

APPENDIX A

RELEVANT CORRESPONDENCE/DOCUMENTS

1. December 20, 2021 Memo of Minutes of WebEx Meeting with National Grid regarding Electric and Natural Gas Service
2. February 15, 2022 Memo of Minutes of Meeting with Town of Guilderland Planning Department
3. August 27, 2020 Albany Country Club Board of Governors Decision Form
4. Public Pedestrian Connection Memo from Town of Guilderland Parks Department
5. Voorheesville Central School District Enrollment Article
6. Proposed Country Hamlet (CH) District Map & Description
7. Fiscal Impact for Albany Country Club Development Project

IVAN ZDRAHAL PROFESSIONAL ENGINEERING PLLC
ENGINEERING AND PLANNING

959 Route 146
Clifton Park, New York, 12065
518-383-0769
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IVAN ZDRAHAL, PE
Member

Item #1
December 20, 2021 Memo of Minutes of
WebEx Meeting with National Grid
regarding Electric & Natural Gas Service

MEMO

Albany Country Club

Minutes of WebEx Meeting held on
December 20, 2021 at 1:00 PM

Attendees:

<u>Name:</u>	<u>Company</u>	<u>Telephone #</u>	<u>Email Address:</u>
Michael A. DiAcetis	National Grid	#518-433-3799	michael.diacetis@nationalgrid.com
Tanner Stewart	National Grid	#518-949-7693	tanner.stewart@nationalgrid.com
Robert Blackman		#518-461-7221	rblackman@me.com
Tom Cullinan, Chair	Albany Country Club	#518-527-2395	cullinantjc@gmail.com
Wade Newman, P.E.	IZPE PLLC	#518-383-0769	wnewman@iza.cc
Ivan Zdrahal, P.E.	IZPE PLLC	#518-369-9366	zdrahal@iza.cc

Distribution: All in Attendance

The following items were discussed:

1. Bob Blackman reached out to National Grid regarding the estimate that was previously prepared for us for the electrical service to the Albany Country Club residential project.
2. Michael DeAcetis mentioned that it is very unusual for National Grid to provide a detailed cost estimate for a project of this size and magnitude at this stage of the project. Typically, National Grid will develop a detailed engineering plan and cost estimate after receiving an approved subdivision plan from the Town.
3. Typically National Grid will provide a reimbursement for improvements associated with the URD at a rate of 100 feet per residential unit. If the total length of URD divided by total number of residential units is < 100, National Grid will ask for a deposit for the URD cost and then fully reimburse that cost if all the residential units are "charged" within 5 years. If the URD/units is > 100, then the developer will be required to pay for the additional costs.
4. If National Grid must upgrade a line (e.g. 4.8kV to 13.2kV) to service a new subdivision, that cost is paid for by the developer.

5. National Grid reviewed the Albany Country Club project and determined that the best and cheapest way to provide electricity to the project was to connect to the feed from Altamont. They also looked at connecting to Route 155, but this would be a more costly approach. The line coming from 155 that services Weatherfield development has had issues lately which is requiring National Grid to replace this line at significant costs.
6. National Grid originally provided an estimate for the project of:
 - \$2.6M for off-site upgrades, connecting to the Altamont feeder, and upgrading it from 4.8kV to 13.2kV
 - \$500K for On-Site URD.
7. Upon further review, National Grid has revised the estimate as follows:
 - Costs for off-site upgrades to Altamont feeder have been recalculated assuming replacement of approximately 30 poles. As such, off-site extension costs have been preliminarily reduced by 75%. The revised off-site upgrades are preliminary, and may change with time, however this cost is considered conservative.
8. Costs for extending natural gas service has not yet been estimated. Tanner will coordinate this and provide an estimate to us within a few weeks. (Reference Item #12 below)
9. National Grid typically takes an easement over private property for installation of the underground electric and gas. This is to avoid the situation of coordinating future maintenance within Town/City owned property.
10. Should the ACC project proceed through planning and to construction, it will most likely be developed in phases.
11. If the ACC project is approved, and requires a work order from National Grid, contact Tanner Stewart. He will coordinate the processing of this request.
12. The following is a projected cost for gas service as established in Stewart Tanner's e-mail from January 19, 2022:

"After confirming with members of our URD group, the 2600 ft 4" gas main extension was included in the initial URD infrastructure estimate, which we mentioned will be refunded to you as long as all homes/units are energized within 5 years.

