

**NARRATIVE REPORT
ALBANY COUNTRY CLUB**

APPENDIX F

**ECOLOGY REPORTS:
WETLAND ASSESSMENT & ENDANGERED SPECIES**

Albany Country Club

In 2019, North Country Ecological Services, Inc. (NCES) conducted a preliminary wetland assessment of the Albany Country Club property in order to determine the extent of federally and state regulated vegetated wetlands and streams. In addition, NCES contacted the NYS Dept. of Environmental Conservation (DEC) Natural Heritage Office (NHO) and the US Fish & Wildlife Service (USFWS) for known records of endangered and threatened species, as well as rare community types.

NCES field assessed the property and located the boundaries of the various regulated vegetated wetlands using GPS. The wetlands were delineated using the 3-parameter methodology outlined in the *U.S. Army Corps of Engineers Wetland Delineation Manual* (1987 manual). The corrected point files were sent to the engineer so the location and configuration of the wetlands could be mapped. As a result of the field assessment, several federally regulated wetlands were identified and located. The mapping of the subject property with the wetlands located by NCES is attached.

As of this date, the wetlands have not been flagged and surveyed. To obtain an Jurisdictional Determination (JD) letter from the US Army Corps of Engineers (USACE), the wetlands would have to be flagged and a formal delineation report submitted, with a request for a Approved JD, to the USACE. A field visit would be scheduled and the wetlands would be field verified by the USACE and NCES.

The NHO response regarding endangered and threatened species indicated that the property is within five miles of a hibernacula of the Northern long-eared bat, a state and federally Threatened species. The USFWS also listed the Northern long-eared bat and also the Indiana bat, a federally Endangered species as potentially occupying the site, as a result of the hibernacula that is located with five miles. Both response letters are also attached for your reference.

Delineation Methodology

Wetland boundaries were delineated using the three-parameter methodology, as outlined in the *U.S. Army Corps of Engineers Wetland Delineation Manual* (1987 manual). The 1987 manual was used in accordance with the U.S. Army Corps of Engineers Appropriation Bill and the Johnson Amendment of August 17, 1991, which states that until revisions to the January 1989 *Federal Manual for Identifying and Delineating Jurisdictional Wetlands* (1989 manual) are finalized, the Corps of Engineers will apply the 1987 manual to identify and delineate wetlands potentially subject to regulation under Section 404 of the CWA.

NCES also used information presented within the *Regional Supplement to the U.S. Army Corps of Engineers Wetland Delineation Manual – Northcentral and Northeast Region* (January 2012) as further guidance for assessing and defining wetland boundaries. According to the 1987 Manual and Interim Regional Supplement, in order for an area to be classified as a wetland, it must exhibit hydrophytic vegetation, hydric soils and wetland hydrology. A lack of any of the three specific criteria and an area cannot be classified as wetland.

