

Project Narrative & Supplemental Conservation Analysis

Cerrone 2-Lot Conservation Subdivision

138-148 Old Schuylerville Road

Tax Map No. 167.00-1-27.21

City of Saratoga Springs (OD), Saratoga County, New York

Project Overview:

Cerrone Builders is proposing a 2-lot conservation subdivision of 138-148 Old Schuylerville Road (Tax Map No. 167.00-1-27.21), located on the south side of Old Schuylerville Road, across from its intersection with South Point Road. The applicant is interested in constructing 2 single-family homes on the new lots. These homes will be served by on-site septic systems and municipal water.

We are providing this overview as a point to continue the discussion and to be able to speak with the Board at its next meeting

Existing Parcel:

The parcel is located in the Rural Residential (RR) zoning district. Subdivisions within the RR Zone are subject to the Conservation Subdivision Requirements.

The physical characteristics of the property will be discussed by breaking the existing parcel into 3 sections or zones: the front; the middle; and the back. These sections also have unique environmental characteristics that will be explored in the conservation analysis..



Front-Rural Character

The 85-feet± closest to Old Schuylerville Road is somewhat sparsely vegetated with young growth in flat well-drained, sandy soils. There is a hill to the east side of this frontage that will be considered as a part of the middle section. The remaining portions, though sparse, contribute to the rural character of the Old Schuylerville Road corridor.

Middle--Mound

The middle consists of undulating, predominantly well-drained sandy soils with a hill about 200-feet± from Old Schuylerville Road. Much of this area appears to have been

disturbed years ago. There are some larger trees sporadically distributed throughout steeper slopes.

Back --Buffer to Adjacent Properties

The rear 300-feet± of the property appears to have been used as a part of the previous owner's heavy construction business. This area has been graded flat and is quite compacted--resulting in no significant vegetation or habitat areas.

Conservation Analysis

The initial submittal provides the by-the-numbers conservation analysis where the constrained land (i.e. steep slopes) were removed and the remaining land divided by the underlying density, yielding 2 dwelling units. The following is a supplement to that analysis moving forward with the intent to develop 2 homes on the site.

The first part of each analysis considers the existing condition. The second part looks at impact/enhancements from the proposed action. The conservation analysis in accordance with the City's code is interesting in this case and might yield a determination that there is no significant environmental value to preserve on this site. The applicant is proposing to provide enhancements to what we believe is a solid base upon which these characteristics can be better established. These enhancements are offered whether the project moves forward as a conservation subdivision or a conventional subdivision.

Front-Rural Character

The character of this area is a bit mixed. The west portion is typical of the rural character in similar areas of this part of the City. The remainder of the front has obviously been disturbed and is establishing a different character. Other than the quality of the soils and their ability to support new growth, the plant quality of this portion has diminished over the years.

We believe the potential value to be far greater than the existing value and are proposing to enhance the rural character of the frontage. The opportunity is to provide a higher quality of plantings along the front 30-feet of the property that balance the historic rural character with new development. This can be achieved by establishing a mix of trees, shrubs, and groundcover.

The following is an example of species that are included in the proposed plantings:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<i>TREES</i>						
SB	6	AMELANCHIER	SHADBUSH	3' HT	B & B	
WP	12	PINUS STROBUS	WHITE PINE	6' - 8' HT	B & B	
<i>SHRUBS</i>						
SS	14	CLETHRA ALNIFOLIA	SUMMERSWEET	#3 GAL.	CONT.	4' O.C.
RD	8	CORNUS ALBA 'SIBERICA'	RED TWIG DOGWOOD	2 - 3' HT	B & B	6' O.C.
WH	9	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	2 - 3' HT	B & B	
WB	19	ILEX VERTICILLATA	WINTER BERRY HOLLY	2 - 3' HT	B & B	5' O.C.
F	18	WF	WOODLAND FERNS		CONT	
BB	18	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY		CONT	
<i>SEED MIX</i>						
NORTHERN WILD FLOWER MIX - (2) 4 LB. BAG						

Back --Buffer to Adjacent Properties

The rear 300-feet± of the property appears to have been used as a part of the previous owner's heavy construction business. This area has been graded flat and is quite compacted--resulting in no significant vegetation or habitat areas. Similar to the front, this area has greater potential value that can capitalize on the amount of land adjacent to the most significant habitat in this area, the wetland complex on adjacent parcels.

A meaningful habitat and buffer can be obtained by establishing soils that are able to support growth through soil restoration and decompaction. Once this base is established, the applicant is proposing to put this part of the parcel under a conservation easement and to establish new deciduous and evergreen trees (e.g. red maple, pin oak, white oak, american beech, white spruce, and black spruce).

Additionally, the conservation easement is being proposed to encumber the adjoining parcel to the west of the subject property (lands of Cerrone) in an effort to establish a larger and more meaningful buffer to the wetland complex.

Middle--Mound

The middle consists of undulating, predominantly well-drained sandy soils with a hill about 200-feet± from Old Schuylerville Road. Much of this area appears to have been disturbed years ago. There are some larger trees sporadically distributed throughout steeper slopes.

The environmental value of this area is limited to providing a physical buffer between the front and rear sections. The majority of these slopes are man-made.

The proposal has identified the front (north) side of the slopes as the best area for development. Placing homes here will maintain the rural character in the front and buffer to adjacent areas in the back.