MINUTES - Meeting 3/9/22

Peter Sheridan called the meeting to order at 1900.

**Topic**: Village Hill Proposed Cluster Residential Subdivision Conceptual Meeting

*NOTE: This is a presentation only. No submission has occurred, and therefore no “clock” has started on this proposal.*

Ivan Zdrahal presented the attached narrative and environmental survey for the proposed subdivision on property owned by Vamaco LLC. The property spans thirty-five acres. There would be nineteen lots off of an access road from New York Ave. and an additional three lots along Morris Road. The New York Ave. road extension would be turned over to the Village for maintenance upon completion.

**Comments/Discussion from the Board:**

- **Water Supply** - The pressure is already low along New York Ave. This is especially concerning for the fire department. The proposal does include a pump station, but it would need to be relocated to meet minimum fire protection codes. Residential fire sprinklers should be at least 500 GPM.
  - Vamaco LLC hired a fire protection company to provide recommendations to meet code.

- The three units on Morris Road do not meet the requirements of a cluster development. The area would need to be sub-divided into two separate areas.

- **New York Ave. Road Conditions** - The road entrance is very steep. It is difficult to access with fire department vehicles, which emphasizes the need for adequate fire protection. Additionally, the proposed cul-de-sac is ~900 feet long. The length may need to be adjusted based on the comprehensive plan limiting the length to 400 feet. The recommendation was provided to have two shorter cul-de-sacs instead of the one, similar to the Griffin’s Ridge development.

- **Architecture** - Homes need to meet the architectural standards of the Village. The board is reluctant to provide any kind of approval without more detailed knowledge of the types of homes to be built. A specific area of concern was the need for front porches. Also, the proposal called out use of a minimum of three different house styles. There would need to be much more variety. Additionally, the range of proposed lot sizes needs to be specified. Currently there is only a minimum lot size declared.
  - Vamaco LLC is a real estate broker. They plan to obtain site plan approval and then sell to a builder. They do not have a builder in mind yet, but are open to recommendations from the Village.
• Housing Layout - There will be 40% of the unconstrained land that will go to the Village. It is preferable that it is in one central location. It is also more desirable to not have houses that directly face each other. The recommendation was provided to have green space in the center of the development with homes facing it instead. The Morris Road Subdivision Proposal that was brought to the Planning Board by Lansing Engineering in January 2021 was referenced. There was also a general question: how will snow removal be done? In the Village snow is plowed into the green spaces.

• Groundwater - The contour on the stream is only two to four feet lower than some of the proposed homes on Morris Road. This causes concern for groundwater flow in those areas. There were similar issues with the Griffin’s Ridge development.

• Traffic Study - The proposed units on Morris Road put more traffic across the Zim Smith Trail. This was not discussed in the study. The traffic study for New York Ave. does not seem realistic, specifically that adding nineteen new homes would only lead to nine additional trips along that road. It was the opinion of many of the board members that New York Ave.’s current state is not sufficient for the level of actual proposed traffic. This seems to be supported by the fact that New York Ave. is increased in size where the extension for the development begins.

• Short Environmental Assessment Form (EAF):
  • 8A - Previously discussed discrepancy in the traffic study.
  • 10 - Will there be a need to dig up the existing New York Ave. to connect to the water supply?
  • 11 - Does the existing sewer line have enough capacity for the additional homes?
  • 12A - Round Lake is a historic district. The answer should be yes.
  • 13 - Is wetland listed because of Morris Road only?
  • 15 - Threatened and endangered species was checked yes. What species?
  • 17 - The subsoil analysis shows subpar drainage. There needs to be more information regarding this topic on the site plan.
  • 18 - Missing the yes explanation.

Comments/Discussion from the Attendees:

• Tom Bergin - Resident
  • New York Ave. is not wide enough. There are steep slopes on either side of the road. There is no room to add sidewalks that would be required to support safe pedestrian traffic.
  • New York Ave. has a blind intersection with the main road that needs to be redesigned.
  • The pump station should have at least a twenty year life span.
  • There are concerns with the Short EAF, specifically questions 5, 6, 7, 8, 14, 15, and 17.
  • There are concerns with the proposed site plan and how it meets the intentions Village’s comprehensive plan that was passed two years ago, specifically with regard to wetlands, fire protection, architecture, and environmental preservation.
  • The site plan does not identify any upgrades for the original portion of New York Ave.
  • Forest should not be taken away from Zim Smith Trail to build additional homes along Morris Road.
• Frank Mazza - Fire Chief
  • Based on previous comments made regarding fire department access, he would like to see all homes with sprinkler systems. Malta had a similar situation.
  • The road width needs to be widened to setup fire support.
  • The cul-de-sac needs to be large enough to turn the largest fire truck around in it.