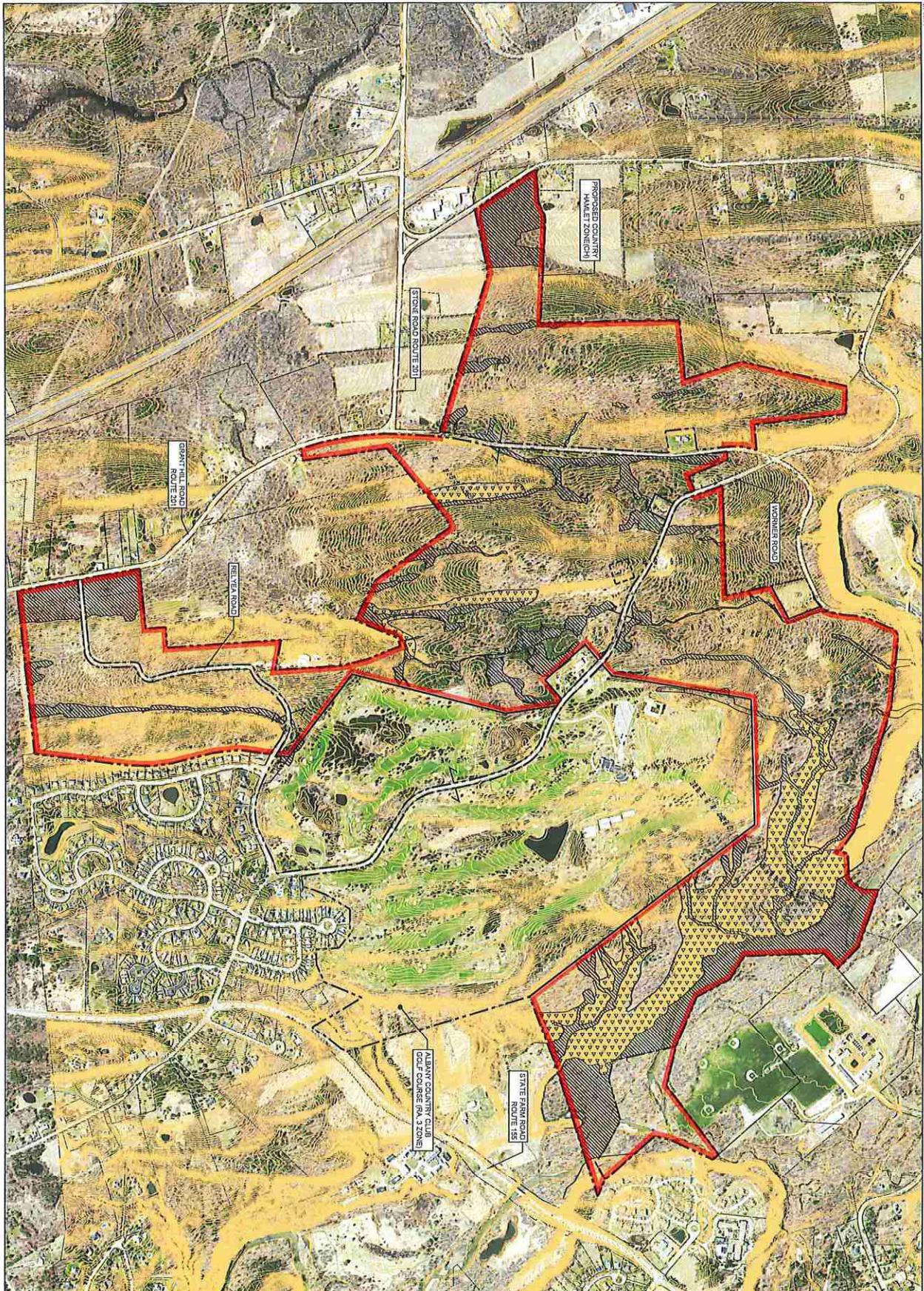
The routine onsite determination method was used to determine the wetland boundaries. Vegetative, soils, and hydrologic data were collected and assessed by NCES Staff along the upland/wetland transitions. Vegetation was sampled using the quadrant sampling procedure. Transects were established perpendicular to the wetland boundaries in order to document the vegetation, soils, and hydrology of the onsite wetlands and uplands.

The USACE has also issued the *National List of Plant Species That Occur in Wetlands*, which lists species of vascular plants that are likely to occur in a wetland. The list separates the plants into five categories that determine the "wetland indicator status." A species indicator status is based on its frequency of occurrence in wetlands:

- *Obligate wetland* plants (OBL) occur almost always (estimated probability >99%) in wetlands under natural conditions;
- *facultative wetland* plants (FACW) usually occur in wetlands (estimated probability 6799%), but are occasionally found in upland;
- *facultative* plants (FAC) are equally likely to occur in wetlands or uplands (estimated probability 3466%);
- *facultative upland* plants (FACU) are those species that normally occur in uplands but occasionally occur in wetlands (estimated probability 6799%); and,
- *upland* plants (UPL) species occur almost always in uplands (estimated probability >99%) under natural conditions

Dominant plant species were determined for each vegetative stratum by estimating aerial cover. Dominant plant species are defined as those species in each stratum that, when ranked in decreasing order of abundance and when cumulatively totaled, exceed 50% of the total dominance measure for each stratum, plus any additional species that comprise 20% or more of the total dominance measure.

Soils were analyzed to depths below the A horizon. Samples were taken in conjunction with the procedures outlined within the Regional Supplement. Soil samples were checked to determine Munsell Soil Color Chart designation and hydric soils were identified by chroma (color) and value (shade intensity). Observed indicators of hydrology were noted on the field data sheets. Vegetation, soils, and hydrology were analyzed to determine the wetland boundary.



