

SITE LOCATION
LANDS OF ALBANY COUNTRY CLUB
SCALE 1"=200'

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

LEGEND

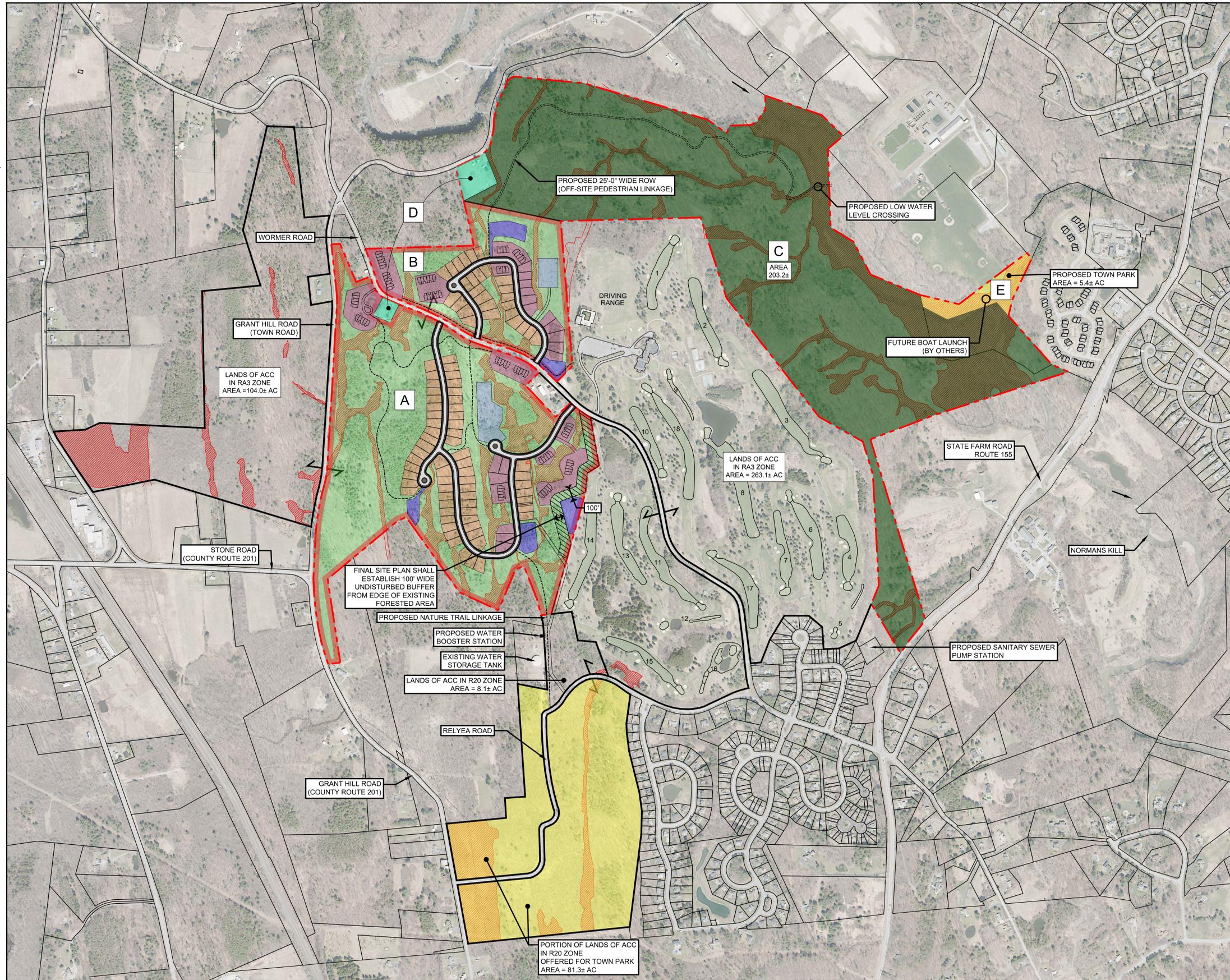
- A** CH DISTRICT PROJECT AREAS ("A" THROUGH "E")
- 88 LOTS SINGLE FAMILY LOTS AREA: 26.9± AC
- 116 UNITS TOWNHOUSE UNITS AREA: 22.8± AC
- 50 UNITS MULTIFAMILY RESIDENTIAL UNITS AREA: 4.3± AC
- RESTRICTED OPEN SPACE WITHIN PROPOSED DEVELOPMENT: 121.1± AC
- STORMWATER MGMT. AREA: 5.5± AC
- TOWN ROADS ROW AREA: 11.4± AC
- PROJECT AREA (CH ZONE, AREAS "A" AND "B"): 192.0± AC
- ALBANY COUNTRY CLUB RETAINED LAND WITH RESTRICTED OPEN SPACE (CH ZONE, AREA "C"): 203.2± AC
- ALBANY COUNTRY CLUB EXISTING SINGLE FAMILY (CH ZONE, AREA "D"): 3.6± AC
- ALBANY COUNTRY CLUB RETAINED LAND WITHOUT RESTRICTED OPEN SPACE (RA3 ZONE, R-20 ZONE): 375.2± AC
- AREA PROPOSED FOR TOWN PARKS: 86.7± AC
- PROPOSED COUNTRY HAMLET (CH) DISTRICT BOUNDARY
- PROPOSED ON SITE TRAILS
- PROPOSED OFF-SITE NATURE TRAIL RIGHT-OF-WAY
- PROPOSED UTILITY EASEMENT

