

ALBANY COUNTRY CLUB

300 WORMER ROAD

Proposed Country Hamlet District

Town of Guilderland, Albany County, New York

Town Board Presentation

December 6, 2022

Applicant:

Albany Country Club

Engineer:

Ivan Zdrahal Professional Engineering, PLLC



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AGENDA

1. Albany Country Club (ACC) Overview
2. Lands of ACC
3. Existing Zoning
4. Proposed Zone Change
5. Reports and Studies Completed
6. Proposed Development Summary
7. Buildable Area
8. Density Determination
9. Development Plan
10. Proposed Impacts Assessment
11. Public Linkages and Open Space Plan
12. Water and Sewer
13. Albany Country Club Rationale for Project
14. Public Benefits



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1. ALBANY COUNTRY CLUB OVERVIEW

- Founded in 1890, one of oldest country clubs in the country. Originally located at site of UAlbany campus, relocated to Guilderland in the 1960's.
- With proceeds from sale of ACC Albany property to the State, the Club purchased over 1000 acres, including current 860 acres and lands sold for the Weatherfield neighborhood.
- ACC opened the Robert Trent Jones designed golf course and other facilities in 1968 and has been in operation ever since.
- Current Membership is 357
- Members primarily from Guilderland, including 40 Weatherfield residents, and surrounding towns
- 2022 operating budget of \$4.4m and 165 total employees
- ACC is the 5th largest employer and 6th largest taxpayer in the Voorheesville School District
- Organized as a Section 501c(7) not for profit organization



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2. LANDS OF ACC

Parcel ID:

50.00-3-10.1 844.2± ac

51.00-2-10 16.5± ac

Total Area = 860.7± ac

ACC Operating Area = 250.0± ac

ACC Vacant Lands = 610.7± ac



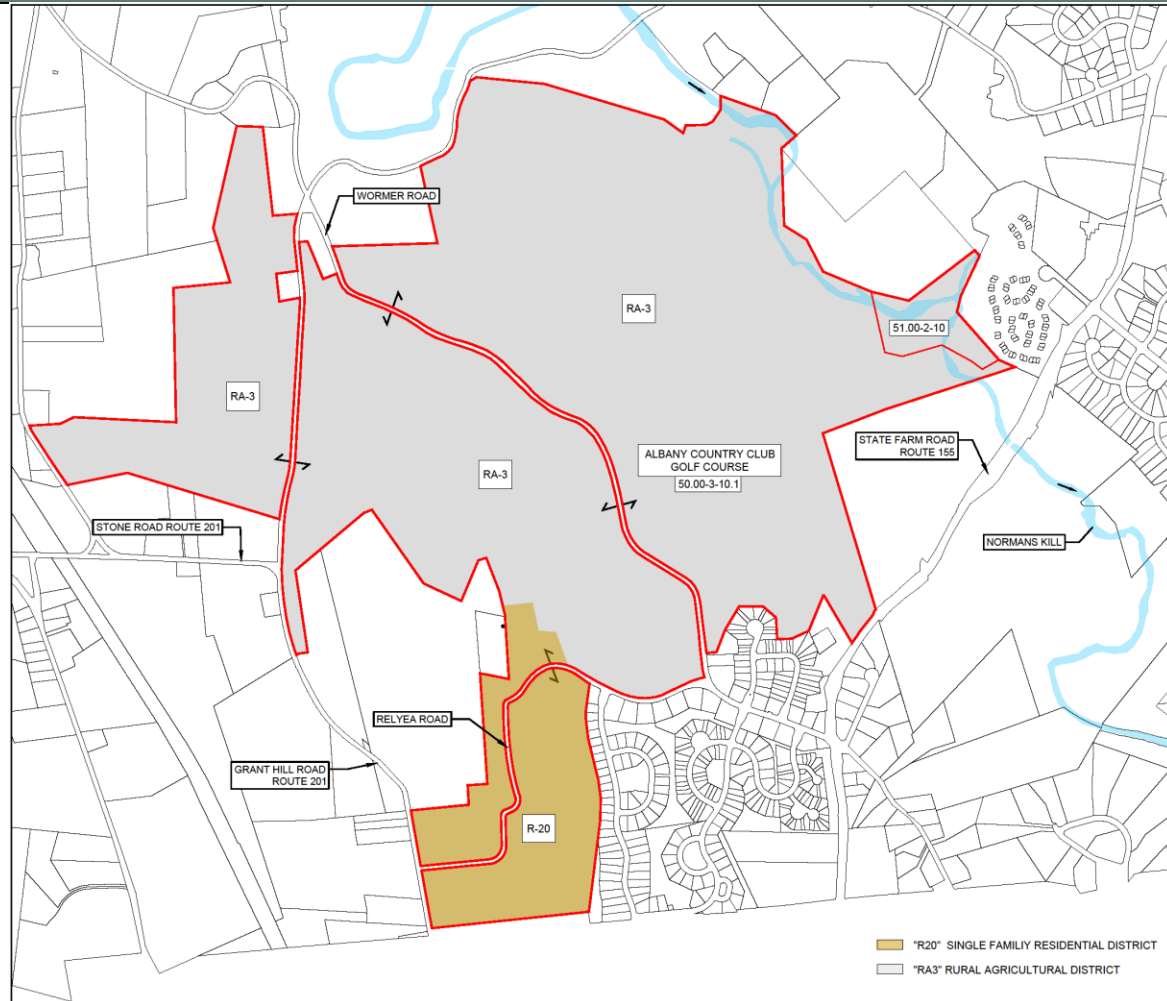
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3. EXISTING ZONING

