the “Blue Book”. The Village as an MS4 community shall oversee the implementation and maintenance of the erosion and sediment control (E&SC) measures. The E&SC measures are required to be maintained throughout the duration of construction and are subject to weekly inspections by a qualified professional.

Refer to the Modified SWPPP report developed by William H. Smart Engineering, PLLC for this project which discusses the erosion and sediment control measures proposed for the project.

## **APPENDIX A – SOILS REPORT**

### **Existing Soils Map and Report**



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Albany County, New York**



December 13, 2022

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map









































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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



## MAP LEGEND

 Area of Interest (AOI)	 Soil Map Unit Polygons	 Spoil Area
 Soils	 Soil Map Unit Lines	 Stony Spot
 Special Point Features	 Soil Map Unit Points	 Very Stony Spot
 Blowout	 Borrow Pit	 Wet Spot
 Clay Spot	 Closed Depression	 Other
 Gravel Pit	 Gravelly Spot	 Special Line Features
 Landfill	 Lava Flow	 Streams and Canals
 Marsh or swamp	 Mine or Quarry	 Transportation
 Miscellaneous Water	 Perennial Water	 Rails
 Rock Outcrop	 Saline Spot	 Interstate Highways
 Sandy Spot	 Severely Eroded Spot	 US Routes
 Sinkhole	 Slide or Slip	 Major Roads
 Sodic Spot	 Background	 Local Roads
		 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Albany County, New York  
Survey Area Data: Version 20, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 15, 2021—Nov 8, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CkB	Chenango channery silt loam, fan, 3 to 8 percent slopes	0.4	3.7%
Te	Teel silt loam	7.6	68.5%
VaB	Valois gravelly loam, 3 to 8 percent slopes	3.1	27.9%
<b>Totals for Area of Interest</b>		<b>11.1</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The



## Custom Soil Resource Report

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Albany County, New York

### CkB—Chenango channery silt loam, fan, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 9pf8  
*Elevation:* 110 to 1,900 feet  
*Mean annual precipitation:* 36 to 41 inches  
*Mean annual air temperature:* 45 to 48 degrees F  
*Frost-free period:* 100 to 170 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Chenango, fan, and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Chenango, Fan

##### Setting

*Landform:* Alluvial fans  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Gravelly loamy glaciofluvial deposits over sandy and gravelly glaciofluvial deposits, derived mainly from sandstone, shale, and siltstone

##### Typical profile

*H1 - 0 to 11 inches:* channery silt loam  
*H2 - 11 to 57 inches:* channery silt loam  
*H3 - 57 to 74 inches:* very channery silt loam

##### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 5.95 in/hr)  
*Depth to water table:* About 36 to 72 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 1 percent  
*Available water supply, 0 to 60 inches:* Low (about 5.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2s  
*Hydrologic Soil Group:* A  
*Ecological site:* F140XY021NY - Dry Outwash  
*Hydric soil rating:* No

#### Minor Components

##### Castile

*Percent of map unit:* 8 percent

## Custom Soil Resource Report

*Hydric soil rating:* No

### **Unnamed soils**

*Percent of map unit:* 7 percent

## **Te—Teel silt loam**

### **Map Unit Setting**

*National map unit symbol:* 9phv

*Elevation:* 600 to 1,800 feet

*Mean annual precipitation:* 36 to 41 inches

*Mean annual air temperature:* 45 to 48 degrees F

*Frost-free period:* 100 to 170 days

*Farmland classification:* All areas are prime farmland

### **Map Unit Composition**

*Teel and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Teel**

#### **Setting**

*Landform:* Flood plains

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Concave

*Across-slope shape:* Convex

*Parent material:* Silty alluvium

#### **Typical profile**

*H1 - 0 to 8 inches:* silt loam

*H2 - 8 to 29 inches:* silt loam

*H3 - 29 to 60 inches:* fine sandy loam

#### **Properties and qualities**

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* About 18 to 24 inches

*Frequency of flooding:* OccasionalNone

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 1 percent

*Available water supply, 0 to 60 inches:* High (about 9.1 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2w

*Hydrologic Soil Group:* B/D

## Custom Soil Resource Report

*Ecological site:* F101XY002NY - Low Floodplain

*Hydric soil rating:* No

### Minor Components

#### Wakeland

*Percent of map unit:* 5 percent

*Landform:* Flood plains

*Hydric soil rating:* No

#### Hamlin

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

#### Raynham

*Percent of map unit:* 3 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

#### Scio

*Percent of map unit:* 3 percent

*Hydric soil rating:* No

#### Unnamed soils

*Percent of map unit:* 2 percent

#### Rhinebeck

*Percent of map unit:* 1 percent

*Hydric soil rating:* No

#### Wayland

*Percent of map unit:* 1 percent

*Landform:* Flood plains

*Hydric soil rating:* Yes

## VaB—Valois gravelly loam, 3 to 8 percent slopes

### Map Unit Setting

*National map unit symbol:* 9pjc

*Elevation:* 600 to 1,750 feet

*Mean annual precipitation:* 36 to 41 inches

*Mean annual air temperature:* 45 to 48 degrees F

*Frost-free period:* 100 to 170 days

*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Valois and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

## Custom Soil Resource Report

### Description of Valois

#### Setting

*Landform:* Valley sides, lateral moraines, end moraines  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Crest  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Loamy till derived mainly from sandstone, siltstone, and shale

#### Typical profile

*H1 - 0 to 8 inches:* gravelly loam  
*H2 - 8 to 30 inches:* gravelly loam  
*H3 - 30 to 46 inches:* gravelly loam  
*H4 - 46 to 60 inches:* very gravelly loam

#### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 2 percent  
*Available water supply, 0 to 60 inches:* Low (about 6.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* B  
*Ecological site:* F101XY012NY - Till Upland  
*Hydric soil rating:* No

### Minor Components

#### Chenango

*Percent of map unit:* 10 percent  
*Hydric soil rating:* No

#### Unnamed soils

*Percent of map unit:* 5 percent

#### Nunda

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

# **Soil Information for All Uses**

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## **Soil Properties and Qualities**

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## **Soil Qualities and Features**

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## **Hydrologic Soil Group**

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

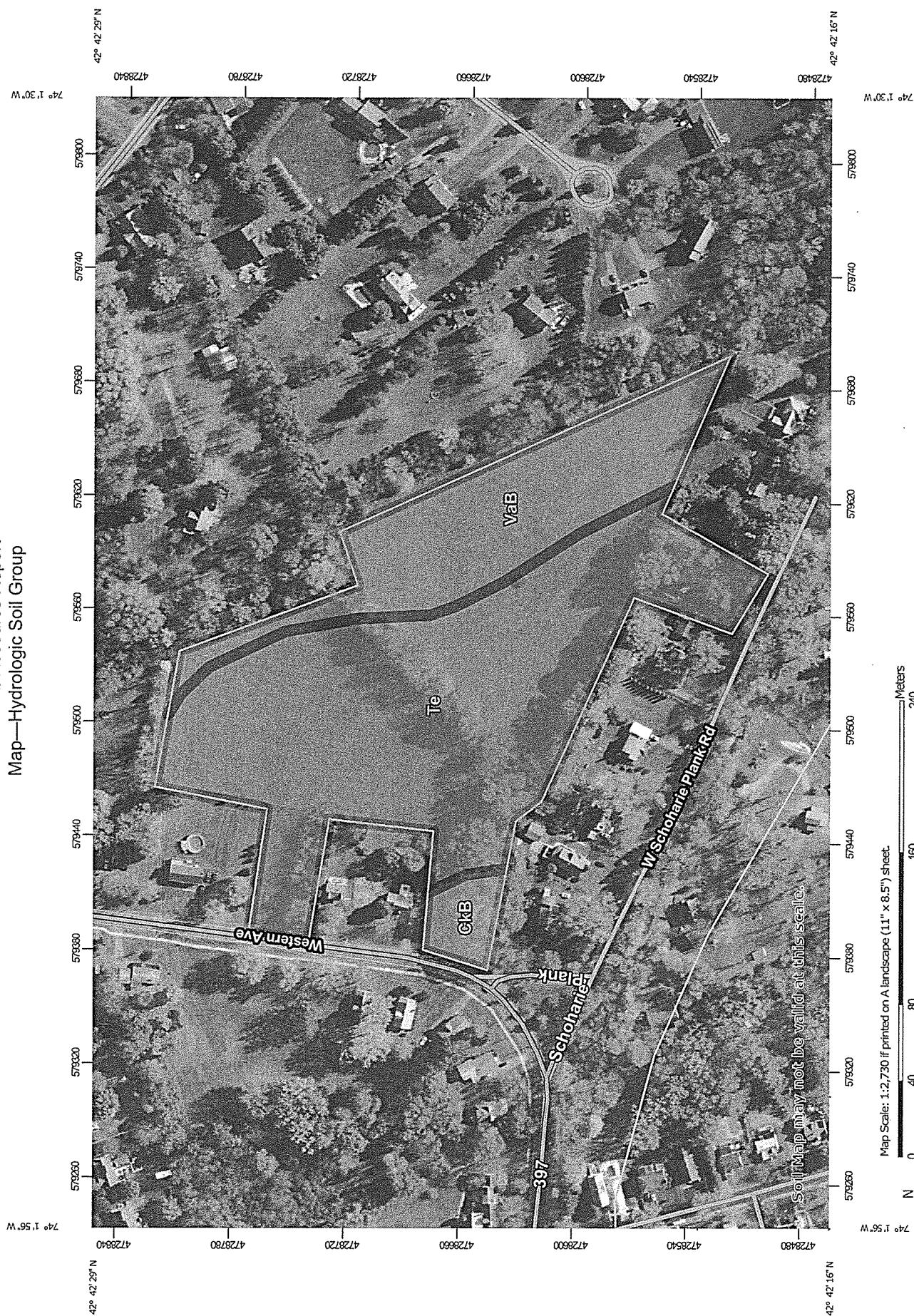
## Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

# Custom Soil Resource Report Map—Hydrologic Soil Group





MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

**Soil Rating Lines**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Soil Rating Points**

A

A/D

B

B/D

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Albany County, New York  
Survey Area Data: Version 20, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 15, 2021—Nov 8, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Hydrologic Soil Group**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CkB	Chenango channery silt loam, fan, 3 to 8 percent slopes	A	0.4	3.7%
Te	Teel silt loam	B/D	7.6	68.5%
VaB	Valois gravelly loam, 3 to 8 percent slopes	B	3.1	27.9%
<b>Totals for Area of Interest</b>			<b>11.1</b>	<b>100.0%</b>

**Rating Options—Hydrologic Soil Group**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

**Depth to Bedrock**

The term bedrock in soil survey refers to a continuous root and water restrictive layer of rock that occurs within the soil profile.