EC-1
 EXISTING CONDITIONS PLAN
 PROPOSED COUNTRY HAMLET ZONING
 LANDS OF ALBANY COUNTRY CLUB
 GUILDERLAND ALBANY, COUNTY



IVAN ZDRAHAL ASSOCIATES, PLLC
 ENGINEERING AND PLANNING
 859 ROUTE 148
 CLIFTON PARK, NY 12005
 PHONE: 518.763.0260
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DATE	REVISIONS RECORD/DESCRIPTION	APP'R.
▲		
▲		
▲		
▲		
▲		

MAP LEGEND

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

MAP INFORMATION

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

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 17, Sep 16, 2019

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

Date(s) aerial images were photographed: Apr 16, 2009—Oct 19, 2017

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
Ae	Allis silt loam	1.3	0.2%
BuA	Burdett silt loam, 0 to 3 percent slopes	43.6	7.8%
BuB	Burdett silt loam, 3 to 8 percent slopes	57.1	10.3%
BuC	Burdett silt loam, 8 to 15 percent slopes	1.2	0.2%
CoD	Colonie loamy fine sand, hilly	4.0	0.7%
EnB	Elnora loamy fine sand, 3 to 8 percent slopes	7.5	1.3%
Fx	Fluvaquents-Udifluvents complex, frequently flooded	14.4	2.6%
HuB	Hudson silt loam, 3 to 8 percent slopes	9.1	1.6%
HuC	Hudson silt loam, 8 to 15 percent slopes	5.7	1.0%
HuD	Hudson silt loam, hilly	10.4	1.9%
HuE	Hudson silt loam, 25 to 45 percent slopes	27.7	5.0%
MbC	Manlius channery silt loam, 8 to 15 percent slopes	1.3	0.2%
MbD	Manlius channery silt loam, 15 to 25 percent slopes	1.1	0.2%
NuB	Nunda silt loam, 3 to 8 percent slopes	162.3	29.2%
NuC	Nunda silt loam, 8 to 15 percent slopes	73.5	13.2%
NuD	Nunda silt loam, 15 to 25 percent slopes	78.8	14.2%
NuE	Nunda silt loam, 25 to 35 percent slopes	38.6	6.9%
ScA	Scio silt loam, 0 to 3 percent slopes	1.3	0.2%
ScB	Scio silt loam, 3 to 8 percent slopes	0.0	0.0%
SuA	Sudbury fine sandy loam, 0 to 3 percent slopes	9.0	1.6%
Te	Teel silt loam	5.0	0.9%
W	Water	3.1	0.6%
Totals for Area of Interest		556.0	100.0%

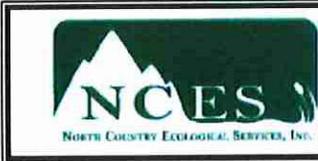
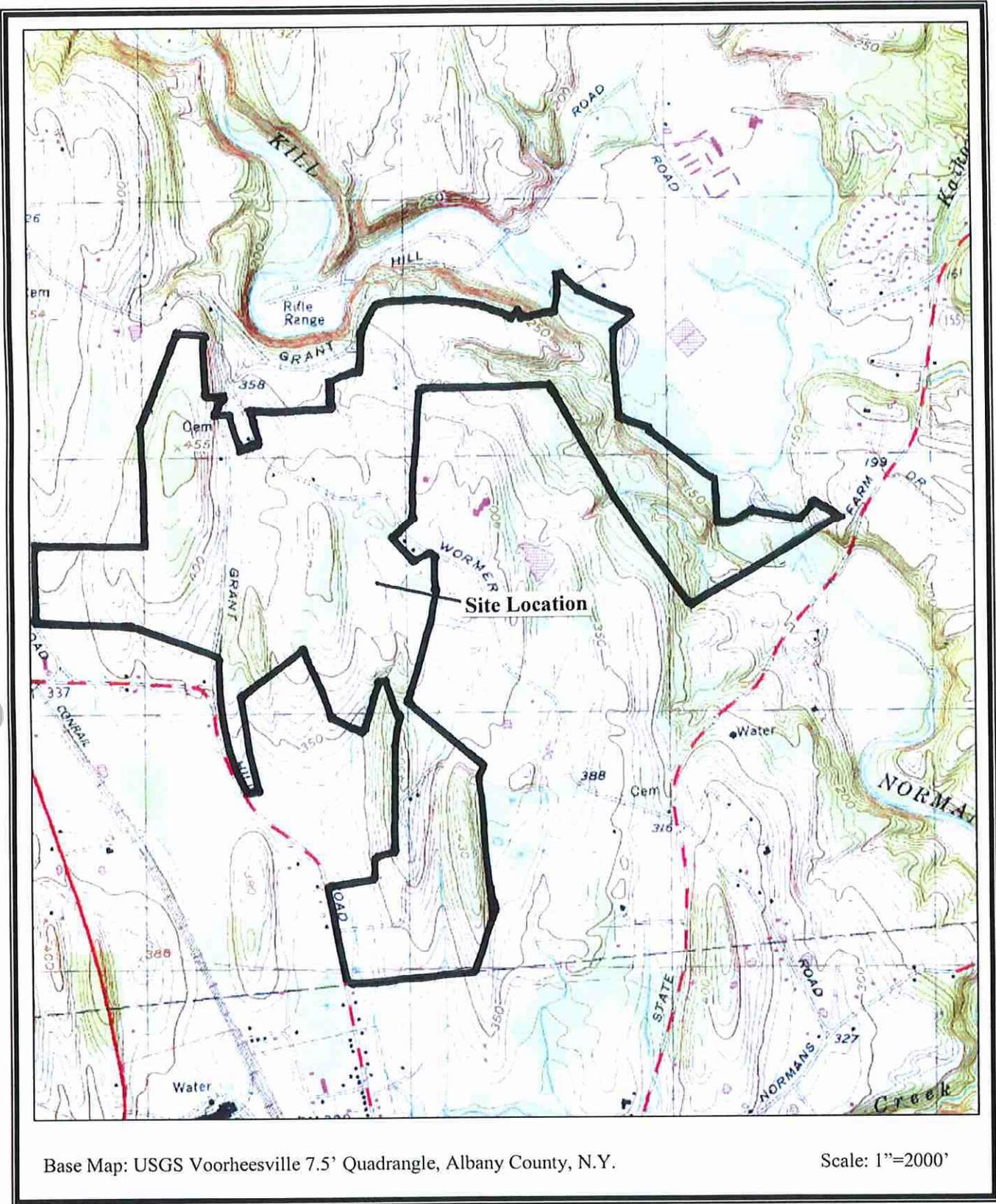