• Steve - New York Ave. Resident
  • There is a concern about increasing pressure with the pump station due to the size and age of the existing water line. Perhaps that whole line should be replaced.

• Debbie - New York Ave. Resident
  • Is there a plan to take property along New York Ave. to widen the road?
    • If changes to New York Ave. are required, then the Village has the ability to take the “right of way” without taking resident’s property.
    • Due to the lack of space, only the west side of the road can use “right of way” to take property.

• D. Weber -
  • Has the consultant done an archeological assessment yet?
    • No.
  • Will there be a need for a permit?
    • Yes.

• The comprehensive plan indicates that slope should be 15% instead of the proposed site plan of 20%. Additionally, the comprehensive plan mandates that roads leading to a development be upgraded prior to building at the builder’s expense.

Additional Administration:

Previous meeting minute status:

2. No meeting in July or August.
3. 9/8/2021 Draft - 33 Washington Ave. Renovations
4. No meeting in October.
5. 11/10/2021 Draft - Griffin’s Ridge Pathways, Victorian Landing Open Items
6. No meeting December - February.

PS - Meeting Adjourned at 2010.
VILLAGE HILL
PROPOSED CLUSTER RESIDENTIAL SUBDIVISION

PROJECT NARRATIVE DESCRIPTION
FOR SKETCH PLAN REVIEW

VILLAGE OF ROUND LAKE
SARATOGA COUNTY, NEW YORK

PREPARED FOR:

VAMACO, LLC
P.O. BOX 455
 SARATOGA SPRINGS, NY 12866

FEBRUARY 2022

PREPARED BY:

IVAN ZDRAHAL PROFESSIONAL ENGINEERING, PLLC
ENGINEERING AND PLANNING
959 ROUTE 146
CLIFTON PARK, NY 12065
(518) 383-0769

#21024.00

RECORD OF WORK

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/24/2022</td>
<td>Issued for Planning Board Review</td>
</tr>
</tbody>
</table>
Applicant:
VAMACO, LLC
P.O. Box 455
Saratoga Springs, NY 12866

Contact:
Scott Varley
Michael Magnatta
(518) 583-7268
Email: svarley13@gmail.com
Email: michael.magnatta@gmail.com

Project Engineer:
Ivan Zdralhal Professional Engineering, PLLC
959 Route 146
Clifton Park, NY 12065

Contact:
Ivan Zdralhal, P.E.
(518) 383-0769
Email: zdralhal@aol.com; zdralhal@iza.cc

Traffic Engineer:
VHB Engineering, Surveying, Landscape Architecture & Geology, P.C.
100 Great Oaks Boulevard, Suite 118
Albany, NY 12203-7924

Contact: Alanna Moran, P.E. (518) 389-3600
Email: alanna.moran@vhb.com

Surveyor:
Gilbert VanGuilder Land Surveyor, PLLC
988 Route 146
Clifton Park, NY 12065

Contact: Robert Wilklow, PLS (518) 383-0634
Email: bwilklow@gvglandsurveyors.com

Archaeology:
Curtin Archaeological Consulting, Inc.
61 Rowland Street
Ballston Spa, NY 12020

Contact: Edward Curtin, President (518) 884-7102
Email: ecurtin12003@yahoo.com

Ecology:
Gilbert VanGuilder Land Surveyor, PLLC
988 Route 146
Clifton Park, NY 12065

Contact: Kevin Weed PLS (518) 383-0634
Email: kweed@gvglandsurveyors.com

Narrative Description for Sketch Plan Review
Village Hill Cluster Residential Subdivision