Parcel ID:	Existing Zone
50.00-3-10.1	RA-3, 754.8± ac R-20, 89.4± ac
51.00-2-10	RA-3, 16.5± ac



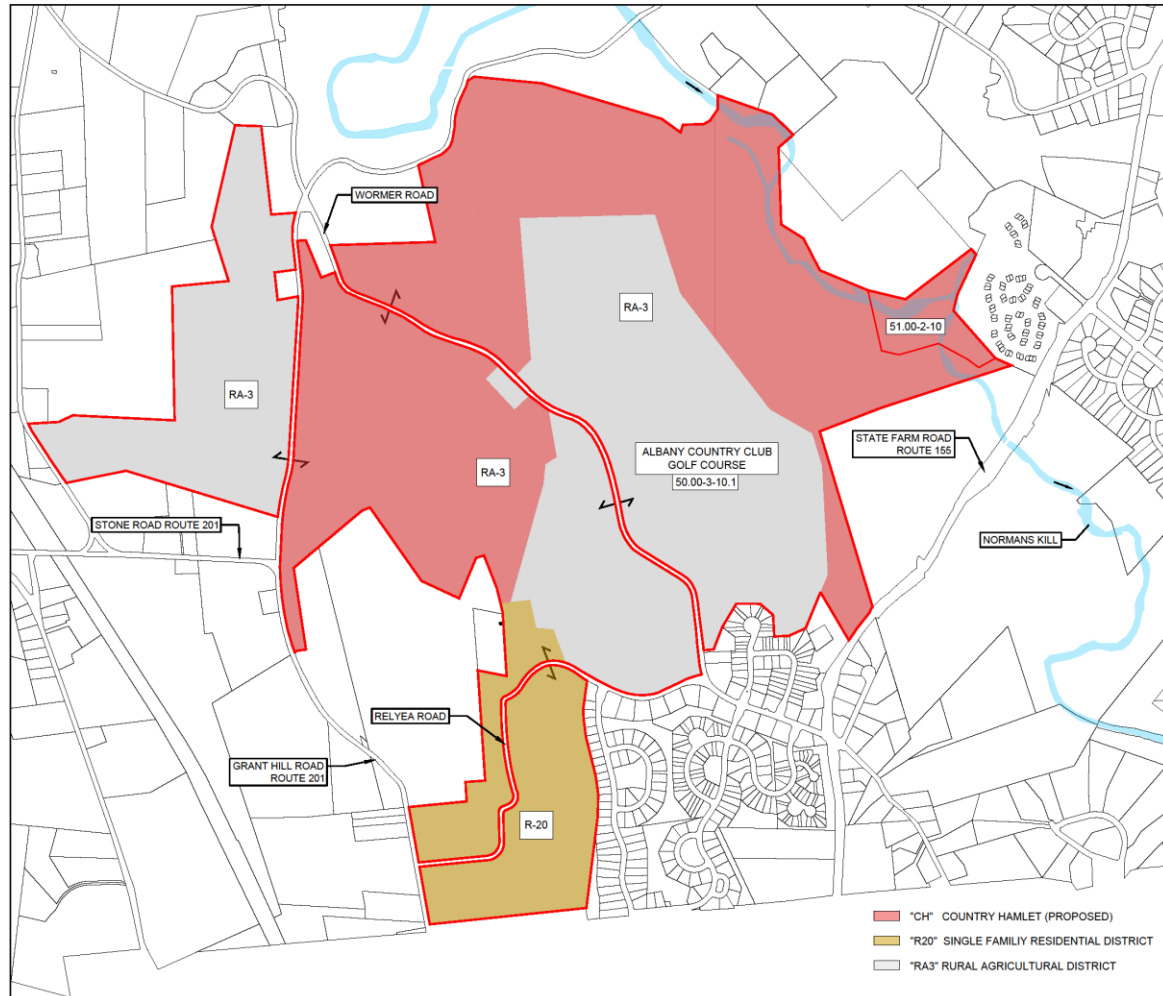
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4. PROPOSED ZONE CHANGE

PARCEL ID:	EXISTING (ZONE, ACRES)	PROPOSED (ZONE, ACRES)
50.00-3-10.1	RA-3, 754.8±	RA-3, 367.1±
	R-20, 89.4±	R20, 89.4±
		CH, 387.7±
51.00-2-10	RA-3, 16.5±	CH, 16.5±
TOTAL PROPOSED ZONE CHANGE AREA =		404.2± AC



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5. REPORTS AND STUDIES COMPLETED

Reports and Studies Completed

- Traffic Report
- Engineer's Report – Concept for Water and Sanitary Sewer Service
- Engineer's Report – Concept Stormwater Management Plan
- Ecology Reports – Wetlands Assessment and Endangered Species
- Archeological Assessment Report
- Slope Analysis
- Weatherfield Water and Sewer Evaluation for the Albany County Club, 2018
 - prepared for Town of Guilderland by Adirondack Mountain Engineering, PC



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6. PROPOSED DEVELOPMENT SUMMARY

Proposed 254 Unit Mixed-Use Residential Development

Single Family = 88 units

Townhouse = 116 units

Condominium = 50 units

Total = 256 units in CH District, including 2 ACC owned existing homes

- **Restricted Open Space = 324.3± ac**
- **Land for Town Parks = 86.7± ac** (Parkland, Boat Launch)
- **Off-Site Linkages** (Nature Trails, ROW for Trails)
- **Public Water Service Area Improvements** (Booster Station Replacement)
- **Public Sewer Service Area Improvements** (Decommission of existing siphon, New Pump Station)

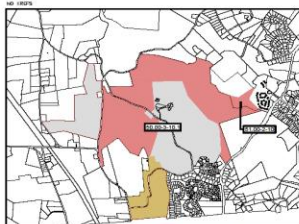


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7. Buildable Area



SITE LOCATION
 LANDS OF ALBANY COUNTRY CLUB (SCALE 1/8"=1")

- 1"00' COUNTRY HAMLET (PROPOSED)
- 1"00' SINGLE FAMILY RESIDENTIAL DISTRICT (SCALE 1/8"=1")
- 1"00' RURAL AGRICULTURAL DISTRICT
- 1"00' ALBANY COUNTRY CLUB

LEGEND

- A** CH DISTRICT PROJECT AREAS (A* THROUGH 10*)
- PROPOSED 100' ZONING BOUNDARY
- LANDS OF ALBANY COUNTRY CLUB
- WETLANDS
- AREA OF REPOSE
- BUILDABLE AREA

LANDS OF ALBANY COUNTRY CLUB

1. TOTAL AREA OWNED BY ALBANY COUNTRY CLUB:

90.00.0-10.1	844.29 AC.
91.00.0-10.1	16.50 AC.
TOTAL =	860.79 AC.