FIGURE 1 - SITE LOCATION MAP

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

January 2, 2020

Thomas Ward
North Country Ecological Services, Inc.
25 W. Fulton Street
Gloversville, NY 12078

Re: Albany Country Club
County: Albany Town/City: New Scotland

Dear Mr. Ward:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at the project site.

Within five miles of the project site is are documented hibernacula of **Northern long-eared bat** (*Myotis septentrionalis*, state and federally listed as Threatened). The bats may travel five miles or more from documented locations. The main impact of concern for the bats is the cutting or removal of potential roost trees. For information about any permit considerations for your project, please contact the Permits staff at the NYSDEC Region 4 Office at dep.r4@dec.ny.gov, 518-357-2449.

For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

For information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 4 Office, Division of Environmental Permits, as listed above.

Sincerely,



Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program

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United States Department of the Interior

FISH AND WILDLIFE SERVICE

New York Ecological Services Field Office

3817 Luker Road

Cortland, NY 13045-9385

Phone: (607) 753-9334 Fax: (607) 753-9699

<http://www.fws.gov/northeast/nyfo/es/section7.htm>



In Reply Refer To:

December 17, 2019

Consultation Code: 05E1NY00-2020-SLI-1030

Event Code: 05E1NY00-2020-E-03189

Project Name: Albany Country Club Residential Development

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at: <http://www.fws.gov/northeast/nyfo/es/section7.htm>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (<http://www.fws.gov/windenergy/>)

[eagle_guidance.html](#)). Additionally, wind energy projects should follow the Services wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office

3817 Luker Road

Cortland, NY 13045-9385

(607) 753-9334

Project Summary

Consultation Code: 05E1NY00-2020-SLI-1030

Event Code: 05E1NY00-2020-E-03189

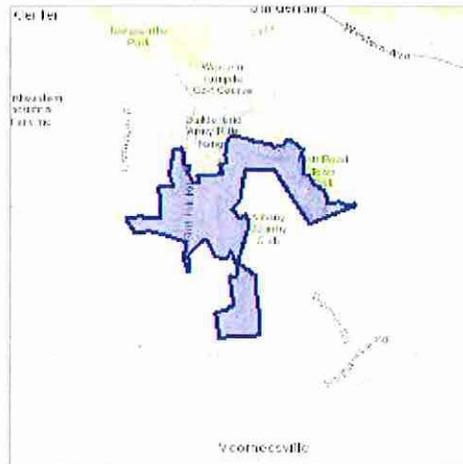
Project Name: Albany Country Club Residential Development

Project Type: DEVELOPMENT

Project Description: At this time, the current property owner, the Albany Country Club, is conducting a development feasibility study to determine the development potential of currently undeveloped lands that are owned by them, but outside of the existing field of play associated with the golf course. The Country Club is contemplating the establishment of some form of a residential subdivision/development on the property. Project plans have yet to be generated.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/42.67712603397089N73.93036707497268W>



Counties: Albany, NY

Endangered Species Act Species

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.