February 2022
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>SECTION</th>
<th>PAGE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location Map</td>
<td>i</td>
</tr>
<tr>
<td>1. Introduction</td>
<td>1</td>
</tr>
<tr>
<td>2. Existing Site Conditions</td>
<td>1</td>
</tr>
<tr>
<td>2.1 Existing Land Use &amp; Zoning</td>
<td>1</td>
</tr>
<tr>
<td>2.2 Wetlands &amp; Streams</td>
<td>1</td>
</tr>
<tr>
<td>2.3 Soils</td>
<td>2</td>
</tr>
<tr>
<td>3. Proposed Development</td>
<td></td>
</tr>
<tr>
<td>3.1 Project Data</td>
<td>3</td>
</tr>
<tr>
<td>3.2 Allowable Density</td>
<td>3</td>
</tr>
<tr>
<td>3.3 Proposed Density, Development</td>
<td>4</td>
</tr>
<tr>
<td>3.4 Proposed Open Space</td>
<td>4</td>
</tr>
<tr>
<td>3.5 Proposed Lot Sizes</td>
<td>4</td>
</tr>
<tr>
<td>3.6 Architectural Standards</td>
<td>5</td>
</tr>
<tr>
<td>3.7 Vehicular Access &amp; Parking</td>
<td>5</td>
</tr>
<tr>
<td>3.8 Water Supply</td>
<td>5</td>
</tr>
<tr>
<td>3.9 Fire Protection</td>
<td>5</td>
</tr>
<tr>
<td>3.10 Sanitary Sewer Service</td>
<td>5</td>
</tr>
<tr>
<td>3.11 Stormwater Management</td>
<td>5</td>
</tr>
<tr>
<td>3.12 Pedestrian Circulation</td>
<td>6</td>
</tr>
<tr>
<td>4. Conclusion</td>
<td>6</td>
</tr>
</tbody>
</table>

**Appendices**

A. Traffic  
B. Water Supply System  
C. Existing Conditions Plan  
D. Concept Plan

*Narrative Description for Sketch Plan Review  February 2022  Village Hill Cluster Residential Subdivision*
1. INTRODUCTION

The proposed Village Hill Cluster Residential Subdivision project is located at the north end of New York Avenue and south of Morris Road in the Village of Round Lake, Saratoga County, New York. The project site is approximately 1,350 feet north of the intersection on New York Avenue and Curry Road. The project includes two existing parcels with tax map numbers #240.-3-4.11 and #240.-3-9. The total project area is approximately 34.39± acres.

The project area is bounded by the Round Lake Bypass right-of-way to the north and west, Morris Road and Zim Smith Trail rights-of-way to the northeast and east, and existing residential parcels to the south.

The project is located within the RV-1 Residential district which permits the development of single-family dwelling units and accessory buildings.

The project proposes twenty-two (22) lots on 7.49 acres of land. The remaining 26.9 acres of the project site will be restricted open space owned by HOA or by individual lot owners.

2. EXISTING SITE CONDITIONS

2.1 Existing Land Use & Zoning

The 34.39± acre site is located within the RV-1 Residential district as zoned by the Village of Round Lake. The existing site consists primarily of wooded areas and large grass fields with State and Federally regulated wetland areas located to the north, northeast and southwest. The site topography ranges from relatively flat areas through the central and south-central portions of the site to areas with steep slopes exceeding 20% in the northern, western and eastern parts of the site.

The surrounding areas are also zoned RV-1 Residential. The primary use is residential and recreational.

2.2 Wetlands & Streams

The project site contains 2.69± acres of wetlands regulated by the New York State Environmental Conservation (NYSDEC). The on-site NYSDEC wetlands represent a portion of the R-13 and R-15 wetlands, which are both Class 1 wetlands according to NYSDEC mapping. The NYSDEC wetland also includes approximately 945 linear feet of stream 941-70.1, a Class C stream. The applicant previously obtained a Wetland Verification letter from NYSDEC confirming the extent of the State regulated wetlands on site. No impacts are proposed to the State regulated wetland or the associated 100’ adjacent area.
The project also contains 3.74± acres of regulated wetlands and 961 linear feet of stream regulated by the Army Corps of Engineers (ACOE). The majority of the ACOE regulated wetlands and stream begins at the eastern edge of the limit of NYSDEC wetland R-13 and continues along the northeast corner of the site. There is also a small ACOE wetland near the northwest corner of the site. The applicant has obtained a Jurisdictional Determination from the ACOE confirming the extent of the federally regulated wetlands.

The project proposes a 0.01± acre impact to the Federally regulated wetlands to allow for the construction of a proposed trail.

2.3 Soils

According to the maps from the Natural Resources Conservation Service (NRCS) of Saratoga County, the on-site soils are classified as follows:

- Broadalbin silt loam, BtB – (3 to 8 percent slopes): This is a very deep, gently sloping, moderately well drained soil formed in glacial till with a dense lower subsoil and substratum. It is on the top of hills in glacially modified uplands. The permeability is moderate in the surface and upper subsoil and slow in the lower subsoil and substratum. The erosion factor is slight. (Hydro Soil Type C/D)

- Broadalbin silt loam, BtD – (15 to 25 percent slopes): This is a very deep, moderately well drained soil formed in glacial till with a dense lower subsoil and substratum. It is on the sides of hills in glacially modified uplands. The permeability is moderate in the surface and upper soil and slow in the lower subsoil and substratum. The erosion factor is severe. (Hydrologic Soil Type C/D)

- Broadalbin-Manlius-Nassau Complex, BvB – (Undulating): This soil unit consists of very deep, moderately well-drained Broadalbin soils, moderately deep, well-drained Manlius soils, and shallow, somewhat excessively drained Nassau soils. The surface topography is often irregular and sloping in many different directions because of the underlying folded and tilted shale or slate bedrock. The permeability of the Broadalbin soils is moderate in the surface and upper subsoil layers and slow in the lower subsoil and substratum. The permeability is moderate throughout the mineral soil for the Manlius and Nassau soils. The erosion factor is slight for all three soils. (Hydrologic Soil Type C/D)
Mosherville-Nornell Complex, MxB – (Undulating): This soil unit consists of very deep, somewhat poorly drained Mosherville soils and moderately deep, somewhat poorly drained Hornell soils. The surface topography is often irregular and sloping in many different directions because of the underlying folded and tilted shale or slate bedrock. The permeability of the Mosherville soils is moderate in the surface and upper subsoil layers and slow in the lower subsoil and substratum. The permeability of the Hornell soils is moderate in the surface and slow in the lower subsoil and substratum. The permeability of the Hornell soils is moderate in the surface and slow or very slow in the subsoil and substratum. The erosion factor is slight for the Mosherville soils and moderate for the Hornell soils. (Hydrologic Soil Type D)

3. PROPOSED DEVELOPMENT

3.1 Project Data

- Zoning: RV-1 Residential District
- Project Area: 34.39 ± Acres
- Number of Lots: 22
- Area to be Developed: 7.49 ± Acres
- Restricted Open Space: 26.9 ± Acres

3.2 Allowable Density

In creating a development concept for the parcel, the first step was to evaluate the existing parcel’s environmental constraints in accordance with the Village of Round Lake Zoning law to determine the environmental resources to be protected and to determine the number of allowable lots.

The calculations for the Village Hill Residential Subdivision are as follows:

- Total Parcel(s) Area: 34.39 Acres
- NYSDEC Wetlands: -2.69 Acres
- NYSDEC 100’ Adjacent Area: -2.71 Acres
- Federal Wetlands: -3.74 Acres
- Slopes > 20%: -8.84 Acres
- Unconstrained or Net Buildable Land: 16.41 Acres

Base Density is established as follows:
16.41 Acres + 14,000 SF/unit = 51.06 = 51 Units.
A base density of 51 units is permitted on the project site per the Village of Round Lake code.

3.3 Proposed Density, Development

As noted above, the allowable density for the existing parcel, based on the guidelines provided in the Round Lake Village Code, is 51 dwelling units. The project proposes to create twenty-two (22) new single-family lots.

Per Section 158-41 of the Village Code requirement this project is designed as a cluster subdivision.

3.4 Proposed Open Space

Per section 158-42 of the Village code, a cluster subdivision requires the preservation of a minimum of 40% of the unconstrained lands for public parks or publicly accessible open space areas.

The constrained land on the existing parcel includes the NYSDEC regulated wetlands, 100' NYSDEC wetland adjacent area, ACOE regulated wetlands, and areas with slopes in excess of 20%. Total Area: 18.01± Acres.

The remaining 16.88 acres are unconstrained land. Therefore, the minimum required unconstrained area to be preserved within the restricted open space is 6.55± acres.

The project proposes 20.9 acres of restricted open space. Approximately 8.89 acres of land within this open space is unconstrained with the majority located in the southern part of the project site between existing residential development and proposed lots.