PROJECT DATA

1. PROPOSED COUNTRY HAMLET "CH" ZONING IS PART OF TAX PARCEL 50.00-3-10.1 & ALL OF 51.00-2-10
2. TOTAL AREA OF CH DISTRICT: 404.2± AC
3. BASE DENSITY DETERMINATION:
ALLOWABLE BASE DENSITY (REFERENCE EC-2 BUILDABLE LAND MAP): 205 UNITS
4. PROPOSED OPEN SPACE:
• TOTAL PROPOSED OPEN SPACE: 329.8± AC (82.7%), (60% MIN)
• BUILDABLE AREA IN OPEN SPACE: 181.3± AC (71.1%), (50% MIN)
5. DENSITY BONUS OPTIONS:
• HIGH PERCENTAGE OF CONSERVATION (MIN. 75% OF CH DISTRICT RESTRICTED OPEN SPACE)
OPEN SPACE PROPOSED: 329.8± AC (82.7% > 75%) (BASE DENSITY INCREASE = 25%)
• OFF-SITE LINKAGES (WALKWAY, RIGHTS-OF-WAY FOR NATURE TRAILS) (BASE DENSITY INCREASE = 10%)
• PUBLIC WATER SERVICE AREA IMPROVEMENTS (BASE DENSITY INCREASE = 20%)
6. PROPOSED DEVELOPMENT:
• DENSITY BONUS APPLIED = 25% (205 UNITS X 125% = 256 UNITS ALLOWABLE)
• PROPOSED NEW RESIDENTIAL UNITS: 254 UNITS
• EXISTING RESIDENTIAL UNITS TO REMAIN: 2 UNITS
TOTAL = 256 UNITS

PROPOSED CH DISTRICT DEVELOPMENT SUMMARY				
PROJECT AREA	SINGLE FAMILY	TOWNHOUSE	MULTI-FAMILY	TOTAL
A	61	57	30	148
B	27	59	20	106
C	0	0	0	0
D	2	0	0	2
TOTAL	90	116	50	256

*EXISTING SINGLE FAMILY HOMES WITHIN PROPOSED CH DISTRICT TO REMAIN.
PROJECT AREA "E" OFFERED TO TOWN OF GUILDERLAND AS TOWN PARK.



DATE	REVISIONS RECORD/DESCRIPTION	APPR.

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DEVELOPMENT PLAN
PROPOSED COUNTRY HAMLET (CH) DISTRICT
LANDS OF ALBANY COUNTRY CLUB
GUILDERLAND ALBANY COUNTY, NEW YORK
PROJ. NO. 17013 DATE: JUNE, 2022 SCALE: 1"=400' SHEET 3 OF 7

DP-1
DWG. NO.: 21-16-ELR
CAD DWG. FILE NAME: