

# NARRATIVE REPORT

## APPLICATION FOR ZONE CHANGE FROM RURAL AGRICULTURAL-3 DISTRICT (RA3) TO COUNTRY HAMLET (CH) DISTRICT

LANDS OF ALBANY COUNTRY CLUB  
TOWN OF GUILDERLAND  
ALBANY COUNTY, NEW YORK

PREPARED FOR:  
ALBANY COUNTRY CLUB  
300 Wormer Road  
Voorheesville, NY 12186

SEPTEMBER 2022

**PREPARED BY:**

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

#17013.00

**RECORD OF WORK**

09/14/2022	Application Issued for Review

**Applicant:**

Albany Country Club  
300 Wormer Road  
Voorheesville, NY 12186

## Contact:

Roscoe E. Staples, IV  
General Manager  
(518) 765-2851 Ext.205  
Email: [rstaples@albanycc.cc](mailto:rstaples@albanycc.cc)

**Project Engineer:**

Ivan Zdrahal Professional Engineering PLLC  
959 Route 146  
Clifton Park, NY 12065

## Contact:

Ivan Zdrahal, P.E.  
(518) 383-0769  
Email: [zdrahal@iza.cc](mailto:zdrahal@iza.cc)

**Traffic Consultant:**

Creighton Manning Engineering, LLP  
2 Winners Circle  
Albany, NY 12205

## Contact:

Mark Nadolny, P.E.  
(518) 446-0396

**Ecological Consultant:**

Northeast Ecological Services  
25 West Fulton Street, 3<sup>rd</sup> Floor Suite  
Gloversville, NY 12078

## Contact:

Stephen P. George, Sr. Ecologist  
(518) 725-1007

**Archaeology Consultant:**

Columbia Heritage LTD  
P.O. Box 235  
Old Chatham, NY 12136

## Contact:

Steve Oberon  
(518) 630-6787  
Email: [columbiaheritage@yahoo.com](mailto:columbiaheritage@yahoo.com)

**Attorney:**

Brick Law Firm, PC  
2 Computer Drive West, Suite #100  
Albany, NY 12205

## Contact: Donald Zee, Esquire

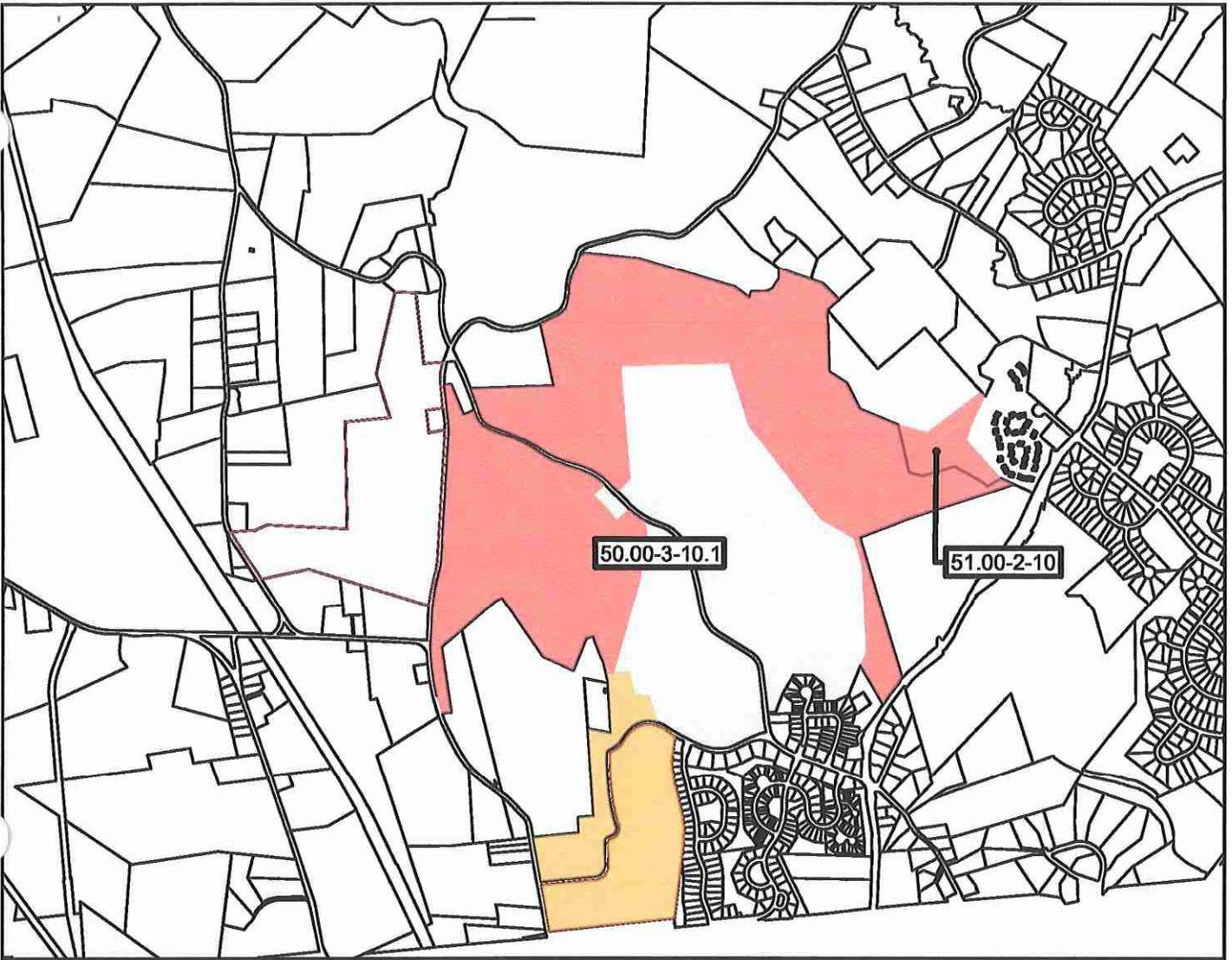
(518) 489-9423  
Email: [donald@brickfirm.com](mailto:donald@brickfirm.com)

**TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE NO.</u></b>
SITE LOCATION MAP.....	iii
1. Introduction.....	1
2. Description of Project Site.....	2
2.1 Adjacent Properties and Uses .....	3
2.2 Topography and Drainage .....	4
2.3 Soils and Vegetation .....	4
2.4 Ecology, Wetlands.....	5
2.5 Buildable Land.....	5
2.6 Frontage Along and Access to County & State Highways.....	6
3. Proposed Project	
3.1 General.....	6-8
3.2 Density .....	9
3.3 Public Linkages, Land for Town Park.....	9-10
3.4 Restricted Open Space.....	10-11
3.5 Project Visibility .....	11
3.6 Vehicular Assess.....	11
3.7 Sanitary Sewer Service .....	11-12
3.8 Water Supply Service .....	12-13
3.9 Drainage.....	13
3.10 Electric and Natural Gas Service .....	14
3.11 Project Review and Approval Schedule .....	14-15
4. Impacts of Proposed Change of Use	
4.1 Traffic .....	15-16
4.2 Drainage.....	16
4.3 Sanitary Sewer Service .....	16
4.4 Water Supply Service .....	16
4.5 Electrical and Natural Gas Service .....	16
4.6 School Enrollment .....	17
4.7 Taxes.....	17
4.8 Character of Neighborhood .....	17-18
4.9 Visibility .....	18

## **Appendices**

- A. Relevant Correspondence and Documents
- B. NYSDEC Full Environmental Assessment Form
- C. Traffic Report
- D. Engineer's Report – Concept for Water & Sanitary Sewer Service Report
- E. Engineer's Report – Concept Stormwater Management Plan
- F. Ecology Reports - Wetlands Assessment & Endangered Species
- G. Archaeological Assessment Report
- H. Project Plans
  - 1. EC-1 – Topography, Drainage and Slopes
  - 2. EC-2 – Buildable Land
  - 3. DP-1 – Development Plan
  - 4. CP-1 – Concept Plan
  - 5. CP-2 – Concept Plan
  - 6. OP-1 – Public Linkages, Land for Town Park, Restricted Open Space  
for Proposed Country Hamlet (CH) District
  - 7. CH-1 – Map of Country Hamlet (CH) District



- "CH" COUNTRY HAMLET (PROPOSED)
  - "R20" SINGLE FAMILY RESIDENTIAL DISTRICT
  - "RA3" RURAL AGRICULTURAL DISTRICT
- ACC = ALBANY COUNTRY CLUB