3.5 Proposed Lot Sizes

The cluster subdivision proposes the following minimum lot standards:

Minimum Lot Size: 0.25 AC
Minimum Frontage Width: 75 FT
Minimum Building Area: 1,200 SF
Front Yard Setback: 30 FT
Side Yard Setback: 10 FT
Rear Yard Setback: 30 FT
Maximum Height: 35 FT

3.6 Architectural Standards

The Project will require the construction of at least three (3) house types.
3.7 Vehicular Access & Parking
An executive summary, for the evaluation of vehicular access was prepared by the Traffic Consultant and is included as “Appendix A”.

3.8 Water Supply
The water supply will be provided by a proposed 8” diameter water main. A booster station will be constructed due to the existing low pressure at the end of New York Avenue (25 PSI). This station will provide flow at higher pressures to the proposed lots and to a portion of the existing houses on New York Avenue.

The three lots on Morris Road will be served by a proposed 8” diameter water main which will be extended along Morris Road in order to provide service to these lots. (Ref: Appendix B)

3.9 Fire Protection
The proposed booster station in combination with flow from the low-pressure service area will provide the required fire flow.

To determine the size of the booster station we will need to conduct a hydrant flow test at the end of the existing water main on New York Avenue.

Two options will be evaluated:
- 1,000 GPM for one (1) Hour for houses without a sprinkler system.
- 500 GPM for thirty (30) minutes for houses with a sprinkler system.
(Ref: Appendix B)

3.10 Sanitary Sewer Service
The existing sewer main on New York Avenue will be extended to serve the proposed 19 lots.

Three lots on Morris Road will be served by a sewer main extension from the existing SCSD#1 sanitary sewer system.

3.11 Stormwater Management
Stormwater will be managed on site using designated stormwater management areas and multiple green infrastructure runoff reduction practices. Stormwater management practices will be addressed in a project specific Stormwater Pollution Prevention Plan (SWPPP).
Stormwater control practices will be designed and implemented in accordance with NYSDEC technical standards. In general, the design of the project will follow the natural topography as closely as possible, using existing site topography and drainage features to convey stormwater runoff.

The stormwater management system and appurtenances will be designed and constructed in accordance with all local and state requirements and are proposed to be owned, operated and maintained by the Village of Round Lake and the Homeowners Association.

3.12 Pedestrian Circulation

A nature trail will be constructed for connection to Morris Road and access Zim Smith Trail.

4. CONCLUSION

In view of the site characteristics, location and available existing infrastructure, we feel that this proposal presents a reasonable development plan which can be implemented without adverse impacts to the environment and the Village of Round Lake facilities.
APPENDIX A

TRAFFIC
VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) has conducted a traffic evaluation to assess the potential traffic impacts associated with the proposed residential development project located on New York Avenue and Morris Road in the Village of Round Lake. The proposed project includes the construction of up to 22 single-family homes. Primary access to the site is proposed via an extension of New York Avenue to 19 homes. The 3 remaining homes will have direct access to Morris Road. The following is noted in summary of the evaluation:

- The proposed project is expected to generate up to 15 new vehicle trips (4 entering and 11 exiting) during the AM peak hour and up to 21 new vehicle trips (13 entering and 8 exiting) during the PM peak hour. Of the total site trips 13 trips will use New York Avenue during the AM peak hour and 18 will use New York Avenue during the PM peak hour. With the remaining trips (2 AM peak hour trips and 3 PM peak hour trips) on Morris Road.
- The distribution of peak hour trips will result in a maximum directional increase of 10 trips on New York Avenue and 1 trip on Morris Road during the AM peak hour and 11 trips on New York Avenue and 2 trips on Morris Road during the PM peak hour. This low magnitude of traffic will be accommodated for by the existing roadway network and does not result in the need for off-site mitigation.
- New York Avenue and Morris Road currently experience low travel volumes and an increase in traffic may be more noticeable; however, the following is noted:
  - The proposed extension of New York Avenue as the primary access to the site represents good access management practices and reduces the number of new curb cuts since a connection is being made to an existing roadway.
  - A review of highway performance criteria published by the Capital District Transportation Committee (CDTC) notes that local roadways maintain acceptable operating conditions (level of service D) with more than 600 vehicle per hour per direction. The volumes on New York Avenue, after development of the site will maintain peak directional volumes of less than 20 vehicle trips during the peak hours. Morris Road traffic will maintain peak directional volumes of less than 10 vehicle trips during the peak hours.
  - New York Avenue and Morris Road have roadway characteristics consistent with other roads in the Village with low volumes, narrow travel lanes, and a posted Village speed limit of 20-mph. The proposed project will not change the character of New York Avenue or Morris Road.
  - The measured sight distances at the Curry Road/New York Avenue intersection meets the AASHTO recommended guidelines for the measured operating speeds.
  - Review of crash data shows that during the most recent three-year period (exclusive of covid-19), there were no documented crashes on New York Avenue, including its intersection with Curry Road and one crash on Morris Road that occurred at its intersection with Goldfoot Road. The crash at the Morris Road/Goldfoot Road intersection involved a vehicle and a bicyclist. Based on a review of the data, it appears that the bicyclist was making a left-turn and was in error.
Based on a review of crash data, roadway characteristics, and traffic volumes on both Morris Road and New York Avenue no improvements are needed to adequately service the increase in travel of these roadways associated with the site traffic.