There are many types of restrictions that can occur within the soil profile but this theme only includes the three restrictions that use the term bedrock. These are:

- 1) Lithic Bedrock
- 2) Paralithic Bedrock
- 3) Densic Bedrock

Lithic bedrock and paralithic bedrock are comprised of igneous, metamorphic, and sedimentary rocks, which are coherent and consolidated into rock through pressure, heat, cementation, or fusion. Lithic bedrock represents the hardest type of bedrock, with a hardness of strongly coherent to indurated. Paralithic bedrock has a hardness of extremely weakly coherent to moderately coherent. It can occur as a thin layer of weathered bedrock above harder lithic bedrock. Paralithic bedrock can also be much thicker, extending well below the soil profile.

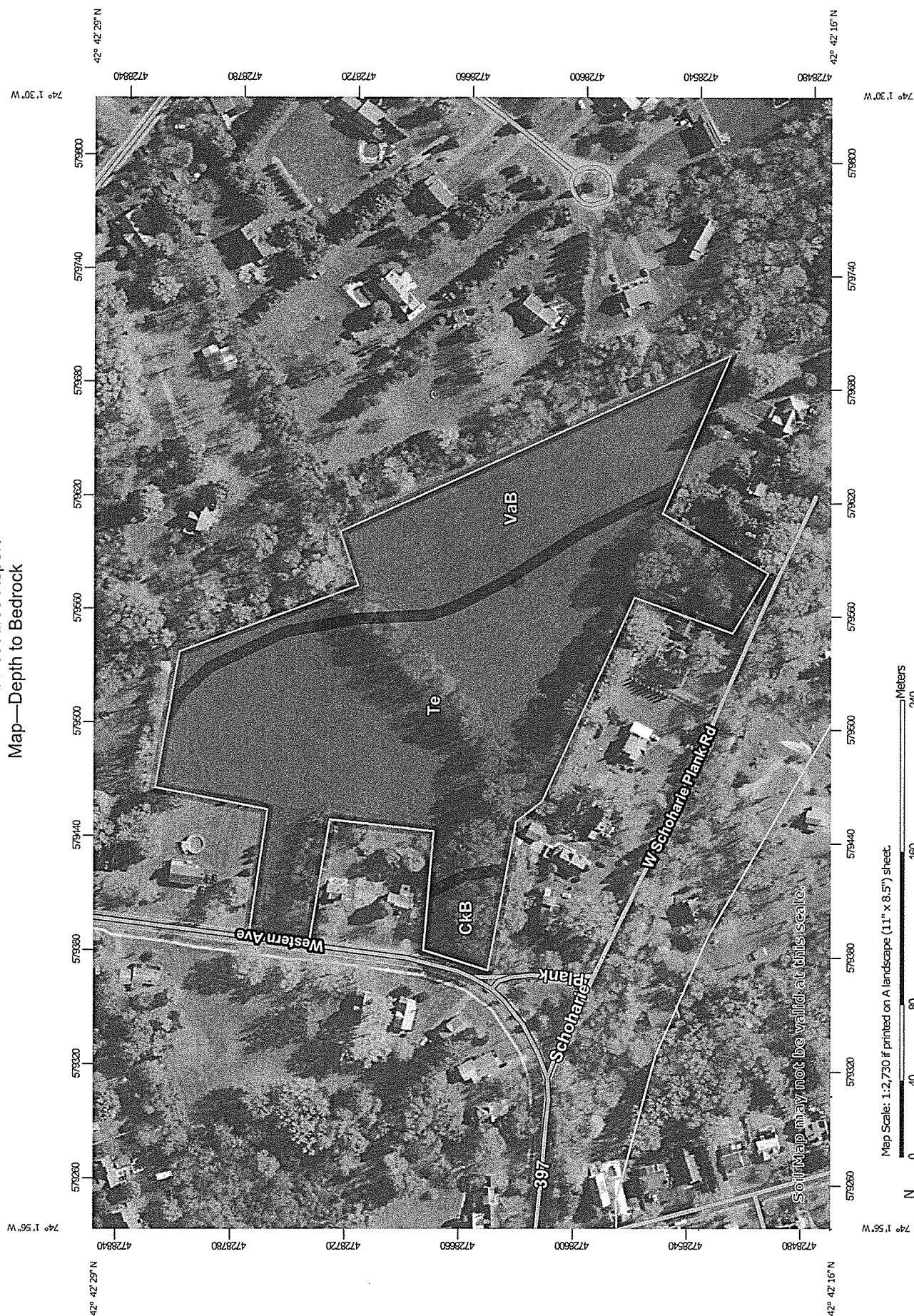
Densic bedrock represents a unique kind of bedrock recognized within the soil survey. It is non-coherent and consolidated, dense root restrictive material, formed by pressure, heat, and dewatering of earth materials or sediments. Densic bedrock differs from densic materials, which formed under the compaction of glaciers, mudflows, and or human-caused compaction.

## Custom Soil Resource Report

If more than one type of bedrock is described for an individual soil type, the depth to the shallowest one is given. If no bedrock is described in a map unit, it is represented by the "greater than 200" depth class.

Depth to bedrock is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

# Custom Soil Resource Report Map—Depth to Bedrock



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

0 - 25

25 - 50

50 - 100

100 - 150

150 - 200

> 200

Not rated or not available

Soil Rating Lines

0 - 25

25 - 50

50 - 100

100 - 150

150 - 200

> 200

Not rated or not available

Soil Rating Points

0 - 25

25 - 50

50 - 100

100 - 150

150 - 200

> 200

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Not rated or not available

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

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Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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## Custom Soil Resource Report

**Table—Depth to Bedrock**

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
CkB	Chenango channery silt loam, fan, 3 to 8 percent slopes	>200	0.4	3.7%
Te	Teel silt loam	>200	7.6	68.5%
VaB	Valois gravelly loam, 3 to 8 percent slopes	>200	3.1	27.9%
<b>Totals for Area of Interest</b>			<b>11.1</b>	<b>100.0%</b>

### Rating Options—Depth to Bedrock

*Units of Measure:* centimeters

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Lower

*Interpret Nulls as Zero:* No

# References

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## Custom Soil Resource Report

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)



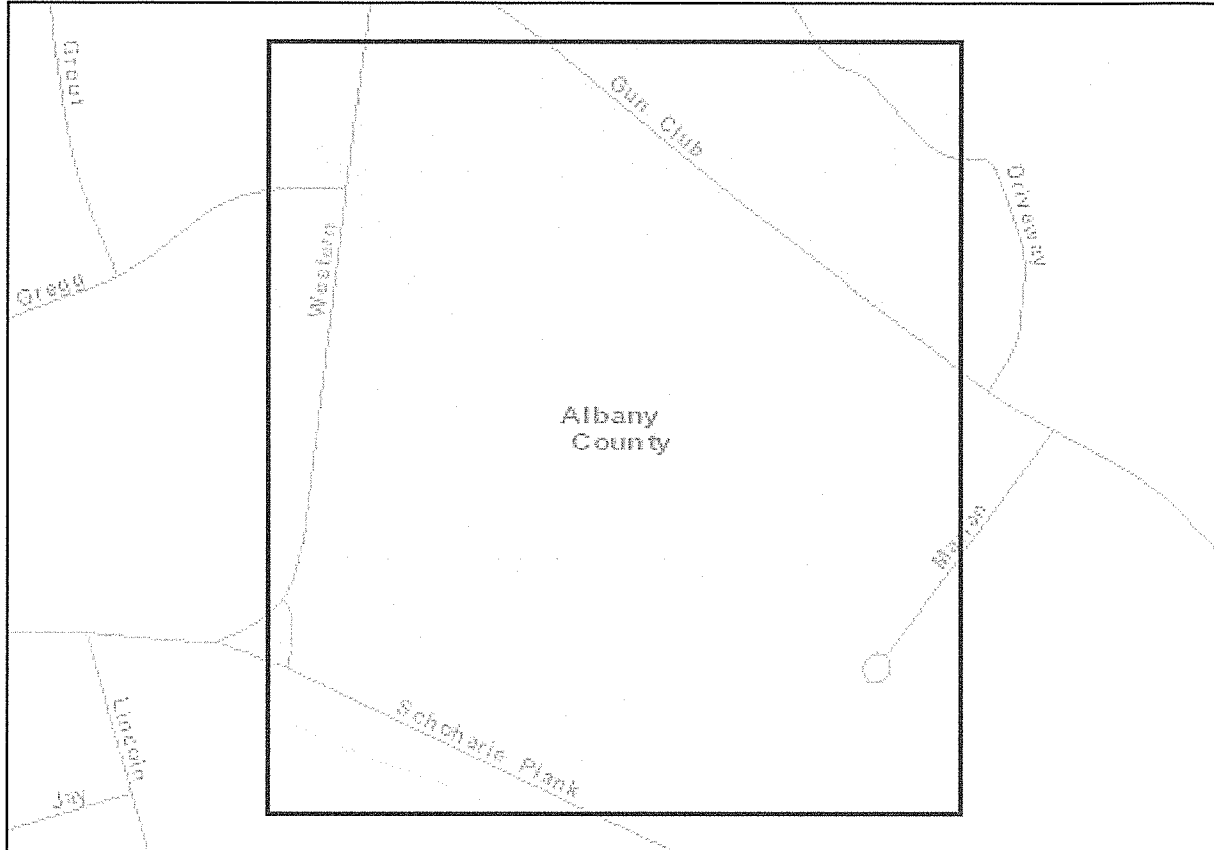
## **APPENDIX B – THREATENED AND ENDANGERED SPECIES**

**New York Nature Explorer Report of Threatened and Endangered Species**

# New York Nature Explorer

## User Defined Results Report

Criteria: Selected Map Area



Common Name	Subgroup	Distribution Status	Year Last Documented	Protection Status		Conservation Rank	
				State	Federal	State	Global

Note: Restricted plants and animals may also have also been documented in one or more of the Towns or Cities in which your user-defined area is located, but are not listed in these results. This application does not provide information at the level of Town or City on state-listed animals and on other sensitive animals and plants. A list of the restricted animals and plants documented at the corresponding county level can be obtained via the County link(s) on the original User Defined Search Results page. Any individual plant or animal on this county's restricted list may or may not occur in this particular user-defined area.

This list only includes records of rare species and significant natural communities from the databases of the NY Natural Heritage Program. This list is not a definitive statement about the presence or absence of all plants and animals, including rare or state-listed species, or of all significant natural communities. For most areas, comprehensive field surveys have not been conducted, and this list should not be considered a substitute for on-site surveys.