GRAPHIC SCALE



( IN FEET )  
1 Inch = 5000'



**IVAN ZDRAHAL ASSOCIATES, PLLC**  
ENGINEERING AND PLANNING

889 ROUTE 146  
CLIFTON PARK, NY 12065  
PHONE: 518.383.0789  
FAX: 518.371.4368  
Web Site: IZA.co

LOCATION MAP

LANDS OF ALBANY COUNTRY CLUB

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

**1. INTRODUCTION**

The Applicant, Albany Country Club, the owner of Tax Parcels #50.00-3-10.1 (844.2± Acres) and #51.00-2-10 (16.5± Acres), is seeking approval to change the zoning classification for a portion of Tax Parcel #50.00-3-10.1 and all of #51.00-2-10 from its present zoning of Rural Agricultural-3 District (RA3) to Country Hamlet (CH) District.

The proposed Zone Change is summarized as follows:

<u>Parcel ID</u>	<u>Current Zone, Area</u>	<u>Proposed Zone, Area</u>
<b>50.00-3-10.1</b>	RA-3, 754.8± Acres	RA-3, 367.1± Acres
	R-20, 89.4± Acres	R-20, 89.4± Acres
		CH, 387.7± Acres
<b>51.00-2-10</b>	RA-3, 16.5± Acres	CH, 16.5± Acres

Total Area Owned by Applicant = 860.7± Acres

Total Area Proposed for Zone Change = 404.2± Acres

The purpose of this request is to allow the Applicant to develop the land in the proposed CH District into a mixed use residential development consisting of the following units:

- 88 Single-Family Units
- 116 Townhouse Units
- 50 Condominium Units

The proposed residential use density meets the requirements and guidelines in the Town of Guilderland Chapter 280, Zoning and Land Use Law, Paragraph 280-14, Country Hamlet (CH) District. (*Ref: Section 3 - Proposed Project.*)

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

**2. DESCRIPTION OF THE PROJECT SITE**

The proposed CH District is situated entirely within the 860.7± acres owned by the Albany Country Club which is located in the southern part of the Town along Wormer Road, west of NYS Route 155, at the border with the Town of New Scotland.

The total area of the proposed CH District is approximately 404.2± acres. It is located on both sides (north and south) of Wormer Road (a Town road) with frontages on State Farm Road (NYS Route 155) and Grant Hill Road (both a Town road and also County Route 201 southerly from its intersection with Stone Road). The land within the proposed district boundary is undeveloped except for two (2) existing single-family residences owned by the Applicant and an existing cellular service cell tower.

The proposed CH District area would be developed into five general areas, as follows:

- Areas “A” and “B” (192.0± Acres, mixed use residential development)
- Area “C” (203.2± Acres, Restricted Open Space)
- Area “D” (3.6± Acres, Existing single-family residences to remain, one at each location.)
- Area “E” (5.4± Acres, Offered to become a Town Park contiguous to Nott Road Park)

*(Ref: Appendix H – Project Plans: Drawing DP-1, Development Plan)*

The balance of the Applicant’s property, located outside of the proposed CH District, consists of:

- West of Grant Hill Road (104± Acres – RA-3 Zone, Undeveloped Land)
- Both Sides of Wormer Road (263.1± Acres – RA-3 Zone, Golf Course Area)
- North of Relyea Road (8.1± Acres – R-20 Zone, Undeveloped Land).
- South of Relyea Road (81.3± Acres – R-20 Zone, Offered for Town Park).

*(Ref: Appendix H – Project Plans: Drawing DP-1, Development Plan)*

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

2.1 Adjacent Properties and Uses – The properties and uses directly adjacent to the proposed zone change include the following:

**South:**

- Lands of Lemieux – vacant, Zone RA-3
- Lands of Burch – developed, single family residence, Zone RA-3
- Lands of Albany Country Club – existing golf course area, Zone RA-3/RA-20
- Lands of Town of Guilderland – water booster station, Zone RA-3/sewage siphon, Zone PUD

State Farm Road (NYS Route 155) borders a portion of the southerly limits of the proposed zone change.

**West:**

Grant Hill Road (County and Town Road) is located along the westerly limits of the proposed zone change.