BASE DENSITY DETERMINATION

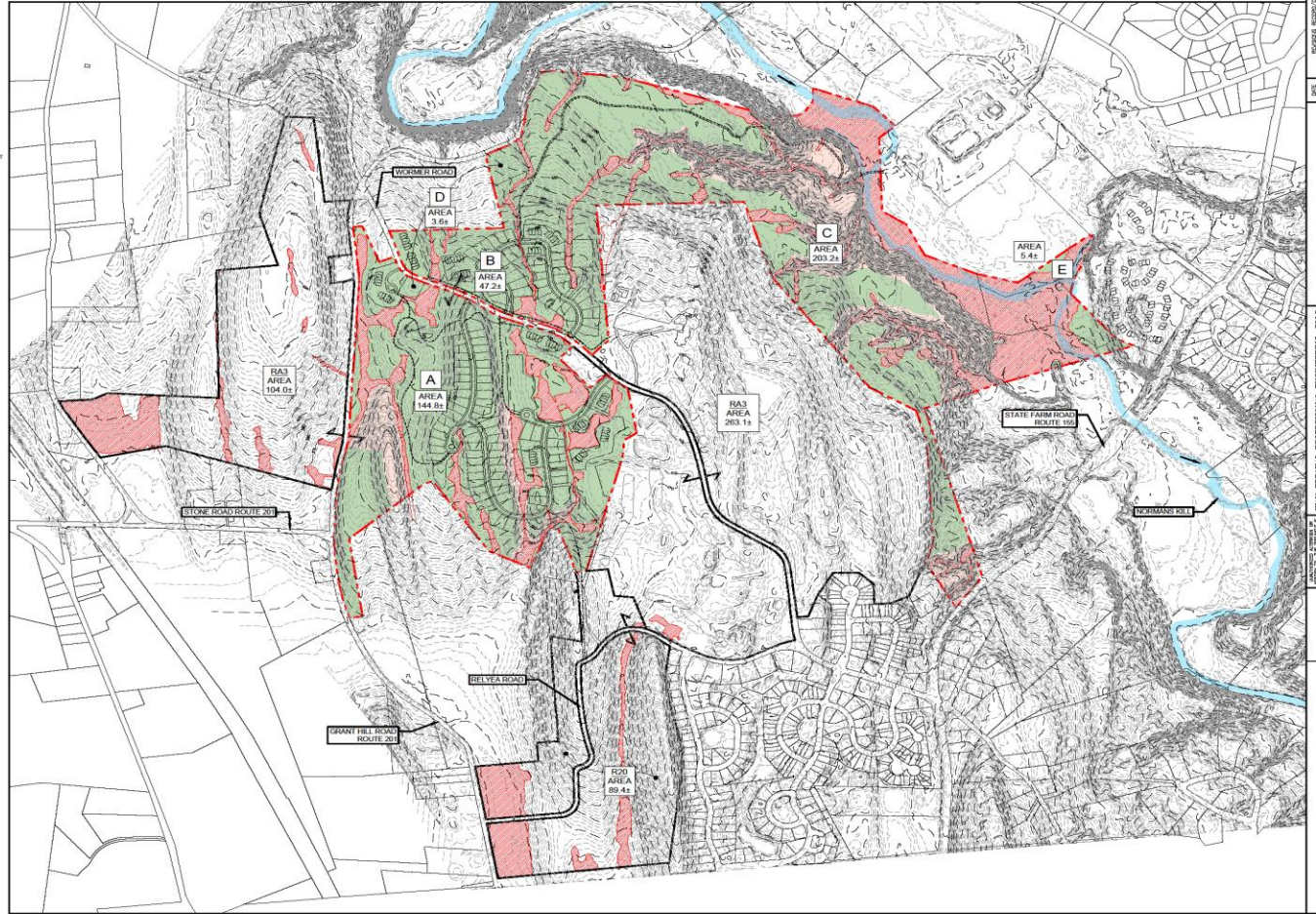
1. PROPOSED COUNTRY HAMLET 1"00' ZONING IS PART OF TAX PARCELS 90.00.0-10.1 & ALL OF 91.00.0-10.1

2. TOTAL AREA OF CH DISTRICT:

AREA 10*	144.84 AC.
AREA 10*	47.24 AC.
AREA 10*	293.29 AC.
AREA 10*	3.36 AC.
TOTAL AREA OF CH DISTRICT =	488.73 AC.