## **APPENDIX C – PROPOSED SUBDIVISION**

### **Proposed Subdivision Plans**









CONTROL

SEDIMENTARY  
LIVING  
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S.W.  
100 M

CM F

U.	17/01/2
10.	2/09/2
11.	A.9. 01/09/2001

0100

PAGE 2 OF 9

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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S LLC  
NY 10045

NT CO  
COLUT  
DIVISION  
PRIVATE  
4381  
COUNTY

3. **SECT**

EROS  
CH  
VILLAGE OF

NAME	AG RICHMAN
REVISED BY	DAW
APPROVED BY	PCA

C-120

UNIT 2. OF 9

ENCE, STATE, AND FEDERAL POLICE

100% COTTON  
 HONY & JACQUINETTE  
 MCLAK

**МЕПЛАК**  
for water and air  
0701-86-111721

**MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES (CONT.)**

STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SOYBEAN (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE FINISHED, I.E. NEITHER BLOWING NOR SEEDING SHALL BE REQUIRED.

---

INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE CANNOT BE REPAIRED, NOTIFY THE STATE OF ANY DAMAGE TO THE FENCE.

INSPECT SEDIMENT CONTROL BARRIERS (ALT FENCE OR STRAW BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EACH RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/2

BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

---

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED NOT ESTABLISHED SHALL BE REPAIRED AND REESTABLISHED IMMEDIATELY.

INSPECTIONS DURING WET WEATHER. RESHAPE PAV AS NEEDED. THE STONE AND RUBBISH CONTROL. WASH AND REPLACE STONE AS NEEDED. THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE TO A ROADWAY BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE EXCESSIVE MATERIAL FROM THE ENTRANCE OF THE ROADWAY.

---

7. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRAYING WATER PERIODICALLY DURING ALL CONSTRUCTION ACTIVITIES OF EXPOSED DRIVE AREAS PERIODICALLY WITH WATER AS REQUIRED TO PREVENT EXCESSIVE DUSTING DURING ALL CONSTRUCTION ACTIVITIES OF EXPOSED DRIVE AREAS.

8. WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH PERMANENT VEGETATION AS DETERMINED BY THE VILLAGE OR THE VILLAGE'S AUTHORITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MAY BE REMOVED.

**Table 1**

PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL INSTALL EROSION & SEDIMENT CONTROL MEASURES. CONTRACTOR SHALL COORDINATE PRE-CONSTRUCTION MEETING WITH TOWN PRIOR TO COMMENCING WORK.

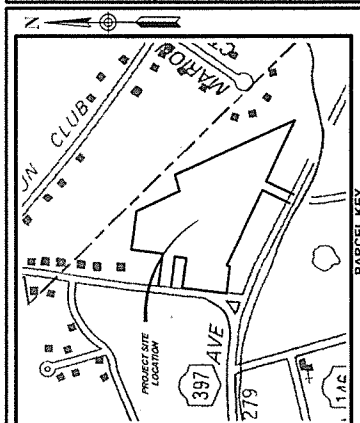
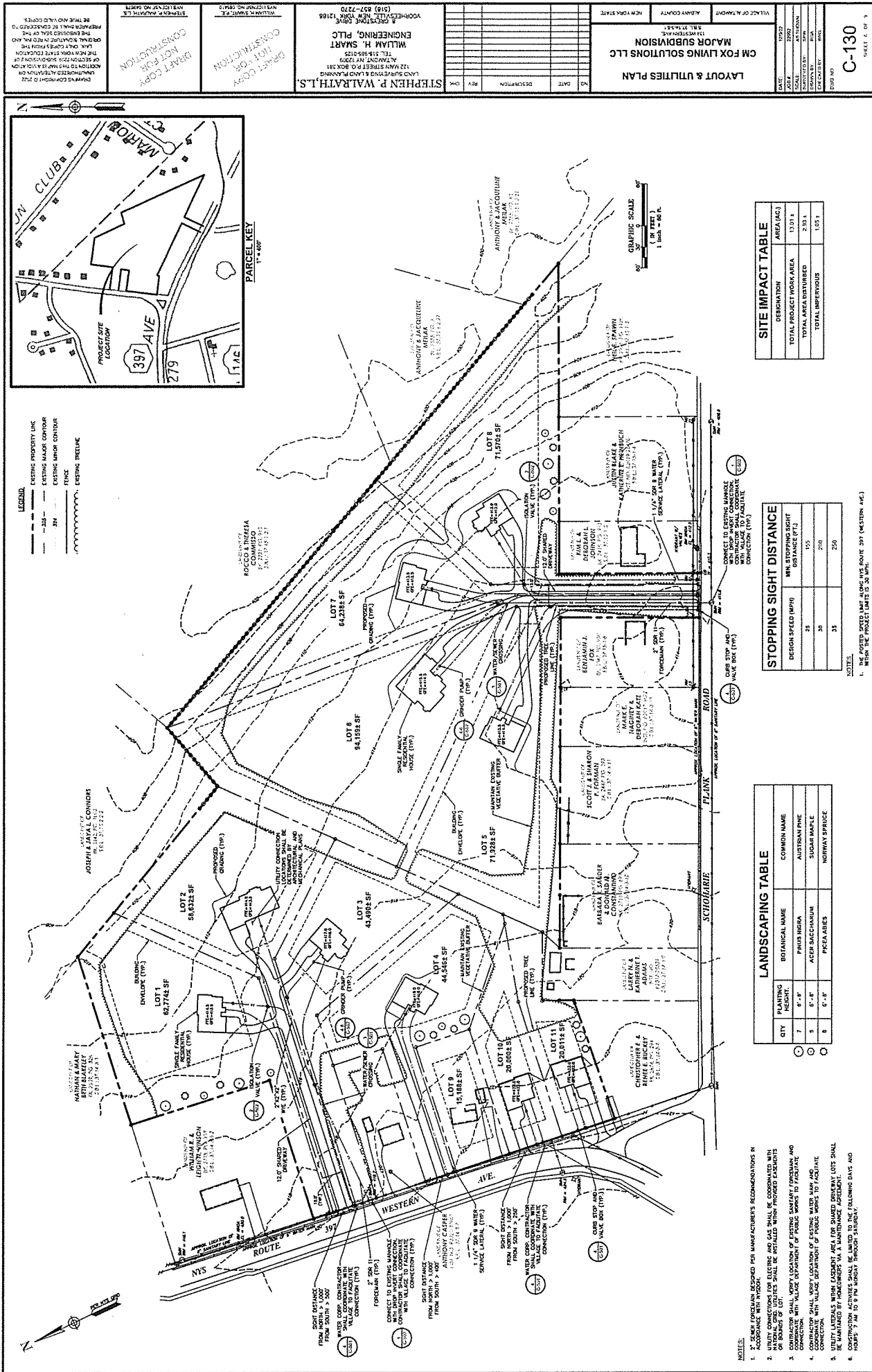
EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE AS DIRECTED BY THE OWNER'S REPRESENTATIVE & NOT USED IMMEDIATELY FOR

CONSTRUCTIVE ACTIVITIES SHALL BE PROPERLY STANDARDIZED PER THE REQUIREMENTS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK).

100







**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	20'
---	EXISTING FENCE
---	EXISTING TREELINE

**SITE IMPACT TABLE**

DEGRADATION	AREA (AC)
TOTAL PROJECT WORK AREA	13.01
TOTAL AREA DISTURBED	2.03
TOTAL IMPERVIOUS	1.05

**STOPPING SIGHT DISTANCE**

DESIGN SPEED (MPH)	MIN. STOPPING SIGHT DISTANCE (FT)
25	155
30	210
35	250

**LANDSCAPING TABLE**

QTY	PLANTING HEIGHT	BOTANICAL NAME	COMMON NAME
7	6'-8"	PHILIS MIRA	AUSTRIAN PINE
5	6'-8"	ACER BACCCHARUM	SUGAR MAPLE
8	6'-8"	PICEA ARIENS	NORWAY SPRUCE

- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.
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  6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.
  7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.

EROSION & SEDIMENT CONTROL DETAILS	CM FOX LIVING SOLUTIONS LLC MAJOR SUBDIVISION 131 WESTERN AVE. SHELTON, CT 06484	VILLAGE OF ALBANY ALBANY COUNTY	NEW YORK STATE
---------------------------------------	---	------------------------------------	----------------

## MAJOR SUBDIVISION

NOTORIOUS  
BOY TON  
AND LITER

PAYMENTS COMPLETED BY 12/31/22  
 UNAUTHORIZED ALTERATION OR  
 ADDITION TO THIS MAP IS A VIOLATION  
 OF SECTION 242, SUBDIVISION 2 OF  
 THE NEW YORK STATE EVIDENCE  
 LAW. ONLY COPIES FROM THE  
 ORIGINAL SURVEYING RECORD MAY  
 BE USED AS EVIDENCE IN ANY  
 PROCEEDING THAT BE CONSIDERED  
 AS TRUTH AND VALID COPIES.

6 CONCR SCALE: H.T.S.

### PARITY NOTES

### CONSTRUCTION NOTES

1000-0000

**Caution:**

5 **SILT FILL**  
SCALE: HVS

TOPSO  
3  
SCALENTS

BY WEIGHT: ☐

2  
TEMPO  
SCALENTS

**NOTES:**

**CONSTRUCTION ENTRANCE SPECIFICATIONS:**

**NOTE**

**HOW THE**

**4** **TYPICAL**  
CONTENTS

1

1 STABIL SCALE: NTS

W. PUBLIC INSPECTION AND REBIDDED MAINTENANCE RAIN.

ONTO PUBLIC RIGHTS—OF-WAY. WALK WAS AN AREA STABILIZED WITH STONE AND WH-

RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT. ALL SEDIMENT SPILLED, DROPPED OR DISCHARGED MUST BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.

7. MAINTENANCE - THE ENTRANCE SHALL BE PREVENT TRACKING OR FLOWING OF SEDIMENT INTO THE TRAIL.

8. SURFACE WATER - ALL SURFACE WATER FROM CONSTRUCTION ENTRANCES SHALL BE PREVENTED

5. FILTER FABRIC - WILL BE PLACED OVER THE

UNWARRANTED TO SAY.