**North:**

- Lands of Glenck – developed, single-family residence, Zone RA-3
- Lands of New York State – vacant, state owned land, Zone RA-3
- Lands of Blase – developed, single-family residence, Zone RA-3
- Lands of Yezzi – vacant, Zone RA-3
- Lands of Town of Guilderland – Wastewater treatment plant Zone RA-3
- Lands of Town of Guilderland – Nott Road Town Park, Zone OS

Grant Hill Road is located along portions of the northerly limits of the proposed zone change.

**East:**

- Meadows at Mill Hill – residential development, Zone PUD
- Lands of New York State Farm – partially developed, Zone RA-3

## NARRATIVE REPORT ALBANY COUNTRY CLUB

---

### 2.2 Topography and Drainage

The surface runoff from the CH District is generally divided by Wormer Road into north and south directions.

Drainage pattern to the north consists of numerous unnamed drainage courses flowing to the Normans Kill.

Drainage flow to the south is intercepted by two drainage courses – one located along Grant Hill Road and the second between Relyea Road and Weatherfield Subdivision. Both are discharged to a drainage course in the Town of New Scotland which also drains to the Normans Kill.

Existing topography consists of a wide range of slopes ranging from steep to moderately steep and flat. Highest elevation of 460 feet is located southerly from Wormer Road on top of prominent topographical ridge which continues from Wormer Road generally in a southerly direction. From this ridge, the land slopes generally to the west and east.

Topography north of Wormer Road slopes generally north and consists of moderately steep grades to steep grades. Elevations range from 410 on Wormer Road to 126 at Normans Kill. (*Ref: Appendix H – Project Plans: Drawing EC-1, Topography, Drainage, Slopes*)

### 2.3 Soils and Vegetation

Existing soils consist of silt loam soils (Nunda and Burdett Series) on various slope gradients. These soils are moderately well drained except for low areas subject to flooding or wetlands. These soils have hydrologic Classification C with a low infiltration rate.

For the most part, the proposed CH zone area is completely wooded with hardwood mixed forest with inclusions of evergreen trees. Typical wetland vegetation is located in areas classified as wetlands.

## NARRATIVE REPORT ALBANY COUNTRY CLUB

---

### 2.4 Ecology, Wetlands

On-site wetlands were delineated by the project ecological consultant. All wetlands are under the jurisdiction of the United States Army Corps of Engineers (USACE). The proposed residential use in the CH District will involve very minor wetlands impacts due to crossing of existing drainage courses with utilities and roadways. At the time when final project plans are prepared, a request for jurisdictional determination together with application for nationwide permit will be submitted to the USACE.

Information on endangered species is included in the ecological report. Detailed evaluation and any mitigation will be established during the final project design.

*(Ref: Appendix F – Ecology Report: Wetlands, Endangered Species)*

### 2.5 Buildable Land

The buildable land within the proposed CH District was established based on the definition in the Town of Guilderland Zoning and Land Use Law as follows:

“**BUILDABLE LAND** – Land excluding state- or federally regulated wetlands, waterbodies, floodways, the area within the angle of repose, including the environmental setbacks and buffers of these features, and preexisting developed areas of the lot.”

The buildable land was determined using the topographical mapping sourced from the Town’s interactive mapping system, and the limits of jurisdictional wetlands were established by GPS method by the Applicant’s ecological consultant. The angle of repose restrictive areas were established based on the Town Land Use Law criteria.

The amount of Buildable Land was determined to be 255.7± acres. *(Ref: Appendix I – Project Plans: Drawing EC-2, Buildable Land)*

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

2.6 Frontage Along and Access to County or State Highways

The proposed CH District has approximately 1,000± LF of frontage along Grant Hill Road (County Route 201) and 400± LF of frontage along State Farm Road (NYS Route 155).

Access to County Route 201 is via Wormer Road to Grant Hill Road.

Access to NYS Route 155 is via Wormer Road to the signalized intersection of Wormer Road and NYS Route 155.

Both access routes are adequate to accommodate the projected traffic flows from the CH District project. (*Ref: Appendix C – Traffic Report, Appendix H – Project Plans: Drawing DP-1, Development Plan*)

**3. PROPOSED PROJECT**

3.1 General – The Applicant plans to develop a mixed use residential development consisting of 254 units of a mix of housing styles and ownerships together with restricted open space and pedestrian linkages to existing amenities located in the areas adjacent to the existing golf course complex.