3. BASE DENSITY DETERMINATION:

CONSTRAINED LAND:	91.41 AC.
AREA OF WETLANDS:	12.70 AC.
TOTAL CONSTRAINED LAND:	104.11 AC.
BUILDABLE LAND:	385.79 AC.
ALLOWABLE RESIDENTIAL BASE DENSITY (128.7 AC @ 2.9 UNITS/AC)	200 UNITS



SCALE: 1"=200'	DATE: JUNE 2022	SHEET: 10002	PAGE: 2 OF 7
IVA ZIBRAC PROFESSIONAL ENGINEERING, P.C. ENGINEERING AND PLANNING 1000 ROUTE 91 SUITE 200 GAITHERSBURG, MD 20878 TEL: 410.286.8800 FAX: 410.286.8801 WWW.IVAZIBRAC.COM			
LANDS OF ALBANY COUNTRY CLUB PROPOSED COUNTRY HAMLET (CH) DISTRICT LANDS OF ALBANY COUNTRY CLUB			

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8. DENSITY DETERMINATION

Base Density

Total Area of CH District =	404.2± ac
Total Constrained Land (wetlands, repose) =	148.5± ac
<u>Buildable Land =</u>	<u>255.7± ac</u>
Allowable Base Density = (255.7 ac x 0.8 units/ac)	205 units

Proposed Open Space

Total Proposed Open Space =	329.8± ac (82.7%)
Buildable Area in Open Space =	181.3± ac (71.1%)

Density Bonus Considerations

Conservation – Total Area of Open Space > 75% =	Density Bonus = 25%
Public Water Supply Improvements =	Density Bonus = 20%
Off-Site Pedestrian Linkage =	Density Bonus = 10%

Proposed Density

Density Bonus Applied =	25%
Proposed Density =	256 units

Development density meets requirements and guidelines per Chapter 280, Zoning and Land Use Law.

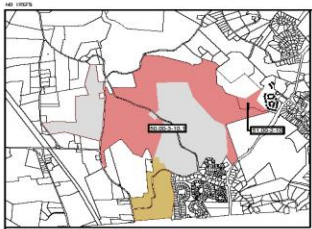


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9. Development Plan



SITE LOCATION
LANDS OF ALBANY COUNTRY CLUB
RANGE 7000

100' COUNTRY HAMLET (PROPOSED)
100' SINGLE FAMILY RESIDENTIAL DISTRICT
100' RURAL AGRICULTURAL DISTRICT
ACC - ALBANY COUNTRY CLUB