The proposed project is expected to have a minor impact on local traffic operations. Mitigation is limited to the clearing of vegetation along the project frontage on Morris Road. If you have any questions concerning the above evaluation, please contact our office.
APPENDIX B

WATER SUPPLY SYSTEM
January 18, 2022

Project: Village Hill Subdivision
Proposed Water Supply System Improvements
Village of Round Lake, Saratoga County, New York

**Existing Water System:**

Water pressure within the Village distribution system is provided by an elevated water storage tank located at the west end of Bangs Avenue having a normal water elevation of 350 feet.

New York Avenue is a dead-end street with an 8” water main. The New York Avenue water main is “looped” with the rest of the Village’s system. The north end of New York Avenue (labeled as “B” on the below referenced C-1 Water Supply System Concept) connects to an 8” main in Gold Foot Road, then to an 8” main in Burlington Avenue which transitions to a 12” main before connecting to a 12” main in Bangs Avenue, to an 8” main in Washington Avenue, and finally connecting back to the south end of New York Avenue via an 8” main (labeled as “A”).

Existing water pressure at the north end of New York Avenue (location “B”) is 25 psi. Existing water pressure at point “A” is approximately 51 psi.

**Proposed Water System Improvements:**

The proposed project consists of 19 new lots located at the north end of New York Avenue as well as three (3) new lots at the end of Morris Road. To service the 19 lots with adequate pressures, a high pressure zone will be created via a new booster station proposed at the north end of New York Avenue. The high pressure zone will consist of the new 19 lots to the north, as well as 7 existing properties along New York Avenue to the south.

The booster station will draw water from an existing 8” water main, and deliver increased flow and pressure to the high pressure zone. A Pressure Reducer Valve (PRV) will be installed towards the southern end of New York Avenue (point “A”) to maintain existing pressure levels outside of the high pressure zone. The booster station will be a duplex station, with lead/lag/alternate controls, and will supply 100 gpm with a 35 psi boost.

Water will be provided to the three (3) lots along Morris Road by an 8” water main extension.

The expected system pressures after installation of the booster station are shown on the below referenced map.

Ivan, Dan,

A quick review for the needed fire flow for the single family homes would have one of two options:
1. Houses less than 3,600 SF without a sprinkler system would require a needed fire flow of 1,000 gpm for at least 1 hour
2. Houses less than 3,600 SF with a NFPA 13D sprinkler system would require a needed fire flow of 500 gpm for 30 minutes

This was a real quick review. There may be other options but this should help you start to address the booster station requirements. Let me know if you need anything else.

Thanks,
Doug

Douglas R. Nadeau, MSFPE, P.E., CFPS
LEED 2.1 Accredited Professional
President

RAN offices have moved! We have moved to
417 New Karner Road
Albany, NY 12205

417 New Karner Road
Albany, NY 12205

Phone: 518-275-0791
Fax: 518-275-0792
dnadeau@ranfpe.com
www.ranfpe.com

From: Dan Jette <DJette@iza.cc>
Sent: Wednesday, January 19, 2022 8:42 AM
To: Doug Nadeau <dnadeau@ranfpe.com>
Cc: Ivan Zdrahal <zdrahal@aol.com>
Subject: Village Hill

Doug,

As requested, for your review please find attached proposed water system improvements for the Village Hill subdivision.
APPENDIX C