Albany Country Club (the “Club”) was founded in 1890 and is one of the oldest county clubs in the country. Originally it was located in Albany at the site of the current UAlbany campus and relocated to Guilderland in the 1960’s to make way for UAlbany. At that time, the Club’s Board of Governors purchased the Club’s current 860 acres of property and the lands that were sold for the Weatherfield development. The Club opened the Robert Trent Jones designed golf course and its other facilities in 1968 and has been a good Guilderland citizen for over 50 years. ACC is a large taxpayer and employer in Guilderland and the fifth largest employer and sixth largest taxpayer in the Voorheesville School District. In addition to employing many Guilderland residents and many of our members hailing from Guilderland, most particularly from the adjacent Weatherfield development, the

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

Club regularly opens its doors free of charge for the Weatherfield HOA meetings and hosts numerous gatherings for Guilderland organizations.

ACC is organized as a Section 501c(7) not for profit organization under the IRS Code. Its primary source of income is member dues and supplemented by revenues from events such as weddings, which are limited under the IRS Code; the Club does not have an 'endowment' or donor restricted funds on its Balance Sheet. Like all member organizations, membership fluctuates in rhythm with economic and demographic trends. During recent downturns in 2008 and again in 2011 membership declined and subsequently rebounded due to successful membership drives. While membership has been relatively stable for the last several years it is not at the level where dues can fully support the Club's operations.

As ACC's leadership began to develop a strategic plan that could withstand membership fluctuations, it once again began to assess its options for its 500 acres of vacant lands. There have been many proposals over the years to develop ACC's property, including the Toll Brother's efforts in 2010, none of the proposals have come to fruition due mainly to the challenges of bringing sufficient water to the site. In 2018, the Club partnered with the Town for an engineering analysis on the scope of work necessary to permit the Weatherfield water and sewer systems to accommodate a new residential development. That analysis recommended \$3.6 million of improvements (\$2.3m for water and \$1.3m for sewer) to the Weatherfield systems which will be addressed by our proposed development. We believe that this is a significant contribution to the Town and will provide major benefits to Weatherfield residents who will receive improved water and sewer services without related rate increases.

## NARRATIVE REPORT ALBANY COUNTRY CLUB

---

Benefits to the Town and residents of Weatherfield include the following:

- Preservation of 329.8± acres of open space.
- Deeding of land to the Town for a proposed boat launch on the Normanskill.
- Deeding of most of our Relyea Road parcel (former planned Weatherfield Phase IV) to the Town as park land so that such property will not be developed in the future and eliminating future traffic volume on Relyea Road.
- Provision for nature trails from Nott Road Park over ACC property designated open space to the proposed development.
- Provision for nature trails from the proposed Relyea Road town park through the proposed development site to the nature trail on the ACC open space property to the Nott Road Park.

The other significant benefit to the Town and its residents, Albany County and to the Voorheesville School District would be a significant increase in property taxes generated by the development. Full assessment of the development using current estimated sales prices will exceed \$94 million dollars in assessed value for the Town, County and the School District (see Section 4 for additional details).

From the Club's perspective, we hope that the proposed project will provide us the opportunity to strengthen our membership, reduce our financial obligations and position the Club for financial stability moving forward so that we can continue to be a good Guilderland neighbor.

The existing membership reviewed and voted to approve The Club's residential development project as a positive and desirable action which will strengthen The Club's existence. (*Ref: Appendix A – Relevant Correspondence and Documents – Item 3; Appendix H – Project Plans: Drawing DP-1, Development Plan*)

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

3.2 Density – The following presents calculations for determination of the proposed density for the project:

A. Base Density

Proposed CH District Area 404.2± Acres  
Buildable Area 255.7± Acres  
Allowable Base Density 205 Units

B. Proposed Open Space

Total Proposed Open Space 329.8± Acres (82.7%)  
Buildable Area in Open Space 181.3± Acres (71.1%)<sup>2</sup>

C. Density Bonus Considerations

\* Conservation – Total area of Open Space is 82.7% of the CH District.  
Density Increase – 25%<sup>1</sup>  
\* Adjacent Public Water Supply Improvements<sup>3</sup>  
Density Increase - 20%  
\* Off Site Pedestrian Linkage  
Density Increase – 10%

D. Proposed Density

Density Bonus Applied - 25%  
(205 x 1.25) 256 Units

3.3 Public Linkages, Land for Town Park

The proposed project would establish a public right of way for a pedestrian nature trail connection from Nott Road Park to Wormer Road.