LEGEND

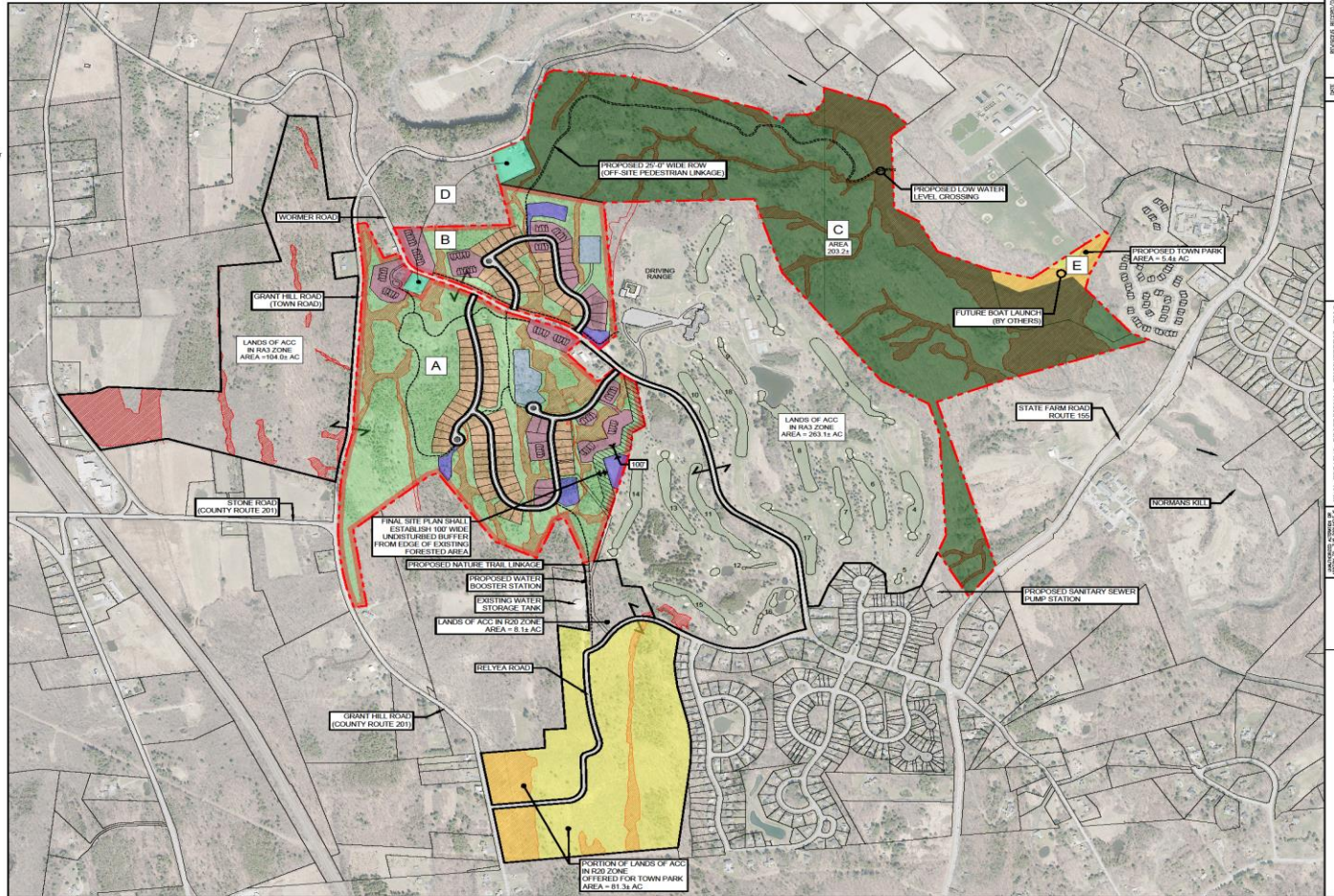
- A** CH DISTRICT PROJECT AREA (2" THROUGH 10")
- 88 LOTS** SINGLE FAMILY LOTS AREA: 28.81 AC
- 118 UNITS** TOWNHOUSE UNITS AREA: 22.84 AC
- 50 UNITS** MULTI-FAMILY RESIDENTIAL UNITS AREA: 4.24 AC
- RESTRICTED OPEN SPACE OR PROPOSED DEVELOPMENT: 121.14 AC
- STORMWATER MGMT. AREA: 5.82 AC
- TOWN ROADS ROW AREA: 11.41 AC
- PROJECT AREA (CH ZONE, AREA "A" AND "B"): 160.24 AC
- ALBANY COUNTRY CLUB RETAINED LAND WITH RESTRICTED OPEN SPACE (CH ZONE, AREA "C")
- ALBANY COUNTRY CLUB EXISTING SINGLE FAMILY (CH ZONE, AREA "D")
- ALBANY COUNTRY CLUB RETAINED LAND WITH RESTRICTED OPEN SPACE (R20 ZONE, R20 ZONE)
- AREA PROPOSED FOR TOWN PARKS: 88.73 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 PARCELS 66-90-3-10 & ALL OF 51-00-0-10
2. TOTAL AREA OF CH DISTRICT: 404.24 AC
3. BASE DENSITY (CH DISTRICT): 1.0 UNITS/AC
- ALLOWABLE BASE DENSITY (REFERENCE EC-2 BUILDABLE LAND MAP): 200 UNITS
4. PROPOSED OPEN SPACE:
 - TOTAL PROPOSED OPEN SPACE: 121.14 AC (82.74% OPEN SPACE)
 - BUILDABLE AREA IN OPEN SPACE: 181.34 AC (71.14% OPEN SPACE)
5. DENSITY BONUS OPTIONS:
 - HIGH PERCENTAGE OF CONSERVATION (MAX. 70% OF CH DISTRICT RESTRICTED OPEN SPACE): 328.84 AC (81.34% OPEN SPACE PROPOSED) (BASE DENSITY INCREASE = 20%)
 - OFF-SITE LINKAGES (UNLAWFUL RIGHTS-OF-WAY FOR NATURE TRAILS): 100% RIGHTS-OF-WAY INCREASE = 100% (BASE DENSITY INCREASE = 100%)
 - PUBLIC WATER SERVICE AREA IMPROVEMENTS: 100% (BASE DENSITY INCREASE = 20%)
6. PROPOSED DEVELOPMENT:
 - DENSITY BONUS APPLIED = 20% (200 UNITS X 120% = 240 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	88	118	50	256
B	27	59	20	106
C	0	0	0	0
D	3	0	0	3
TOTAL	118	177	70	365