So to clarify, you will not have to pay a separate charge for that gas main extension. Instead, it was included in our estimate of the URD infrastructure which will need to be paid up front, but will later be refunded to you.

Our URD group did want me to let you know that a home/unit being energized means a meter is set and running and an account has been created for that meter under someone's name."

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IVAN ZDRAHAL, PE
Sole Member

Item #2
February 15, 2022 Memo of Minutes of
Meeting with Town of Guilderland
Planning Department

MEMO

Albany Country Club
Minutes of Meeting with
Town of Guilderland Planning Department
held on February 15, 2022 at 10:00 AM

Attendees:

<u>Name:</u>	<u>Company</u>	<u>Telephone #</u>	<u>Email Address:</u>
Ivan Zdrahal, P.E.	IZPE, PLLC	#518-369-9366	zdrahal@iza.cc
Wade Newman, P.E.	IZPE, PLLC	#518-383-0769	wnewman@iza.cc
Don Zee, Attorney	Donald Zee, P.C.	#518-489-9423	donaldzeepc@msn.com
Roscoe Staples	Albany Country Club	#518-765-2851	rstaples@albanycc.cc
Kenneth Kovalchik	Town of Guilderland	#518-365-1980	kovalchikk@togny.com
Distribution: All in Attendance as well as:			
Thomas Cullinan	Albany Country Club	#518-527-2395	cullinantjc@gmail.com

The following items were discussed:

1. General project update and introductions. The Project consists of approximately 400 acres. Projects submitted for the Country Hamlet zone change are reviewed following the PUD Application review process. The first step of this process is a Pre-Application Meeting with the Town, which is considered to have been completed. The next step will be a Sketch Plan Submission to the Town Board.
2. If the Town Board accepts the Sketch Plan, they will forward it to the Planning Board. The Planning Board will review and issue a report of their findings to the Town Board who will then consider the Zone Change Application. The SEQRA will be completed by the Town Board. The project will be a Type 1, and a coordinated review with all involved agencies will be performed.
3. If the Town Board issues a Positive Declaration regarding SEQRA; a full Environmental Impact Study will be required.

4. The zone change criteria of frontage on and access to County/State Highway was discussed.
 - a. Previous applications have shown an access road coming from the development area in general proximity to the Grant Hill Road/County Route 201 intersection. Currently plan no longer shows this road connection due to environmental and constructability considerations.
 - b. It was discussed if the “access” portion of the code could be considered as an emergency access. It is undefined what “access” means and an argument can be made.
 - c. If Reylea Road project area (aka Weatherfield IV) were part of the zone change, and had development in its area, the County/State Highway frontage and access criteria would be met. However, the Albany County Planning Board has previously issued a negative recommendation to changing the Weatherfield IV area from its current zoning (R20) to RA3. Therefore, the Town Board would have to issue a super majority (4/5 votes) for any zone change determination for the Weatherfield IV area.
 - d. The issue at hand is demonstrating to the Town Board that the current application (which does not include Weatherfield IV area in the Zone Change) meets the County/Highway frontage and access requirement OR the project would require adding the Weatherfield IV area to the project and achieving either a supermajority vote of the Town Board for the zone change, or resubmit the application to the Albany County Planning Board for review and consideration their recommendation for changing Weatherfield IV to zone RA3.
 - e. Weatherfield IV used to be a part of the old Weatherfield PUD, but has since reverted back to its previous zoning of R20. Rezoning Weatherfield IV to RA3 would be a “down step” in allowed density.
 - f. Was recommended to include in our current proposal to the Town discussion about the benefits of omitting Weatherfield IV from the current project (e.g. less development intensity in close proximity to existing homes, more open space, maintaining natural drainage conditions).
5. Great Oaks Office Park and Windy Brook were discussed as two projects in the Town which did not explicitly meet the County/State Highway Access/Frontage. Project team should review these projects and include as existing precedents in the project application.
6. The current proposal shows a water booster station near the existing water storage tank as opposed to a new water tower that had been previously proposed. This is due to insufficient pressure the new tank would be able to provide for the proposed development, and a booster station would be a better option. The details of what water improvements will be reviewed during site plan design and will satisfy the Town Water Department.
7. The application to the Town Board for Zone Change will include the following:
 - a. Sketch Plan (similar to DP-1) showing proposed development
 - b. Zone Change Map (similar to Z-1) showing current and proposed parcel zoning

- c. Project Narrative discussing the Project, density, proposed unit types (ownership is preferred over rentals), water system improvements, wetland study, and any other environmental supporting documents that may have been prepared
- d. SEQRA Full EAF using web application to auto generate fields
- e. Resolution of ACC membership approval of project concept

Electronic submission is acceptable.