2. YES, MY INTEREST IN THE SUBJECT MATTER IS

1. STONE SIZE - USE MIN 2" STONE, OR REC

1

100

ST. GROUND

— FILTER FABRIC

OFF HALL 1



DATE:	12/9/77
JOB #:	22962
SCALE:	AS SHOWN
SUBMITTED BY:	SPW
DRAWN BY:	RLA
CHECKED BY:	WGS
CADD 281	

UTILITY DETAILS  
CM FOX LIVING SOLUTIONS LLC  
133 WESTERN AVE.  
SHELTON, CT 06484

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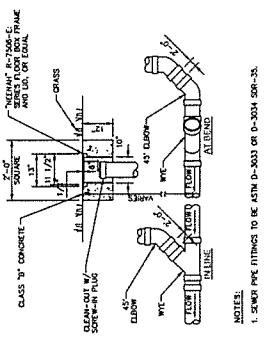
STEPHEN P. WALRATH, L.L.S.  
LAW, SURVEYING & LAND PLANNING  
122 MAIN STREET P.O. BOX 341  
ALBANY NY 12209  
TEL: 518-865-0125  
WILLIAM H. SMART  
ENGINEERING, PLLC  
4 GREYSTONE DRIVE  
WOORHSEVILLE, NEW YORK 12186

ORIGINAL COPY  
INT FOR  
CONSTRUCTION

STERN P. WALATH, L.S.  
DRAFT COPY  
NOT FOR  
CONSTRUCTION

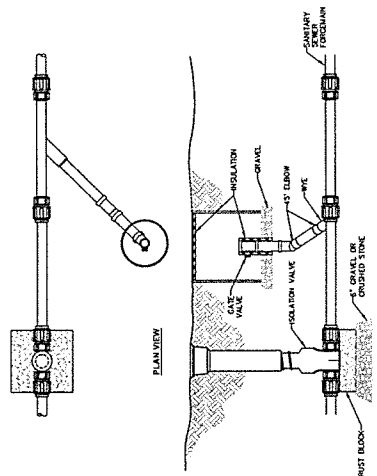
UNAUTHORIZED ALTERATION OR  
ADDITION TO THIS MAY BE A VIOLATION  
OF SECTION 2256 AND CONVICTION OF  
THE SAME MAY RESULT IN LOSS OF  
ORIGINAL BOUNTY IN RED INK AND  
THE ASSIGNED SEAL OF THE  
PREPARER SHALL BE CONSIDERED TO  
BE TRUE AND VALID COPIES.

**3 SEWER CLEAN OUT DETAIL**

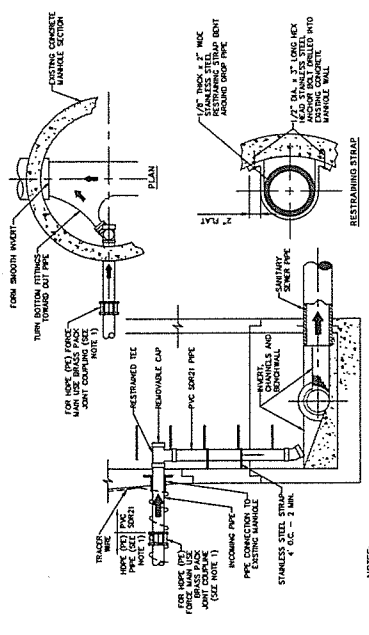


NOTES:  
1. SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.

## 2 IN-LINE FLUSHING ASSEMBLY



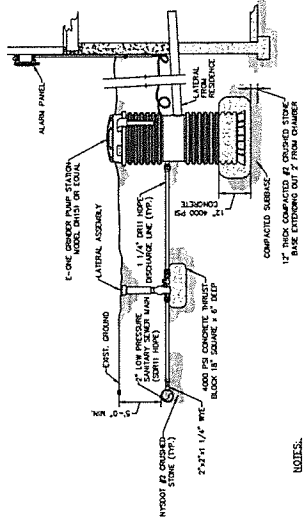
**1 DROP CONNECTION TO EXISTING MANHOLE**



**NOTES:**

1. IF HOPE (PC) FORCE MAIN IS INSTALLED, PROVIDE TRANSITION COUPLING TO 50021 WITHIN MANHOLE FOR DROP PIPE.
2. ALTERNATE INVERT CHANNEL PATTERN FOR 90° BEND.
3. INLET AND OUTLET OF PIPE SHOWN ON PLAN VIEW OF BASE ARE NOT TYPICAL FOR ALL MANHOLES. REFER TO UTILITY

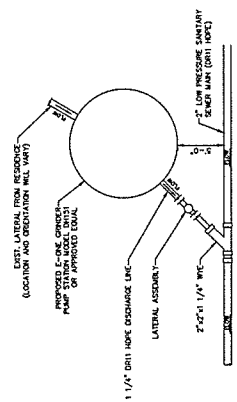
5 GRINDER PUMP STATION CONNECTION ELEVATION VIEW



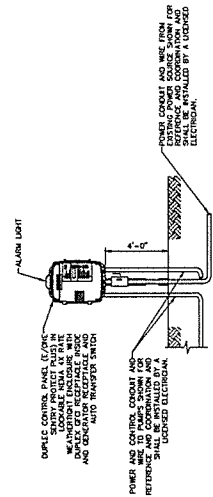
**NOTES.**

1. CONTRACTOR SHALL INSTALL LOW PRESSURE SEWER, PUMP STATIONS, AND ACCESSORIES IN ACCORDANCE WITH E-ONE INSTALLATION GUIDE.

GRINDER PUMP STATION CONNECTION PLAN VIEW



**6 GRINDER PUMP STATION CONTROL/ALARM PANEL DETAIL**



William H. Smart Engineering, PLLC  
William H. Smart, P.E.  
President  
8 Greystone Dr.  
Voorheesville, NY 12186

December 13, 2022

Zoning Board of Appeals/Planning Board  
Village of Altamont  
P.O. Box 643, 115 Main St.  
Altamont, NY 12009

Re: CM Fox Living Solutions LLC Major Subdivision  
139 NYS Route 397 (Western Ave.) Altamont, NY  
Modified SWPPP  
Project #22092

To whom it may concern,

This report shall also serve as the modified SWPPP Report necessary to ensure that the proposed project conforms with the NYSDEC SWPPP regulations. The project information is as follows:

General Site Information	
Site Address	139 NYS Route 397 (Western Ave.)
Site Tax Map ID	37.14-3-6.1
Property Owner/Applicant	CM Fox Living Solutions LLC 2050 Western Ave. Guilderland, NY 12009
Project Size	13.01 acres
Existing Zone	R-15 Residential
Existing Use	Single Family Residence
Proposed Use	11-Lot Subdivision

## 1. Project Scope and SWPPP requirements

The applicant proposes to build a total of ten (10) residences on an under-developed 13.01-acre lot. The property currently has a single-family residence which will remain, with the addition of ten (10) new single-family residences total impervious area shall increase within the property limits. The property is located on the Northeasterly side of the NYS Route 397 (Western Ave.) and Schoharie Plank Rd. intersection. The proposed lots shall be serviced by public water and sewer through the Village of Altamont. This report shall discuss the soil disturbances for all proposed residences.

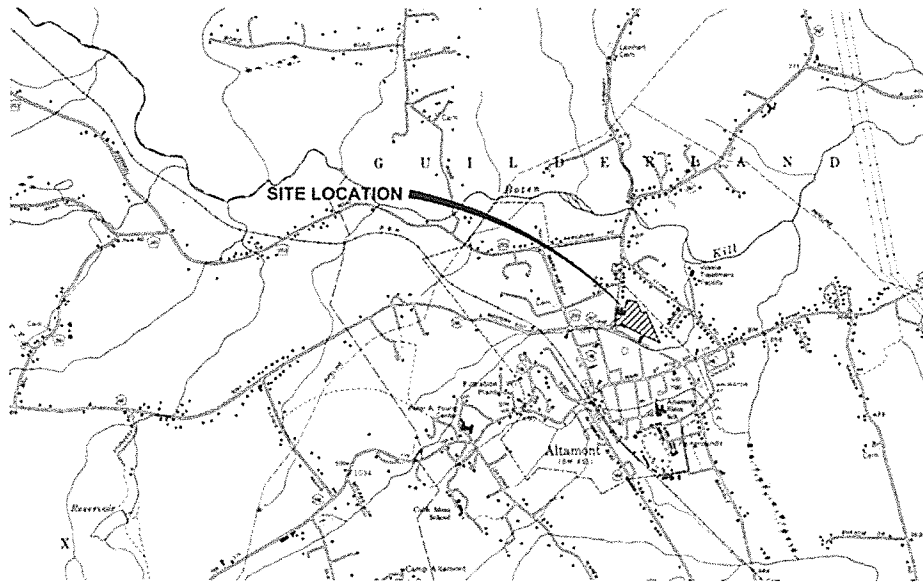
The project proposes greater than one (1) acre but less than five (5) acres of disturbance with less than 25% impervious cover. Pursuant to the NYS DEC GP 0-20-001 Appendix B, the project meets the following criteria:

*"Involve soil disturbances of one (1) or more acres of land, but less than five (5) acres."*

*"Single family not located in one of the watersheds listed in Appendix C or not directly discharging to one of the 303 (d) segments listed in Appendix E."*

## 2. Site Location

The property is located on the Northeasterly side of the NYS Route 397 (Western Ave.) and Schoharie Plank Rd. intersection in the Village of Altamont. The property has frontage on both NYS Route 397 (Western Ave.) and Schoharie Plank Rd.

**Figure 1 – Site Location Map**

### 3. Existing Conditions and Watercourses

The project parcel is grassed & wooded and currently underdeveloped.

The project parcel can be described as predominantly flat, with undulating slopes. The project parcel can be described as predominantly flat, with a gradual negative slope to the Northeast. The perimeter of the parcel is partially wooded. Slopes encountered on site are all less than 10%. Adjacent parcels are developed as residential lots.

#### Wetlands and Watercourses

The NYSDEC Environmental Resource database was consulted to verify that there were no state regulated wetlands on the Project site.

### 4. Threatened and Endangered Species

The NYSDEC Nature Explorer database was consulted to determine if the site was known to contain known threatened or endangered species. The database returned one known species at this site, the Northern Long-eared Bat. Refer to Appendix B for the database map.

### 5. Agricultural District

The property is not located within an Agricultural District.

### 6. Site Soils and Geotechnical Information

The USDA Soil Survey was used to verify the existing soils within the Project boundaries. Hydrologic soil groups (HSG) were identified for each soil and are defined as follows:

*Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.*

*Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.*

*Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.*

*Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high-water table, soils that have a*

*claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.*

According to the Soil Survey Mapping, the proposed Project area is a majority Teel silt loam with a soil group rating B/D.

**Table 1 – Existing Soils and Hydrologic Soil Groups**

	<b>Map unit name</b>	<b>Slopes</b>	<b>HSG Rating</b>
CkB	Chenango channery silt loam	3-8%	A
Te	Teel silt loam	Undulating	B/D
VaB	Valois gravelly loam	3-8%	B

Refer to the attached soil map and report for additional information.

## **7. Construction Phasing Plan**

The project is not proposed to be phased for construction. The limits of disturbance are estimated at approximately 2.9 acres, and as such, will conform with the NYSDEC GP 0-20-001 regulations.

- Obtain all local, state, and federal permits to initiate earthwork. Post all permits and necessary receptacle structures.
- Install all erosion control measures and schedule walk-through with Stormwater Inspector for a pre-construction meeting.
- Clear and grub within project limits as noted on approved construction drawings.
- Rough grade sites; ingress/egress accessways, and home sites. Place all fills and compact per geotechnical recommendations.
- Stabilize exposed/disturbed areas with topsoil and seed once finish grade is established.
- Complete construction of impervious areas and stabilize as necessary.
- Complete all remaining items, adjusting the erosion control measures/practices and stabilization practices as necessary to maintain conformance with the NYSDEC General Permit 0-20-001 or as specified by the Stormwater Inspector.
- Obtain signoff from stormwater inspector and remove erosion control measures.

## **8. Construction Waste Material Storage**

Construction waste is proposed to be stored in roll-off dumpsters which shall be removed upon having been filled to capacity. No unusual, unique, or hazardous waste is expected to be disposed of.

## **9. Temporary/Permanent SWPPP Measures**

The proposed temporary SWPPP measures are outlined as being four (4) construction entrances, silt fence, perimeter dikes, concrete washouts and temporary seeding and mulching. The temporary measures shall be removed upon approval from the Stormwater Inspector. The project does not propose to have a post construction stormwater management practice. Topsoil, seeding, and mulching shall remain until satisfactory germination as identified by the stormwater inspector. Refer to the proposed Erosion & Sediment Control Plan within the plan set.

Each SWPPP Practice shall adhere to NYSDEC Erosion & Sediment Control regulations for vegetative measures to be used for soil stabilization, runoff control, and sediment control. Construction details can be found within the site plans entitled "CM Fox Living Solutions LLC Major Subdivision" by Stephen P. Walrath, L.S.

### **Construction Entrance**

Construction of shall require a construction entrance. To ensure that the public road is not polluted as a result of construction activity, the construction entrance shall be maintained in good condition, no tracking of mud or sediment. The cleanliness standard shall be monitored through to the final area of disturbance is stabilized.

**Silt Fence**

Silt fence will be installed to prevent eroded soils from polluting downstream properties. It is expected that silt fence will be utilized for the duration of the project, and periodically adjusted/repared.

**Concrete Washout**

Concrete washouts shall be installed and maintained throughout all stages of construction that require concrete. Washout locations shall be inspected and shall be properly disposed of at 75% storage capacity.

**Topsoil, seed, and Mulch**

Topsoil will be placed once fine grading is complete, and the surfaces are ready to be prepared for seeding and final stabilization. Topsoil will be placed towards the final stages of construction only.

Once fine grading is complete, seed will be placed to start germination, and ultimately final stabilization. Seed will be placed towards the final stages of construction.

Mulch will be provided in areas where grading of exposed soil is not yet complete, or after seed has been placed but not yet sufficiently stabilized. It is expected that mulch will be used through the project.

**10. Maintenance Schedule**

The maintenance of each SWPPP practice shall be implemented within 24 hours of having been identified as needing repair by the SWPPP inspector. The inspector shall walk through the site weekly, noting any deficiencies and/or modifications to the SWPPP practices as they see fit. It is expected that supplementing the construction entrance with additional stone will be required periodically through construction.

**11. SWPPP Responsibility Agent**

The owner/developer of the project shall be responsible for the implementation of the proposed SWPPP during construction.

**Summary**

The project proposes disturbances of greater than one and less than five acres. Pursuant to NYSDEC requirements, a modified SWPPP consisting of an Erosion Sediment and Control plan has been developed for the project. During construction, the contractor shall implement the erosion and sediment control measures as depicted on C-120 and the construction details shown on C-500 of the site plans. The SWPPP Inspector shall review the construction site and modify the SWPPP plan as necessary to ensure conformance to the NYSDEC General Permit 0-20-001

Please review and let us know if you need any additional information.

Sincerely,

***William H. Smart Engineering, PLLC***

William H. Smart, P.E.  
(518) 857-7270



**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: Lands of CM Fox Living Solutions LLC Major Subdivision		
Project Location (describe, and attach a general location map): 139 Western Ave. Altamont, NY 12009		
Brief Description of Proposed Action (include purpose or need): To perform a major residential subdivision of 11 lots (one of which has an existing wood frame building on it) on a 13.01 AC+/- parcel currently zoned R-15. 10 new residential lots.		
Name of Applicant/Sponsor: C.M. Fox Living Solutions, LLC		Telephone: 518-527-6904
		E-Mail: tmiller@cmfox.com
Address: 2390 Western Avenue		
City/PO: Guilderland	State: NY	Zip Code: 12084
Project Contact (if not same as sponsor; give name and title/role): Stephen P. Walrath, L.S.		Telephone: 518-986-0125
		E-Mail: spwalrath3@gmail.com
Address: P.O. Box 381 122 Main Street		
City/PO: Altamont	State: NY	Zip Code: 12009
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
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	SUBDIVISION APPROVAL	December 2022
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	VARIANCE APPROVAL	December 2022
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	Alb. County Planning Board	WINTER 2023
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 FOR SWPPP VIA TOWN MS4 REP, DOT FOR DRIVEWAY ENTRANCE	WINTER 2023
h. Federal agencies <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No		

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
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 • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part I	
<b>C.2. Adopted land use plans.</b>	
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 type="checkbox"/> Yes <input checked="" 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 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): _____ _____ _____	

<b>C.3. Zoning</b>	
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
R-15, Residential One Family - 15,000 Sq.	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,	
i. What is the proposed new zoning for the site? _____	
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located?	Guilderland CSD
b. What police or other public protection forces serve the project site?	Village of Altamont Police, Albany County Sherrif, State Police
c. Which fire protection and emergency medical services serve the project site?	Altamont Volunteer firefighters
d. What parks serve the project site?	Village of Altamont Municipal Parks

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential Subdivision	
b. a. Total acreage of the site of the proposed action?	13.01 acres
b. Total acreage to be physically disturbed?	2.55 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	13.01 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Number of lots proposed? 11	
iv. Minimum and maximum proposed lot sizes? Minimum 15,188 Maximum 94,159	
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: 12-24 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> 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	10			
At completion of all phases	10			

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? • 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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: \_\_\_\_\_ 4,400 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: Village of Altamont
- 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: \_\_\_\_\_ 4,400 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 (100%) \_\_\_\_\_

\_\_\_\_\_

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

- Name of wastewater treatment plant to be used: Village of Altamont Wastewater treatment facility
- Name of district: Village of Altamont
- 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"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
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? _____	
If Yes: <ul style="list-style-type: none"> <li>i. How much impervious surface will the project create in relation to total size of project parcel?                  _____ Square feet or <u>1.05</u> acres (impervious surface)                  _____ Square feet or <u>13.01</u> acres (parcel size)</li> <li>ii. Describe types of new point sources. <u>non-point</u></li> <li>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)? _____</li> </ul>	
Stormwater will be fully mitigated by erosion & sediment control best management practices. _____	
<ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	
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"> <li>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</li> <li>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</li> <li>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</li> </ul>	
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"> <li>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) _____</li> <li>ii. In addition to emissions as calculated in the application, the project will generate:             <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> </li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>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 _____</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 _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7am-7pm</li> <li>• Saturday: _____ 7am-7pm</li> <li>• Sunday: _____ N/A</li> <li>• Holidays: _____ N/A</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ typical residential uses</li> <li>• Saturday: _____ typical residential uses</li> <li>• Sunday: _____ typical residential uses</li> <li>• Holidays: _____ typical residential uses</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7am-7pm</li> <li>• Saturday: _____ 7am-7pm</li> <li>• Sunday: _____ N/A</li> <li>• Holidays: _____ N/A</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ typical residential uses</li> <li>• Saturday: _____ typical residential uses</li> <li>• Sunday: _____ typical residential uses</li> <li>• Holidays: _____ typical residential uses</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7am-7pm</li> <li>• Saturday: _____ 7am-7pm</li> <li>• Sunday: _____ N/A</li> <li>• Holidays: _____ N/A</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ typical residential uses</li> <li>• Saturday: _____ typical residential uses</li> <li>• Sunday: _____ typical residential uses</li> <li>• Holidays: _____ typical residential uses</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></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)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <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"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	



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.			
<input type="checkbox"/> Urban	<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): _____
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	0	1.05	+1.05
• Forested	3.33	2.86	- 0.47
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.68	8.76	- 0.92
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

Page 10 of 13

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ >7' feet	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Teel Silt Loam	68 +/- %
Valois Gravelly Loam	28 +/- %
Chenango channery silt loam	4 +/- %
d. What is the average depth to the water table on the project site? Average: _____ >7' feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 90 % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input checked="" type="checkbox"/> Poorly Drained _____ 10 % of site	
f. Approximate proportion of proposed action site with slopes: <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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes to either <i>i</i> or <i>ii</i> , 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Name of aquifer: Principal Aquifer	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Deer</td> <td style="width: 33%; border-bottom: 1px solid black;">Mice</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>		Deer	Mice				
Deer	Mice						
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>							
<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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat</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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>							
<p><b>E.3. Designated Public Resources On or Near Project Site</b></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">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? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: <u>Altamont Historic District</u> iii. Brief description of attributes on which listing is based: <u>Altamont historic district aims to preserve the historic architecture (sp) of a portion of Main St. within the village</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Describe possible resource(s): <u>Schoharie Plank Road</u> ii. Basis for identification: <u>NYS Education Department 1932 Historical Marker</u>	<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? If Yes: i. Identify resource: <u>John Boyd Thacher Park</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>State Park</u> iii. Distance between project and resource: <u>1.5 miles.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
h. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 checked="" type="checkbox"/> No  <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