Approximately 5.4± acres of land located adjacent to the Nott Road Park are proposed to be deeded to the Town for use as additional Town Park area. A boat launch has been considered by the Town in this location.

---

<sup>1</sup> Minimum Required Open Space: 60% Minimum, 75% for Density Bonus Consideration

<sup>2</sup> Minimum Buildable Land in Open Space: 50%

<sup>3</sup> Public Water Supply Improvements for Weatherfield subdivision.

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

Approximately 81.3± acres of land in the existing R-20 District owned by the Applicant (on both sides of Relyea Road) is also offered to the Town for use as Town Park land. The proposed pedestrian trails within the project development area would connect to the proposed nature trail right of way and with the proposed park along Relyea Road. As a result, pedestrian linkages could extend from the 81.3± acres Relyea Road park area, all the way to Nott Road Park.

In the Applicant's view, the nature trails from Relyea Road through the proposed development site to the Normanskill parcel are a safer route and would make for a more enjoyable hike as opposed to a path along Wormer Road which runs through the golf course. There are four active holes (#s 10, 11, 16 and 17) that run along Wormer Road and golf balls regularly cross over or bound into Wormer Road which could expose walkers and bikers to injury. The proposed Relyea Road trail would be safer and more enjoyable for the Town's residents.

*(Ref: Appendix A – Relevant Correspondence and Documents, Item #4 Public Pedestrian Connection; Appendix H – Project Plans: Drawing DP-1, Development Plan)*

**3.4 Restricted Open Space**

Area of proposed Open Space is established at 82.7% of the total proposed CH District area. On the final project plans, this area will be established as Restricted Open Space which will be protected with filed deed restrictions. The language of the deed restriction will require Town approval.

The Restricted Open Space within the limits of the project located within project areas "A" and "B" would be owned by the proposed Homeowners Association (HOA).

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

Restricted Open Space located on the Applicant's Retained Lands (Area "C") would be owned by the Albany Country Club.

The Albany Country Club will reserve rights to use the restricted open space for passive recreation and possibly for the expansion of golf course related activities.

**3.5 Project Visibility**

Locally the new development will be slightly visible from Wormer Road. The project will preserve existing trees as much as possible. Therefore visibility of the houses will be filtered through retained vegetation. The project will not be visible from Grant Hill Road. No local sensitive viewsheds will be impacted by the construction of this project.

On a regional basis, the project's topographic ridge where a portion of the development will be located, is visible from the Thatcher Park lookout, 4.5 miles away. The siting of the improvements together with the protection of existing areas in the viewshed when viewed from Thatcher Park will make this project not visible.

**3.6 Vehicular Access** – The development portion of the project will be limited to two areas identified as areas "A" and "B." These areas are located along opposite sides of Wormer Road and are generally to the west and northwest of the existing golf course complex.

Wormer Road is a two-lane Town Road and will provide direct access to all proposed residential units. New roads to be constructed will meet Town Standards, and upon satisfactory completion, be dedicated to the Town for ownership and maintenance. (*Ref: Appendix H – Project Plans: Drawing DP-1, Development Plan, Drawings CP-1, CP-2, Concept Plans*)

**3.7 Sanitary Sewer Service** - The sanitary sewer service for the proposed development will consist of a gravity sewer system that will be installed within proposed utility easements and/or within proposed Town Rights-of-Way. Conceptually, the sanitary sewer system will discharge by gravity into one of two proposed pumping stations

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

on the project site (labeled as “PS-1” and “PS-2” on Drawing CP-1). The pumping stations will convey flows into a common force main that will connect to the existing gravity collection system in the Weatherfield Subdivision to the south.

A third new pumping station will be constructed on the parcel of land owned by the Town along Greystone Drive in the Weatherfield subdivision (Tax ID: 62.09-1-45). This parcel currently possess the Weatherfield Water Booster Station as well as the inlet to the existing sewage siphon force main. The new pump station will utilize the existing siphon force main to convey all projected flows (from the project as well as the Weatherfield Subdivision area) to the existing gravity sewer on NYS Route 155 northeast of Norman’s Kill. It is expected the new pump station will solve current maintenance problems associated with the currently poorly functioning siphon system.

The final plans for the sanitary sewer system will require approval by the Town and NYS Department of Environmental Conservation (NYSDEC). Upon completion, the entire sanitary sewer system will be dedicated to the Town for ownership, operation and maintenance. (*Ref: Appendix D – Water and Sanitary Sewer Service Report*)

- 3.8 Water Supply Service – Public water service will be provided to the proposed development via expansion of the existing water district servicing the Weatherfield Subdivision. The expansion will consist of new 12” and 8” diameter water mains for distribution that will be installed within proposed utility easements and/or within proposed Town Rights-of-Way. The distribution system will provide required domestic and fire flows at adequate pressures under all conditions of system demands.

A new water booster station is proposed to be installed next to the 2.0 MG Relyea Road water storage tank that will provide the necessary flows and pressures to accommodate the proposed development as well as provide the required demands

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

for the Weatherfield Subdivision. The new booster station will replace the existing Weatherfield Water Booster Station located along Greystone Avenue which is reportedly approaching its end of service life.

All water system improvements will be subject to review and approval by the Town and New York State Department of Health (NYSDOH). Upon satisfactory completion, the system will be dedicated to the Town for ownership, operation and maintenance. (Ref: Appendix D – Water and Sanitary Sewer Service Report, Appendix H – Project Plans: Drawings CP-1, CP-2, Concept Plans, Drawing DP-1, Development Plan)

- 3.9 Drainage – The proposed development will be designed with a drainage collection system as well as a stormwater management system. The drainage system will consist of a series of road catch basins, piping, road culverts, and swales that will convey runoff to a series of stormwater management practices.

The stormwater management system will be developed to be in full compliance with Town and NYSDEC requirements. It will consist of green infrastructure practices in addition to standard stormwater management practices, designed in accordance with NYSDEC and Town of Guilderland standards for water quality and flood control. The stormwater management plan will be designed to preserve existing drainage characteristics and to prevent adverse downstream impacts.

Stormwater management practices will be located within Town Rights-of-Way and on parcels to be deeded to the Town.

All drainage improvements will be subject to review and approval by the Town and NYSDEC. Upon completion, the entire drainage system serving the project will be dedicated to the Town for ownership, operation and maintenance. (Ref: Appendix E – Drainage Report, Appendix H – Project Plans: Drawings CP-1, CP-2, Concept Plans)

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

3.10 Electric and Natural Gas Service

Preliminary consultation with National Grid established that electric and gas service can be established for this project. These improvements will be constructed by National Grid based on contract with Applicant for these services on the Project. *(Ref: Appendix A – Relevant Correspondence and Documents: Item 1 December 20, 2021 Memo of Minutes of WebEx Meeting with National Grid regarding Electric and Natural Gas Service)*

3.11 Project Review and Approval Schedule

Part I – Zone Change Review Process – This application will be reviewed in accordance with paragraph 280-17 Planned Unit Development (PUD) District.

The following steps will be involved:

- Planning Conference with the Town Planner – This step was completed. (Ref: Appendix A – Relevant Documents, Item #2)
- Application Submitted to Town Board – The materials included in this “Narrative Report” constitutes the application to the Town Board for the proposed zone change. The intent of the information provided is to satisfy the Planning Board Sketch Plan Review under paragraph 280.53 and to allow the Town Board to make a determination of significance under SEQRA.

Part II – Final Site Plan – After the zone change approval process is completed and requested zone change is granted, an application for final site plan will be prepared in accordance with paragraph 280.53 Site Plan Approval.

In general, the following will be prepared/completed in this phase of the project review/approval process:

1. Detailed project plans which upon receiving all approvals, will be filed in the County Clerk’s Office. The filed plans will establish all

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

proposed taxable parcels for the approved uses. It will also be used as construction plans for all required improvements.

2. Final Engineer's Report for the following:
  - Stormwater Management Plan (SMP)
  - Stormwater Pollution Prevention Plan (SWPPP)
  - Water Supply
  - Sanitary Sewer
  - 1B Archaeological Report
  - Final Wetlands Delineation Report with Jurisdictional Determination by USACE.
  - Evaluation of Impact on Endangered Species
3. Approvals/permits from State and Federal agencies:
  - NYSDEC – Sanitary Sewer
    - Water Quality Certification
    - General Permit for Stormwater Discharge During Construction
  - NYSDOH – Public Water Supply
    - Realty Subdivision
  - USACE – Nationwide Permit for Wetlands Disturbance
  - SHPO – Determination of Archaeological Significance
4. Approval of draft HOA documents from the Town.