- 8. Ken will review if the Town has any plans or funds to contribute towards improving the Weatherfield neighborhood water pressure. It is the project team's understanding that insufficient water pressures exist within the Weatherfield development. ACC has previously contributed funds towards engineering studies of the water system.
- 9. The proposed pedestrian linkage connection to Nott Road was discussed. This connection would need to be coordinated with CJ Gallup of the Town Parks Department. The alignment of this trail would ultimately be determined via walking through the woods using GPS. ACC would grant an easement to the Town for future establishment of this trail. The Town and NYSDEC would ultimately like to connect the ACC property trail with Nott Park with a pedestrian bridge and build a boat launch area.
- 10. The Town Highway Department did improvements to Grant Hill Road last year with grant funding.
- 11. No neighborhood meetings will be required prior to submission of Sketch Plan to the Town Board.
- 12. Per Ken, he believes traffic speed along Wormer Road and walkability are the two biggest issues with current Weatherfield residents.
- 13. Review the Town of Guilderland Rural Open Space and Farmland document for ways in which the project meets and addresses the goals of that document with our submission.
- 14. Ken believes the Town Board would be able to make a decision on referring to the Planning Board within 1 to 2 months of receiving the application.
- 15. Project should discuss housing needs within the Town, and how the project addresses these (particularly senior housing and affordable housing).



**Albany Country Club
Board of Governors Decision Form**

TOPIC: ACC Land Sale

MOTION: To approve the sale of 193 acres to Halfmoon Holdings LLC subject to the approval of eligible voting members, to authorize a vote of the membership on the sale prior to the 2020 Annual Meeting and to authorize the President to execute the Purchase and Sale Agreement with Halfmoon Holdings LLC

RATIONALE: The sale is expected to generate _____ for ACC which can be used to defease a portion of the Club's mortgage and capital projects, as approved by the then Board of Governors. The sale is expected to reduce the Club's annual debt service expense, property tax liability and be an opportunity to enhance membership from the proposed 258 units

PROPOSED: Real Estate Committee

SUBMITTED BY: Tom Cullinan

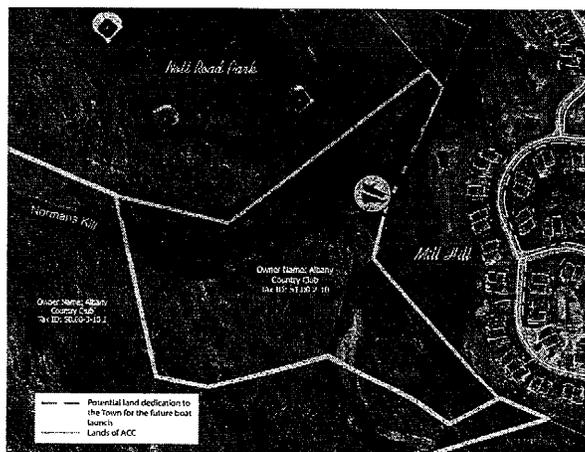
PASSED/DECLINED: _____ **DATE:** August 27, 2020

Trail Recommendations for Albany Country Club CH Rezone Project

Considering the proposed 290-unit project's impact on the existing traffic on Wormer and Relyea Roads, paved multi-use trails along these roads will provide a safer pedestrian, biker, and driver experience for the existing and future residents. Current conditions on these roads are unsafe, have drop-offs, no shoulders, and S-curves. These trails would connect Nott Road Park with an off-road trail through the proposed 195 acres of restricted open space adjacent to Nott Road Park with a low water crossing over the Normans Kill. This trail could also have access to the high points of the terrain which would offer scenic views of the Normans Kill. Rail Trail Trailhead connection could be achieved by providing paved multi-use trails on Relyea Road and the lower section of Wormer Road between State Farm Road and the proposed residential development. An interior, off-road natural surface trail through the proposed residential development would also provide a continuous nature walk between Nott Road Park and the recommended trail on Relyea Road which would lead the pedestrians to the Rail Trail Trailhead in Voorheesville.