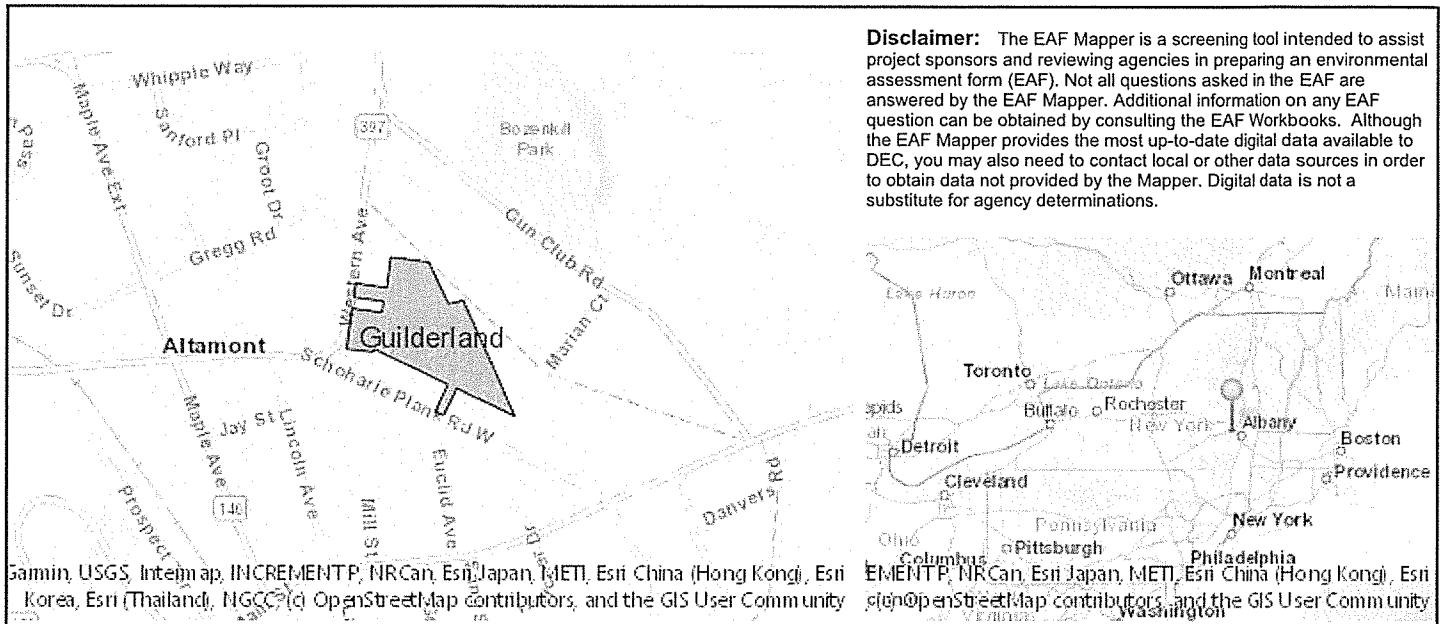
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Stephen P. Walrath, L.S. for applicant Date 12/13/22

Signature  Title Consultant

# EAF Mapper Summary Report

Tuesday, October 4, 2022 4:07 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]	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.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
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

<b>E.2.o. [Endangered or Threatened Species]</b>	<b>Yes</b>
<b>E.2.o. [Endangered or Threatened Species - Name]</b>	<b>Northern Long-eared Bat</b>
<b>E.2.p. [Rare Plants or Animals]</b>	<b>No</b>
<b>E.3.a. [Agricultural District]</b>	<b>No</b>
<b>E.3.c. [National Natural Landmark]</b>	<b>No</b>
<b>E.3.d [Critical Environmental Area]</b>	<b>No</b>
<b>E.3.e. [National or State Register of Historic Places or State Eligible Sites]</b>	<b>Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.</b>
<b>E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]</b>	<b>Altamont Historic District</b>
<b>E.3.f. [Archeological Sites]</b>	<b>Yes</b>
<b>E.3.i. [Designated River Corridor]</b>	<b>No</b>

# VILLAGE OF ALTAMONT

## APPLICATION FOR SUBDIVISION

**RETURN TO:**

Village of Altamont  
PO Box 643 115 Main Street  
Altamont, NY 12009  
(518) 861-8554

**FEES:**

Major Sub-division Application Fee \$ 1,500.00  
Minor Sub-division Application Fee \$ 150.00  
Fee in lieu of 10% Park/Green Space Fee  
\$ 1,500.00 per lot (payable with Building Permit Application)

**APPLICANT INFORMATION:****SUB-DIVISION INFORMATION:**  
PLEASE PRINT CLEARLY

Name: CM Fox Living Colutions, LLC  
division: Lands of CM Fox Living Solutions, LLC 139 Western Avenue Altamont  
Address: 2390 Western Avenue, Guilderland, NY 12084

Name of Sub-  
division: 139 Western Avenue  
Zoning: R15 Total Acreage: 13.01+/-  
Tax Map Number(s): 37.14-3-6.1

Daytime Phone: 518-527-6904

**RELATIONSHIP TO PROPERTY**

- ☒ Owner  
☐ Contract Vendor  
☐ Other – Explain:

Presenter (if other than applicant): Applicant and  
Stephen P. Walrath, L.S.  
Address: P.O. Box 381, Altamont, NY 12009  
Daytime Phone: 518-986-0125

**PROPERTY DESCRIPTION:**

Generally describe any easement or other restrictions on the property: None

Does the site contain any of the following : ☐ Stream ☐ Pond ☐ Other Body of Water ☐ Wetlands  
☒ Floodplain ☐ Steep Slopes ☐ Historic/Archeological Resources

If yes, elaborate: Small area along southwesterly portion of property

Water Source: ☐ Well ☒ Hook-up to existing Village Water ☐ Extension of Village Water District Sewer

Source: ☐ Septic ☒ Hook-up to existing Village Sewer ☐ Extension of Village Sewer District

Will there be any land dedicated to the Village 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

           X MAJOR SUB-DIVISION – 3 or more lots MINOR SUB-DIVISION – 2 lots

**CONCEPT PLAN**

This application must be accompanied by 10 copies of a concept plan containing ALL INFORMATION required by the Village of Altamont Sub-division Regulations and a check payable to the Village of Altamont, in the amount required by the above application fee.



## APPLICATION FOR SUBDIVISION PAGE 2

Please note: The applicant/owner is responsible for payment of engineering fees for services deemed necessary by the Village of Altamont Planning Board.

Has applicant satisfied NYS Storm Water Management Requirements? Yes

Within 60 day after final approve and endorsement of the sub-division plat the applicant must file the plat for recording with the County Clerk. If not recorded within such time period, final approval of the plat shall expire and become null and void. To complete the Village process, the Village shall receive two copies of the said file plat.

### AGREEMENT

The applicant hereby certifies that he/she is the owner of record for the above listed property or has duly authorized, in writing, by the owner of record to make this application. Further, by signing this application, the owner gives permission for a representative(s) of the Village of Altamont to walk the property for the purposes of conducting a Site Review.

SIGNATURE OF APPLICANT: [Signature] DATE: 12/9/22

SIGNATURE OF OWNER: [Signature] DATE: 12/9/22

### OFFICE USE ONLY

APPLICATION RECEIVED ON: \_\_\_\_\_ Concept Hearing set for: \_\_\_\_\_

FEE RECEIVED: \_\_\_\_\_

Approved for concept hearing:

\_\_\_\_\_ Planning Board Chair

Materials sent to:

\_\_\_\_\_ Board members

\_\_\_\_\_ Village Attorney

\_\_\_\_\_ Board Liaison

Notifications made on:

\_\_\_\_\_ Albany County Planning Board

\_\_\_\_\_ Village of Altamont Public Works

\_\_\_\_\_ Altamont Fire Department

## Village of Altamont

P.O. Box 643 Altamont, NY 12009  
Telephone (518) 861-8554 Fax (518) 861-5379

### LOT LINE AMENDMENT WAIVER

Return to: Village of Altamont  
PO Box 643, 115 Main Street  
Altamont, NY 12009

FEES:

Applicant: CM Fox Living Solutions, LLC Telephone: 518-527-6904

Tax Map No: 37.14-3-6.1 Address: 139 Western Avenue

Current Lot Size: 13.01 Acres Proposed Lot Size: 13.01 Acres

Tax Map No: 37.14-3-7 Address: 137 Western Avenue

Current Lot Size: 15,000 ± Sq. Ft. Proposed Lot Size: 15,000 ± Sq. Ft.

Reason for lot line amendment: Move side property lines of  
137 Western Avenue (lands of Anthony W. Pasper)  
10' southward to increase side yard from 0.1' off of  
house to 10.1'.

☐ Waiver denied. The application will be scheduled for the next Planning Board Meeting.

Reasons for denial: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

☐ Approved

Your next step is to submit at least two (2) mylar and three (3) paper copies of the final plat, surveyed by a licensed surveyor or engineer, containing all information required by the Village's subdivision regulations. The appropriate Village officials will sign the plans. You must then have the plans filed at the Albany County Clerk's office and return one mylar and two paper copies of the plat for filing with the Village.

Approved by:

Zoning Administrator \_\_\_\_\_ Date: \_\_\_\_\_

Planning Chairman \_\_\_\_\_ Date: \_\_\_\_\_

## Village of Altamont

P.O. Box 643 Altamont, NY 12009  
Telephone (518) 861-8554 Fax (518) 861-5379

### LOT LINE AMENDMENT WAIVER

Return to: Village of Altamont  
PO Box 643, 115 Main Street  
Altamont, NY 12009

FEES:

Applicant: CM Fox Living Solutions, LLC Telephone: 518-527-6904  
Tax Map No: 37.14-3-6.1 Address: 139 Western Avenue  
Current Lot Size: 13.01± Acres Proposed Lot Size: 12.96± Acres  
Tax Map No: 37.14-3-9 Address: 103 Schoharie Plank Road  
Current Lot Size: 15,109 ± Sq. Ft. Proposed Lot Size: 17,282 ± Sq. Ft.

Reason for lot line amendment: Convey encroachment by lands of Larry N. & Katherine T. Adams on to lands of CM Fox Living Solutions, LLC

☐ Waiver denied. The application will be scheduled for the next Planning Board Meeting.

Reasons for denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ Approved

Your next step is to submit at least two (2) mylar and three (3) paper copies of the final plat, surveyed by a licensed surveyor or engineer, containing all information required by the Village's subdivision regulations. The appropriate Village officials will sign the plans. You must then have the plans filed at the Albany County Clerk's office and return one mylar and two paper copies of the plat for filing with the Village.

Approved by:

Zoning Administrator \_\_\_\_\_ Date: \_\_\_\_\_

Planning Chairman \_\_\_\_\_ Date: \_\_\_\_\_

# Village of Altamont

P.O. Box 643 Altamont, NY 12009  
Telephone (518) 861-8554 ext 17, Fax (518) 861-5379

## APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP

DATE: 12/6/22

FEE: \$ 300.00 Commercial  
\$ 150.00 Two Family  
\$ 75.00 One Family

To the Zoning Board of Appeals of the Village of Altamont

I, CM Fox Living Solutions, LLC of 2390 Western Ave, Guildenland, NY 12084  
of 139 Western Avenue, Altamont, NY hereby appeal  
from the decision of the Zoning Administration Officer on my application for a zoning permit and hereby  
apply to the Zoning Board of Appeals for (check one below):

☐ An interpretation of the Zoning Ordinance or Zoning Map

☒ A Variance to the Zoning Ordinance or Zoning Map

1. LOCATION OF PROPERTY

Address: 139 Western Avenue Zoning: R15  
TAX MAP NUMBER: \_\_\_\_\_

2. INTERPRETATION OF THE ZONING ORDINANCE IS REQUESTED BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. VARIANCE TO THE ZONING ORDINANCE IS REQUESTED FOR:

if Proposed Single family lots For Keyhole Strip  
width from required 30 feet each to 16.02' each

(a) Applicant shall also complete and submit form outlining conditions from NYS Village law  
pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly  
authorized in writing by the owner of record to make this application.