**4. IMPACTS OF PROPOSED CHANGE OF USE**

- 4.1 Traffic - The traffic generated by the completed project will not significantly impact the existing transportation network in the immediate vicinity of the site. The proposed project final design will establish safe vehicular access to all proposed residential uses.

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

The adjacent road network pattern has sufficient capacity to accept traffic volumes generated by this project upon completion.

*(Ref: Appendix C – Traffic Report)*

- 4.2 Drainage – The proposed CH District area is 404.2± acres. The actual proposed development will occupy 68.4± acres or 17% of the total district. The remaining land will remain essentially undisturbed and be protected as permanent open space with filed deed restrictions

The proposed improvements will be located in that part of the CH District where they could be constructed and operated in a safe manner without adverse downstream impacts. The proposed drainage improvements will be constructed to comply with all State and Town requirements.

A detailed stormwater pollution prevention plan will be prepared to establish requirements for prevention of adverse impacts due to siltation and erosion during and after construction.

- 4.3 Sanitary Sewer Service - The sanitary sewer improvements (on-site and off-site) will be designed and constructed in such a way as to comply with all Town and State review requirements. Sanitary sewer service to the Weatherfield Subdivision area will be improved as a result of this project.

- 4.4 Water Supply Service – The water system supply improvements (outside and off-site) will be designed and constructed in such a way as to comply with all Town and State review requirements. Water supply service to the Weatherfield Subdivision area will be improved as a result of this project.

- 4.5 Electric and Natural Gas Service  
Adequate service capacity can be established to serve this project with these essential utilities.

## NARRATIVE REPORT ALBANY COUNTRY CLUB

---

### 4.6 School Enrollment

The project area is within the limits of the Voorheesville Central School District (VCSD). The projected enrollment of school age children from this project is estimated based on the type of house unit as follows:

- 88 Single Family houses at 0.62 children per unit.
- 116 Two to Five Unit Townhouses at 0.48 children per unit.
- 50 Condominium units based on 0.266 children per unit.

Based on the above rationale, the estimated number of students from this Project is 124. (*Ref: Appendix A – Relevant Correspondence and Documents, Item 5 Voorheesville Central School District Enrollment Article*)

### 4.7 Taxes

The project as proposed (88 single family detached homes, 116 townhomes and 50 condominium units) will generate \$591,633 in annual town/county taxes (2022 tax rates) and \$1,814,770 in annual school taxes (based upon 2022/2023 VCSD tax rate). 94 Million dollars of new assessed value will be added to the Town's Assessment Roll. (*Ref: Appendix A – Item 7 Fiscal Impact for Albany Country Club Development Project*)

### 4.8 Character of Neighborhood

The proposed 404.2± acres of the CH District is approximately 47% of the total land ownership of the Applicant. Within the CH District, only 73.9 acres (18%) will be developed with the proposed residential project. The remaining undeveloped areas will be preserved as “Restricted Open Space”.

The Applicant is proposing to dedicate 86.7± acres of land to the Town of Guilderland for use as new Town Park areas.

**NARRATIVE REPORT  
ALBANY COUNTRY CLUB**

---

A new ROW for a pedestrian nature trail is proposed to connect Nott Road Park and Wormer Road. Additionally, new nature trails are proposed throughout the proposed project area and connecting to the 81.3± acre area proposed for a new Town Park, thereby creating expansion pedestrian linkage opportunities.

The Applicant's retained lands in the RA3 and R-20 Districts (375.2± acres) will remain unchanged and all of the existing uses will remain.

The proposed improvements in the CH District are situated generally in the middle of the Applicant's property in wooded areas which will provide screening to nearby neighborhoods. The natural wooded buffering along with traditional 2 story building heights will also prevent any significant visual impacts resulting from the project when viewed from any higher elevations in the project vicinity.

*(Ref: Appendix H – Project Plans: Drawing DP-1, Development Plan)*

4.9 Visibility

The proposed project improvements siting will not adversely impact any sensitive local or regional viewsheds. The extensive land preservation and retained treed buffers will provide effective screening.