Capital District Trails Plan proposed an on-road bike route along State Farm Road – Albany Loop - commencing at the intersection of Voorheesville Avenue and the Albany County Rail Trail, which would head north along Route 155 (State Farm Road), past Farnsworth Middle School, eventually becoming New Karner Road as it passes Western Avenue. A paved multi-use trail connection should be considered along Wormer Road to the future Albany Loop trail.

The Normans Kill is a leisurely canoetrip, with no significant rapids, between the Dam and Normanside near Delaware Avenue in Albany. The Rifle Range makes canoeing west of Grant Hill Road hazardous so a reasonable upstream launching point for canoes and kayaks could be located at Nott Road Park¹. Site visits and analysis show that a boat launch could be located at the southeast corner of Nott Road Park on the north side of the Normans Kill. This piece of land is owned by the Country Club (Tax ID: 51.00-2-10) so dedication of the north piece of the parcel to the Town is recommended (see the image below).



¹ Walkable Destinations in Guiderland, 2004



BLACK CREEK
MARSH
PRESERVE

208

201

Peck Road

School

Albany Country Club
Ranch
Highland

155

OTT ROAD
PARK

Continued in Proposed
Sewer & Stormwater Trail

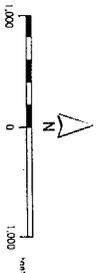
Mansworth
Middle
School

Farm Road

203

RECOMMENDED TRAILS FOR ALBANY COUNTRY CLUB CH REZONE PROJECT

-  Albany Country Club Parcel Boundaries
-  Potential Land Dedication to the Town
-  Multi-Use Trail (Paved)
-  Bicycle Boulevard
-  Multi-Use Trail (Natural Surface)
-  2ft Contour Lines



NYS Office of
Environmental Conservation

THE ALTAMONT ENTERPRISE

NEW SCOTLAND

VCSD enrollment: 'Slow, gradual' growth expected over next five years

Friday, April 16, 2021 - 19:46

NEW SCOTLAND — On a night it heard about the possibility of a pre-kindergarten program being added to the district, the Voorheesville School Board was informed that student enrollment is expected to increase by close to 8 percent in the next half-decade.

The board at its April 12 meeting heard a presentation from Joshua Tocci, a planner for the Capital District Regional Planning Commission.

Tocci told board members that Voorheesville's enrollment had declined over the past 20 years, from 1,311 in 2001-02 to 1,204 in 2020-21, but he estimated the number of students in the district would return to the turn-of-the-millennium numbers, an estimate 1,302 by 2024-25, and 1,300 by the end of the projection period, 2025-26.

Voorheesville would see "slow, gradual" growth over the next five years, said the report prepared by Tocci, as read by board member Tim Kremer during the meeting.

For his five-year projection of the number of students in the district, Tocci used what is called "survival multipliers."

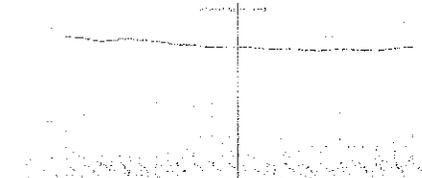
The first survival multiplier was for grades 1 through 12: Tocci explained if there were 100 first-graders in school this year and 120 in school next year, that would be a survival multiplier of 1.2.

The second survival multiplier measures kindergarten enrollment: Tocci said this multiplier looks at the number of births in the district and then how many students were enrolled in kindergarten five years later. For example, if there were 100 births in the district this year and five years from now 120 students enrolled in school, the kindergarten survival multiplier would be 1.2.

The number of births in the district in the years between 2015 and 2020 were 50, 45, 63, 58, 53, and 54, respectively — the data lags about two years, so 2019 and 2020 are estimates, he said.

But the district has had a very strong kindergarten survival multiplier since 2002, never dropping below 1 — and never below 1.5 for 12 of the 19 years. (2016 through 2020 were

Recent Enrollment Trends



— From YouTube

At its April 12 meeting, the Voorheesville School Board was told enrollment had declined over the past 20 years, from 1,311 in 2001-02 to 1,204 in 2020-21. But it was estimated that the number of students in the district would return to the turn-of-the-millennium numbers by 2024-25.

estimated because those students hadn't actually enrolled in school).