EXISTING CONDITIONS PLAN
Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<table>
<thead>
<tr>
<th>Part 1 - Project and Sponsor Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Action or Project:</td>
</tr>
<tr>
<td>VILLAGE HILL CLUSTER RESIDENTIAL SUBDIVISION</td>
</tr>
<tr>
<td>Project Location (describe, and attach a location map):</td>
</tr>
<tr>
<td>ALONG THE EASTERN SIDE OF THE ROUND LAKE BY-PASS. ACCESS FROM NEW YORK AVE &amp; MORRIS RD</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
</tr>
<tr>
<td>VILLAGE HILL INVOLVES DEVELOPMENT OF 34.39 +/- ACRE PROJECT SITE (TAX PARCEL #240-3-4.11 AND #240-3-9) INTO 22 SINGLE FAMILY RESIDENTIAL Lots. PROJECT IS PROPOSED AS A CLUSTER SUBDIVISION PURSUANT TO ARTICLE VIII OF THE VILLAGE CODE. 26.9 ACRES OF THE PROJECT SITE WILL BE PRESERVED AS RESTRICTED OPEN SPACE.</td>
</tr>
</tbody>
</table>

| Name of Applicant or Sponsor:          |
| VAMACO LLC (SCOTT VARLEY & MICHAEL MAGNATTA) |
| Telephone: 518-583-7298                |
| E-Mail: svarley13@gmail.com             |
| Address:                               |
| P.O. Box 455                          |
| City/PO:                              |
| SARATOGA SPRINGS                      |
| State:                                |
| NEW YORK                              |
| Zip Code:                             |
| 12866                                 |

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?  
   If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.  
   ![Yes] [No]  

2. Does the proposed action require a permit, approval or funding from any other government Agency?  
   If Yes, list agency(s) name and permit or approval: SCSD#1, NYSDEC, NYSDOH, USACE  
   ![Yes] [No]  

3. a. Total acreage of the site of the proposed action?  
   b. Total acreage to be physically disturbed?  
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  
   34.39 acres  
   7.5 acres  
   34.39 acres  

4. Check all land uses that occur on, are adjoining or near the proposed action:  
   ![Urban] [No]  
   ![Rural (non-agriculture)] [Yes]  
   ![Industrial] [No]  
   ![Commercial] [Yes]  
   ![Residential (suburban)] [Yes]  
   ![Forest] [Yes]  
   ![Agriculture] [No]  
   ![Aquatic] [No]  
   ![Other(Specify):] [No]  

   ![Parkland] [Yes]  

SEAF 2019
5. Is the proposed action,
   a. A permitted use under the zoning regulations?  
      NO YES N/A
      [ ] [✓] [ ]
   b. Consistent with the adopted comprehensive plan?  
      NO YES N/A
      [ ] [✓] [ ]

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   NO YES
   [ ] [✓] 

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify: 
   NO YES
   [✓] [ ]

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
      NO YES
      [✓] [ ]
   b. Are public transportation services available at or near the site of the proposed action?  
      NO YES
      [✓] [ ]
   c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?  
      NO YES
      [✓] [ ]

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  
   NO YES
   [✓] [ ]

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  
    NO YES
    [ ] [✓]

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  
    NO YES
    [ ] [✓]

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  
    NO YES
    [✓] [ ]
   b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  
    NO YES
    [✓] [ ]

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
    NO YES
    [✓] [ ]
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
    NO YES
    [✓] [ ]

   If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  
   UNNAMED ACME WETLAND AND STREAM/NYSDEC STREAM 941-70.1. THE ANTICIPATED WETLAND IMPACT IS APPROXIMATELY 400 SQUARE FEET (+/.001 AC)
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
   - Shoreline
   - Forest
   - Agricultural/grasslands
   - Early mid-successional
   - Wetland
   - Urban
   - Suburban

<table>
<thead>
<tr>
<th></th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>16. Is the project site located in the 100-year flood plan?</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,
   a. Will storm water discharges flow to adjacent properties?
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: |
   - STORMWATER WILL BE MANAGED ON SITE THRU THE USE OF DESIGNATED STORMWATER MANAGEMENT AREAS & MULTIPLE GREEN INFRASTRUCTURE RUNOFF REDUCTION PRACTICES; SYSTEM APPURTENANCES SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE & FEDERAL REQUIREMENTS. |

<table>
<thead>
<tr>
<th></th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:</td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/same: IVAN ZDRAHAL, P.E.  Date: 01-26-2022

Signature: __________________________  Title: __________________________