  
Signature of Applicant

## AREA VARIANCE CONDITIONS

The Village of Altamont Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Article VII, Section 61 D (3) of the Village of Altamont Zoning Law.

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

No. Variances will allow for single access of  
4 lots on Schoharre Plank Road and eliminate creation  
of a wider public highway (Pavement width)

- 2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

Benefit cannot be achieved by any other method

- 3) Whether the requested area variance is substantial:

No. The alternative would be a new public  
highway with wider pavement requiring maintenance  
by the Village and would greatly impact lands of  
Pox at 115 Schoharre Plank Rd. and lands of Johnson at  
117 Schoharre Plank Road

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

No. Variance requested will limit number of  
houses using common driveway to 4.

- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but not necessarily preclude the granting of the area variance:

No self created, Parcel currently has 64.08'  
of frontage on Schoharre Plank Road. No other  
frontage is available

Resident Letters

OCT 25 2022

Ginger Hannah

Village of Altamont

**From:** Nick S <nicholas.stygar@gmail.com>  
**Sent:** Monday, October 24, 2022 11:52 PM  
**To:** villageadmin@altamontvillage.org  
**Subject:** Attention ZBA/Ginger Hannah - Concerning Proposed Subdivision - Schoharie Plank W/Western Ave/Marian Ct/Gun Club

Hello,

As part of public comments I am requesting that the ZBA does not permit access to the four lots off Schoharie Plank West (SPW), and requires access to subdivision's lots only off Western Ave.

1)

What efforts have been made to understand the impact of increased vehicle traffic alongside the established foot traffic that exists on SPW (also beyond just homeowner vehicle traffic that will occur)? Will SPW be unusable/unsafe for pedestrians due to construction vehicle traffic as these four homes are built? Will there be school bus traffic to these new homes once occupied? How will the bus navigate the road? Can SPW handle foot traffic and 2 vehicles in alternate directions at the same time?

2)

What studies have been done for water run off and snow melt impact at the purposed lots access point off SPW? How will excessive water be kept from existing homes on each side of the purposed driveway? Additionally the access point is directly across from the Euclid/SPW footbridge. The area in front of the footbridge is already flooded during heavy rains and can be a slushy/icy/snowy mess in the winter time. A paved driveway without proper grating and sewers would compound the problem and possibly make the footbridge unusable entirely or even a hazard. If private snow plowing is not done properly, access to bridge could be blocked entirely. What stipulations will there be around this and how will it be enforced to ensure drainage is properly designed to ensure no impact to existing homeowners, and footbridge access remains safe and usable for the community?

Creating access to four homes off SPW in the purposed subdivision seems to be more an effort to cut cost of the development and maximize the number of buildable lots rather than with consideration of existing homes and community features/safety. The responsible access to all these lots is off Western Ave, and allowing access off Schoharie Plank Road West will be a detriment to the homes around the purposed entry point, footbridge, and the pedestrians of the village that navigate this route.

Thank you  
Nicholas Stygar  
158 Western Ave

FROM THE RESIDENCE OF  
BENJAMIN AND HEATHER FOX  
115 SCHOHARIE PLANK RD WEST, ALTAMONT NY 12009

October 23, 2022

Village of Altamont Zoning Board of Appeals  
P.O. Box 643  
115 Main Street  
Altamont, NY 12009

RECEIVED

OCT 24 2022

Village of Altamont

Dear Members,

As Village residents residing at 115 Schoharie Plank Rd West we share our concerns below about the purposed development submitted by Stephen P Walrath L.S. on behalf of Troy Miller (139 Western Avenue - Tax Map ID No. 37.14-3-6.1). It's our hope that as our Village leaders, you will discuss these concerns amongst yourselves and have further analysis conducted on any particular point if a clear answer for addressing the concern is unknown.

Schoharie Plank Road West

The street we live on was not designed or constructed to the Village or Town standards for a "standard public street" size. It's much narrower and likely does not have the sub base and top level pavement construction which a "standard public street" would have. It is a size commonly called a "carriage road" by developers and towns in New York State.

Because of its smaller size and construction, fourteen feet across as opposed to the two lane road or the standard twenty-four feet identified in the Concept Plan submitted by Mr. Walrath, our "carriage road" can not handle large site development construction trucks, trailers and/or bulldozers. In a recent home construction with access to Schoharie Plank Rd West, the builder left the construction equipment trailer on the road which caused the residents to have to steer our vehicles across portions of our neighbors yards to get by the trailer. If an emergency vehicle, especially a fire truck, needed to travel down our street during the day long storage of the construction equipment on the road, it would have been a real challenge to get around the trailer. Our street is so narrow, that passing cars must go very slow so not to hit each other. Additionally, after construction is completed, it would be near impossible for a large emergency vehicle to turn onto the shared driveway proposed in the Concept Plan between 115 and 117 Schoharie Plank Rd West.

The children who live on our "carriage road" ride their bikes, scooters and walk on the street daily. Additionally, hundreds of Altamont residents and families take leisurely walks along Schoharie Plank Rd West and cross the pedestrian bridge to Euclid and other village streets. It is very common for vehicles traveling down our road to go very



slow to accommodate the walkers on the pavement as there are no sidewalks. This regular ability to utilize the road would be significantly impacted if large construction trucks and equipment were to be driving down our "carriage road" early morning to late afternoon during the long construction period of the proposed development.

#### Village Infrastructure

The water supply line along Schoharie Plank Rd West has experienced a number of breakdowns over the last few years including two major main water breaks. Has the Village's engineers performed an analysis of the size, condition and additional volume requirements the proposed development would have on the Village's water and sewer infrastructures? What would be the impact on our water supply?

#### Storm-water Runoff

If the ground elevation of the proposed development was to be raised above the current field elevations, then it's conceivable that during storm events, surface runoff could flow onto the backyards of the residents along Schoharie Plank Rd West. Has the Village's engineers reviewed the site plan design of the proposed development to ensure it meets NYSDEC standards for storm water runoff control? We understand a key factor of the State's regulations is that the release of storm water to the downstream environment not exceed the current (undeveloped) site's volume for a given storm event. It is very important to us as existing Village residents, that our property will not be impacted in any additional form from storm water runoff of the proposed development. We bring this particular point to your attention because the Concept Plan submitted by Mr Walrath does not identify any drainage mitigation efforts on the developers behalf.

#### Impact on Adjacent Properties

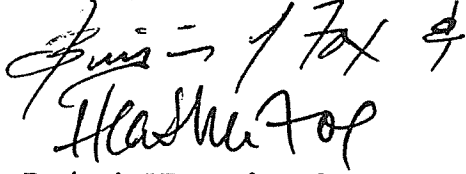
The access option provided in the Concept Plan identifies placing a shared driveway between 115 and 117 Schoharie Plank Rd West. Being intimately familiar with this piece of property, how does the developer plan to complete any construction without impacting the subjacent support that currently provides structural support for the residences at 115 and 117 Schoharie Plank Rd West? Additionally, how does the developer plan to complete this construction without impacting our property? We look forward to seeing an updated, accurate, to scale site plan addressing these concerns.

#### Alternative Access Option

We recommend the Village direct the developer to explore and utilize an alternative access route starting from Western Avenue for the construction of the proposed development if the project is satisfactorily meeting the other infrastructure impact concerns raised above. This alternative addresses our significant concerns related to the use of our small size "carriage road" by construction equipment, the ability for emergency vehicles to have the best access available given the road's size challenges, the capability of village infrastructure, the altering of a flood plane, and the impact on adjacent residences.

We welcome to meet with the Village's leadership to follow up on our concerns and comments before any decision is made to approve this project without addressing our comments.

Your Neighbors,

Handwritten signatures of Benjamin J. Fox and Heather Fox. The signature for Benjamin J. Fox is written in a cursive style, and the signature for Heather Fox is written in a more stylized, cursive script.

Benjamin J Fox and Heather Fox

RECEIVED

OCT 20 2022

Village of Altamont

To: The Village of Altamont Zoning/Planning Board  
Attention: Ginger Hannah

From: Ruth Dickinson <rdickinson23@nycap.rr.com>  
Subject: Troy Miller's Proposed development that borders Schoharie Plank Road West  
Date: October 18, 2022 at 5:35:56 PM EDT  
To: Ruth Dickinson <rdickinson23@nycap.rr.com>

In keeping with the Village of Altamont's Comprehensive Plan I am requesting that Troy Miller's proposed development for 4 homes bordering Schoharie Plank Road West be reduced from 4 houses to 2 houses. The property proposed for the development is pastoral; it is one of the unique areas that are undeveloped in Altamont. Reducing the number of houses would help to retain the rural, quaint, country village atmosphere. The landscape would be best preserved with fewer homes and small homes of farm like structure.

Altamont's vision strives to protect beautiful, natural settings and to establish new development that reflects local architecture.

The Comprehensive Plan states that it will serve to maintain and preserve those features that are strengths.

The strengths listed are:

- \*A small walkable size of Village
- \*Country Village atmosphere
- \*Quaint
- \*Rural
- \*Quiet

Threats to the visions, and goals:

- \*Rising traffic speed and volume with limited police coverage
- \*Lack of water infrastructure plan
- \*Potential Property and local damage from drainage issues
- \*Water pollution
- \*Lack of a storm water pollution plan

On a personal note. The footbridge is a unique structure, used everyday by walkers with and without pets, bikers, children walking to and from school and to other village activities. Living on Euclid Avenue, I see wonderful sights of children and adults near the footbridge and creek. Many older adults have told stories of the surrounding creek and footbridge...I would like this unique, natural

setting preserved as stated in Altamont's Vision.

A handwritten signature in cursive script, appearing to read "J. B. Ashmore". The signature is written in black ink and is positioned below the printed text.

public

RECEIVED

OCT 18 2022

Dear Altamont Zoning Board of Appeals

Good evening,

Village of Altamont

My name is Timothy Welch, I am a current resident living on Euclid Ave. and am also a member of the Altamont Volunteer Fire Department.

I am writing to you to express concern with the proposed subdivision in the field that borders Schoharie Plank Rd West, Western Ave, Gun Club Rd and Marian Ct. This subdivision was proposed by Troy Miller.

After a meeting today with several of my neighbors, we discussed several concerns we have with this subdivision, especially with the plan to have an egress to Schoharie Plank Rd.

I have reviewed the Village of Altamont's Comprehensive Master Plan and found several issues with this subdivision and the master plan for the village.