"Consistently above one, and that's actually pretty rare," Tocci said. "Not a lot of districts get this high. This is actually the highest I've seen for any of the districts that we do reports for. So this is a really good sign for growth."

Housing developments

Voorheesville asked Tocci to look at recent development within the school district and assess how many potential students could be added from the new housing.

To do so, demographic multipliers were used.

"Put simply," Tocci said, "it takes the average number of people produced by a given housing type."

Tocci used demographic multipliers from two different sources: Rutgers University and an economic consulting firm.

Econsult Solutions said a single-family home produces .62 children; two- to four-unit housing complexes produce .466 kids per unit; and complexes with five or more units produce .266 children per unit.

Rutgers used the metric that a single-family home produces .58 kids; and multi-family units produce .13 children per unit.

Tocci said that he had spoken to the respective planning departments of the municipalities within the school district — village of Voorheesville and towns of New Scotland and Guilderland — "to kind of get a sense of recently approved housing projects; projects that were currently in the process of being approved; and anything that they saw coming down the pipeline."

In 2000, there were 2,798 housing units in the school district; by 2010, that number had increased to 3,117; and it's now estimated that there are 3,255 housing units in the school district, Tocci said during the April 12 meeting.

On new development in the school district, Tocci said there was "one really big project" in the works at Albany County Country Club, in Guilderland.

The project was looking to add 76 single-family units; 134 two-to-four family units; and 48 five-plus family units, he said.

Tocci said the project could potentially bring a lot of families into the school district.

In New Scotland, going back a few years, 280 housing units were approved or in the process of being approved.

The village of Voorheesville had 13 single-family housing units that had come online in the past five years.

Based on the recent and upcoming housing development in the district, Tocci estimated that between 238 (using the Rutgers demographic multipliers) and 305 (using the Econsult demographic multipliers) additional students could enroll in Voorheesville schools over the next 10 years.

“There’s the possibility,” Tocci said, that these students could be added to the district’s enrollment figures — in addition to the projected enrollment he had already offered.

Tocci added the caveat: “This is just kind of an estimate” because, with the student enrollment numbers, “we don’t definitely know that these [housing] units will produce these children.”

He added a second caveat that the number of students entering the district “wouldn’t necessarily be ... immediately, this could be over the next 10 to 15 years as opposed to the next five years.”

Tocci said, in the process of doing the projection, the total number of planned units for the Albany County Country Club project had changed in the span of a week or two.

Tocci also said that the country club housing project had not been approved and was not finalized; what he had were just the latest numbers and there was also the chance that the property could not be rezoned.

But he added, “It seemed like the planner felt positively about the project getting approved, so it’s likely that it’ll go through but we don’t know when it will go through”

Pre-kindergarten

Included in this year’s state budget was funding to allow for universal pre-kindergarten in school districts across New York State.

Voorheesville, which doesn’t have pre-K, received about \$146,000 for the initiative.

“And I don’t see that funding stream going away,” said Superintendent Frank Macri during the April 12 meeting. “I believe it’s going to continue.”

The difficult part will be how to make a pre-K program happen in Voorheesville, he said.

In the past, Macri said, he’s looked at partnering with outside entities.

Also to be determined is the type OF funding that will be available to cover either full- or half-day pre-K programming.

“Good news is we have the money,” Macri said. “Bad news is we don’t have the spacing right now to be able to do this.”

Macri continued, “But we’re going to find an opportunity and figure out a way to be able to make it work.”

The last time Macri set up a pre-K program, at another district, it took six months to a year to get it right. This time, it's "a little bit different," he said, because he's looking at a three-to four-month window to get the program up and running.

But board member Rachel Gilker questioned whether Voorheesville should be offering pre-K opportunities.

"Is it the role of the school district to offer a pre-K program?" asked Gilker. "The grant is interesting but I think it is something that we should be thinking about as well. I'm not suggesting one way or another, I'm just saying it's something that people have talked to me about that, while it is a needed service or thing, it is not necessarily something that everyone agrees is [needed]."

While he didn't have the specific numbers, Kremer, who for two decades directed the New York State School Boards Association, quickly interjected that he thought most school districts had pre-K programs.

Macri said pre-K is not a daycare program; it's an early literacy program while Kremer added there are benefits for students who need special education.