Village Strengths this subdivision will hurt

- **Small, walkable size of Village** – Many residents walk down Schoharie Plank Road. It is currently one of the quietest roads to walk down. The walk from Euclid, across the bridge over the stream and down Schoharie is one of the best walks for people in my neighborhood. I see many people walking their children and dogs down this road because Western Ave is so busy and cars drive so fast. This pleasant walk will be ruined if an egress is allowed down Schoharie Plank Road
- **Quiet** – Same situation as above. Many of the residents I met with today also worry that this will eventually lead to the walking bridge over the stream being turned into a bridge for cars which would lead to an increase in traffic for Euclid as well as Schoharie Plank Road. This would all have very negative effects on the community being both quiet, small, and walkable.
- **Friendliness and strong sense of community**- If the egress is allowed on Schoharie Plank less people and families will be walking and less walking means less community interactions which will hurt the sense of community in Altamont.
- **Reservoir/water system**- We discussed today how recent droughts have negatively affected water supply in the village as well as multiple water main breaks. Attached are two links to Altamont enterprise articles about the issues with the village water supplies during the summer.

links on page 3

- **Village public services**- Will also be affected by the increased use of water.

Village Weaknesses that this subdivision will enhance

- **Traffic volume, speed and speed enforcement**- As mentioned above this subdivision and egress will significantly add to traffic volume in the area.

2

- **Too much development in the area-** The increased development in the area takes away from the rural character of the village which is one of the strengths.

The following Village threats from the comprehensive plan will also be increased,

- Pedestrian crossings becoming unsafe; need for enforcement support
- Light pollution
- Noise pollution
- Water pollution

Thank you for your time and concern on this issue and have a good week.

-Tim

3

Altamont enterprise links

<https://altamontenterprise.com/07252022/altamonts-water-supply-plummets-levels-not-seen-over-four-decades>

<https://altamontenterprise.com/06102022/warm-weather-starts-burden-altamonts-already-taxed-water-supply>

public

OCT 4 / 2022  
January 1, 2021

To Whom It May Concern, - ZBA.

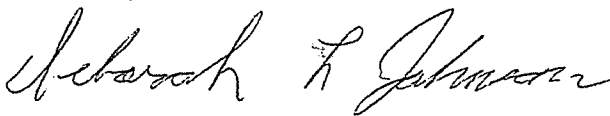
I write as a concerned homeowner in Altamont, who lives on Schoharie Plank Road West. There is mountain-runoff creek that is located above our property that flows downward towards our land. That creek has had a long and repeated history of overflowing its banks, especially on our western side. The rushing waters have not only flowed down Schoharie Plank Road West but have also filled a significant flow-basin behind our properties that has surrounded many existing homes. These waters are strong enough to carry brush, debris, even a large wood pile, into the vacant land between my home and my neighbors.

My concern is that the undeveloped property between our homes between Schoharie Plank Road and Rt 397/Western Avenue (within Altamont) is being considered for residential construction. Such construction, specifically multiple dwellings, would impact the ability of the existing land to continue functioning as a much-needed catch basin for the substantial volume of overflowing creek water. And as the creek continues to *not* be cleared of this brush and debris, and as it continues to fill with erosion, the flooding is more and more frequent. In the past, Town and Civil Engineers living in the immediate area warned of the additional dangers of the creek/drainage: if it is not kept clear and open, the flow of water will be restricted. It is currently in that state of restriction.

The impact to the value of my property is of concern to me as my home is located immediately adjacent to where these waters converge. Construction being planned to develop a roadway that would exit onto the narrow dead-end village street of Schoharie Plank Road West could also impact the ability of that flow basin to capture substantial amounts of flood waters as it currently does.

I am voicing my and my neighbor's concerns to the risks and dangers that we may be exposed to as result, or unintended consequence, of above-mentioned construction.

Sincerely,  
Deborah Johnson  
117 Schoharie Plank Road West  
Altamont, NY 12009





RECEIVED

JAN 23 2023

January 23, 2023

Village of Altamont

To: Chairwoman Hext and Altamont Village Zoning Board Members

Dear Chairwoman Hext and Altamont Village Zoning Board Members,

We are writing to you about the proposed subdivision off Schoharie Plank Rd West, Western Avenue, Marian Ct, and Gun Club Road. My husband and I own property and reside at 113 Schoharie Plank Rd West. We are long-time residents of Altamont.

My letter has two parts; 1) we wish to share our concerns and hopefully mitigate impacts resulting from the planned construction of the new subdivision, 2) technical questions specific to the SEQRA and zoning considerations.

My comments are not in opposition to the proposed subdivision. We know that "the field" has been for sale for many years. Mame Kiltz, and her beneficiaries, the previous owners of the land behind our home, shared this beautiful open green space and natural wildlife habitat for decades. We are very grateful for their kind generosity.

#### Personal Comments

Some ZBA members have said we should be grateful that only eleven homes are proposed behind our property instead of the R15 zoning that allows for 24 homes. That we should appreciate the possible increase in our property values. ZBA members commented that we will have impeccably landscaped homes to view in this new subdivision. Some residents and ZBA members frequently compare the new proposed subdivision and the completed subdivision on Bozenkill. Our experience is unique to our home and our life on Schoharie Plank West. Frankly, I prefer the sight of the Helderberg escarpment from inside my home instead of someone else's house. That is no longer the case. There is now a large new home and a glimpse of the escarpment.

The proposed third access from the proposed subdivision onto Schoharie Plank Rd West will alter this quiet road's unique character if permitted. The construction traffic will impact all who enjoy walking and biking around the village's interior over the footbridge. We are already imperiled when trying to use crosswalks in the village. Do we now have to give up the simple pleasure of walking on a quiet village road?

With a second large construction project on Schoharie Plank West, we face another prolonged disruption to our daily lives. We lived through the 12-month-plus construction of the home at 108 Schoharie Plank West. The road is only 14 and 1/2-foot wide road. Our roadway was frequently blocked by construction and utility vehicles. Our driveways were, at times, blocked by construction trucks. Trucks barreled around the corner from Western Avenue with no regard for residents. Walking on Schoharie Plank Rd West was not safe during this time. Our lawns were dug up, and the road surface deteriorated. There have been three water main breaks on this

road in the past 11 months. Thankfully, no medical emergencies occurred, which would have required EMS or fire trucks to wait until construction vehicles could be moved.

We lost the quiet enjoyment of our gardens, our yards, and even inside our homes because of the constant construction noise. We urge the ZBA to deny the applicant's request for a variance onto Schoharie Plank Rd West.

I ask the ZBA to consider the Altamont Comprehensive Plan and the impact on all our affected residents and neighbors as they consider our comments, concerns, and questions regarding the proposed subdivision and Schoharie Plank West egress.

#### **SEQRA - EAF and Implementation Comments/Questions**

1) The project manager for the proposed subdivision stated during the 9/27/22 ZBA meeting that he believed **5 acres of soil disturbance required a Stormwater Pollution Prevention Plan (SWPPP)**. The NYSDEC requirements state that construction activities disturbing **one or more acres of soil must be authorized** under the General Permit for Stormwater Discharges from Construction Activities. Permittees are required to develop a SWPPP to prevent discharges of construction-related pollutants to surface waters. **Source:**  
<https://www.dec.ny.gov/chemical/8468.html>

2) Variances: Troy Miller, the developer, is seeking variances related to keyhole lots and shared driveways with egress to Schoharie Plank West. There are also two planned egress points to Western Avenue. Chairwoman Hext noted in the preliminary hearing on September 27th, 2022, that for a variance to be approved, the applicant has to prove that "there is no other way to do this, and this is not a self-created hardship...". Why can't the four lots use the two Western Ave egress points with the other planned houses?

3) Zoning Regulations 315-27 states that **no more than two access points into a subdivision are permitted**. Yet, the preliminary plan shows **three** proposed access points. Two egress points off Western Avenue and one egress off Schoharie Plank Rd West. Does the ZBA plan to authorize three access points for the proposed subdivision? Wouldn't the requested variance for access to Schoharie Plank Rd West violate zoning regulations specific to egress points for new developments?

4) Impact on existing water infrastructure on Schoharie Plank West: Three water main breaks have occurred on Schoharie Plank West in the past ten months. Has the village determined the impact of heavy construction equipment traffic on the existing water and sewer infrastructure? If so, what is the impact of additional road weight on the water main infrastructure?

5) FEMA Floodplain: - The homes on Schoharie Plank Rd West are in the FEMA floodplain.

6) Schoharie Plank Rd West is 14 and 1/2 feet wide. This is not wide enough for emergency vehicles to pass one another on the road. Cars approaching from either direction pull over to allow another vehicle to pass or people walking.

7) No cut 20 - 25ft buffer zone: The applicant has said that he is willing to include a green buffer between the existing homes and the new construction. Please clarify. Is Troy Miller planning to plant a green buffer zone? Or is he leaving a no-cut zone for future home buyers to plant? This is important since we do not have a wooded line of trees between our yard and the open field. It could cost several thousands of dollars for us to hire a landscaping company to plant a buffer zone on our property.

8) Fire hydrants - There are fire hydrants in front of 109 and 117 Schoharie Plank West. However, the hydrant in front of #109 would require a fire hose to be dragged through the wooded area between the homeowner's property to reach lot #5. Otherwise, the hydrant in front of #117 would be the other available hydrant in the event of a fire. Does this meet NYS Fire Code?

**Full Environmental Assessment Form - Part 1 Questions: D2: Project Operations We are interested in knowing the potential impacts of these issues:**

c. Will the proposed action use or create a new demand for water? Total anticipated water usage/demand per day: X gallons/day. Has the village done any projections of water usage for this subdivision? Village water capacity: Village trustees have stated the village has enough water to add another 3,000-5,000 gallons a day in demand. The average summer use is 220,000 gpd, and we have a capacity of 316,000 gpd. Demand was pushing 300,000 gpd this past summer - or 95% capacity. Has the village projected the water capacity needed to support the proposed subdivision?

d. Are there any facilities serving children, the elderly, and people with disabilities (e.g., schools, hospitals, licensed daycare centers, or group homes) within 1500 feet of the project site? The group home at 150 Western Avenue is within 1500 ft of the project site.

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 sources (i.e. sheet flow) during construction or post construction? If Yes: 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? Will the village engineer and Barton & Logidice, the engineering firm for the village require the applicant to a stormwater runoff plan to protect existing homeowners?

L. Hours of operation during construction. We request construction activities stay within the window: Mon - Fri, not before 7:00 AM, and no weekend construction noise.

**E.2. Natural Resources On or Near Project Site**

d. What is the average depth to the water table on the project site? The water table is very high on Schoharie Plank West. The architectural plans for the newly built home at 108 Schoharie Plank included a full basement; however, their architectural plans were redrawn after

discovering the water table was so high that the home could not be built with a basement. It had to be built on a slab.

m. Identify the predominant wildlife species that occupy or use the project site: deer, fox, coyote, native birds.

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? It is a known fact that the Indiana bat is listed as an endangered species throughout the village of Altamont.

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? The Bozenkill creek and park is a local scenic and aesthetic resource within five miles of the project site.

Respectfully,

Deborah Marion-Katz

Mark Naginey

113 Schoharie Plank Rd West

Altamont, NY 12009