Tags: education

More New Scotland News

- **2022-23 Voorheesville budget up nearly 8%**

A public hearing on the Voorheesville budget proposal is set for Monday, April 4, at 6:30 p.m., at Village Hall.

- **72 vote in Voorheesville village election**

The four village officials running on March 15 were unopposed for their seats.



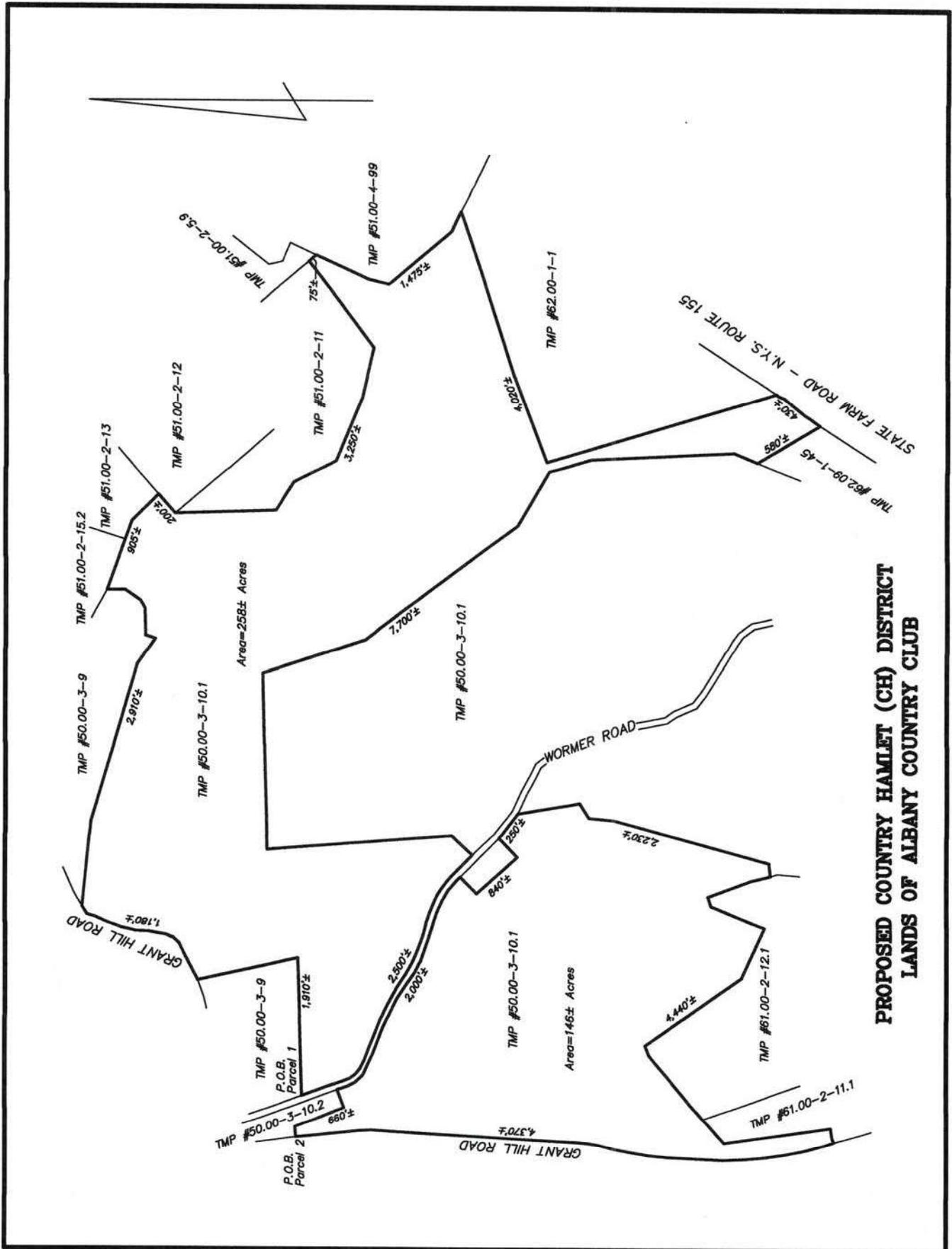
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Item #6 Proposed Country Hamlet (CH)
District Map & Description



**PROPOSED COUNTRY HAMLET (CH) DISTRICT
LANDS OF ALBANY COUNTRY CLUB**

Gilbert VanGuilder
Land Surveyor, PLLC
988 Route 146, Clifton Park, NY 12065
383-0634
FAX 371-8437

Members:

Robert A. Wilklow, PLS
Kevin H. Weed, PLS

July 21, 2022

SUGGESTED DESCRIPTION
COUNTRY HAMLET (CH)
ALBANY COUNTRY CLUB

All that certain piece, parcel or tract of land situate in the Town of Guilderland, County of Albany, State of New York, lying along the easterly line of Grant Hill Road, the northwesterly line of State Farm Road and the northeasterly line of Wormer Road, being further bounded and described as follows:

Beginning at the point of intersection of the common division line between tax map parcel (TMP) #50.00-3-10.1 to the South and TMP #50.00-3-9 to the North with the easterly line of Wormer Road, thence from said point of beginning easterly and northerly along said common division line about 1,910 feet to a point in the southeasterly line of Grant Hill Road, thence northeasterly along said line about 1,180 feet to the point of intersection with the southerly line of TMP #50.00-3-9, thence easterly and northerly along said line about 2,910 feet to a point in the southerly line of TMP #51.00-2-15.2, thence southeasterly along said line and the southerly line of TMP #51.00-2-13 about 905 feet to a point in the northwesterly line of TMP #51.00-2-12, thence southwesterly along said line about 200 feet to a point in the westerly line of TMP #51.00-2-11, thence southerly, southeasterly and northeasterly along said line about 3,250 feet to a point in the southwesterly line of TMP #51.00-2-5.9, thence southeasterly along said line about 75 feet to a point in the northwesterly line of TMP #51.00-4-99, thence southwesterly and southeasterly along said line about 1,475 feet to a point in the northwesterly line of TMP #62.00-1-1, thence southwesterly and southerly along said line about 4,020 feet to a point in the northwesterly line of State Farm Road – N.Y.S. Route 155, thence southerly along said line about 430 feet to the point of intersection with the easterly line of TMP #62.09-1-45, thence northerly along said line about 580 feet to a point in the easterly line of TMP #50.00-3-10.1, thence northerly, westerly and southerly through said TMP #50.00-3-10.1 about 7,700 feet to a point in the northeasterly line of Wormer Road, thence northwesterly along said line about 2,500 feet to the point of beginning and contains about 258 acres of land.

Also, all that certain piece, parcel or tract of land situate in the Town of Guilderland,

County of Albany, State of New York, lying along the easterly line of Grant Hill Road and the southwesterly line of Wormer Road, being further bounded and described as follows:

Beginning at the point of intersection with the common division line between tax map parcel (TMP) #50.00-3-10.1 to the South and TMP #50.00-3-10.2 to the North with the easterly line of Grant Hill Road, thence easterly and southerly along said common division line about 660 feet to a point in the westerly line of Wormer Road, thence southerly and southeasterly along said line about 2,000 feet to a point, thence southwesterly, southeasterly and northeasterly through aforesaid TMP #50.00-3-10.1 about 840 feet to a point in the southwesterly line of Wormer Road, thence southeasterly along said line about 250 feet to a point; thence southerly through aforesaid TMP #50.00-3-10.1 about 2,230 feet to a point in the easterly line of TMP #61.00-2-12.1, thence northerly, westerly, southwesterly and northwesterly along said line and the northwesterly, westerly and northerly line of TMP #61.00-2-11.1 about 4,400 feet to a point in the easterly line of Grant Hill Road, thence northerly along said line about 4,370 feet to the point of beginning and contains about 146 acres of land.

Todd Westerveld
PLS 50,319

Fiscal Impact
For
Albany Country Club Development Project

<u>Type of Unit</u>	<u>Assessed Value</u>	<u>Municipal Taxes¹</u>	<u>School Taxes²</u>
88 Single Family Detached (3 BR, 3 BA)	\$550,000	\$302,923 per year	\$924,724 per year
116 Town Homes (3 BR, 3 BA)	\$360,000	\$261,365 per year	\$797,861 per year
50 Condominiums (2 BR, 2 BA)	\$96,500 ³	\$30,198 per year	\$92,185 per year
		\$594,486 per year	\$1,814,770 per year

¹ 2022 Municipal Tax Rate (6.258742).

² 2022-2023 VCSD Tax Rate (19.105886)

³ Condominium Assessment per NYS Real Property Law §339-y (Preserve at Windy Creek Apts used for Av)