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



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PROJECT: DEVELOPMENT PLAN
 PROPOSED COUNTRY HAMLET (CH) DISTRICT
 LANDS OF ALBANY COUNTRY CLUB

SHEET: DP-1
 DATE: 08/20/2024
 SCALE: 1"=40'

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10. PROPOSED IMPACTS ASSESSMENT

Traffic

- Traffic Report prepared by Creighton Manning Engineering determined:
158 new vehicle trips during AM peak hour, and
194 vehicle trips during PM peak hour.
- Per Wormer Road recorded traffic data, the project will create a maximum of 64 new vehicle trips on any one approach during the peak hours (which is less than the NYSDOT and ITE threshold of 100).
- Sight Distances depicted on Development Plan can be provided via mitigation measures (e.g. tree pruning, grading)

Visibility

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

Water and Sewer Services

- Water and sanitary sewer improvements (on-site and off-site) will be designed and constructed to comply with all State and Town requirements. Services to the Weatherfield area will be improved.



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11. WATER AND SEWER

Water System Improvements

- Existing Greystone Avenue booster station has reached end-of-service life.*
- Project will be providing new, state-of-the-art water booster station located adjacent to Relyea Road water storage tank and will decommission Greystone Ave booster station.
- New booster station will begin new, full-service life, with improved operational flexibility.

Sewer System Improvements

- Currently, Weatherfield area wastewater is conveyed via a siphon system.
- Sewer siphon routinely clogs and requires regular flushing by Town.
- New pump station will eliminate siphon, and provide reliable service.

***per Town's Report prepared by Adirondack Mountain Engineering for Weatherfield Area (2018)**

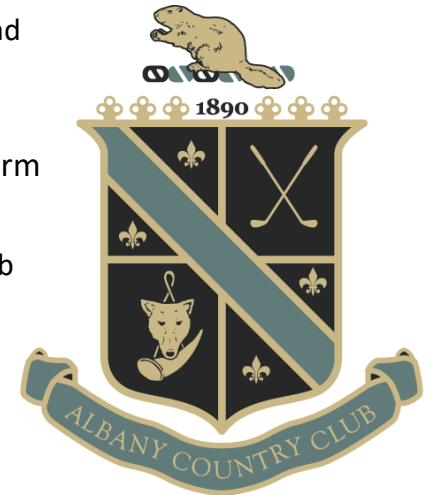


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13. ALBANY COUNTRY CLUB RATIONALE FOR PROJECT

- Owning over 600 acres of fallow land has been a challenge for ACC.
 - Over the years plans included another golf course, multiple housing developments and sale of the lands.
- About 5 years ago, ACC leadership identified the development of the property as a means to address membership and economic fluctuations, and to protect the long-term viability of the club.
 - Development of the property was considered a better alternative to a sale, as the club could exert more control on uses and make sure that it was compatible with Weatherfield and Guilderland neighborhoods.
- During last 10 years ACC membership has averaged 346, prior to the 2009 economic downturn membership averaged 423.
 - While current membership levels and supplemental revenues from events/weddings support balanced operating budgets, they constrain needed capital investments and operating reserves.
- The goals of the proposed development are strengthening membership with 254 potential new members, reduction of liabilities and positioning ACC for financial stability while offering Town compatible housing options and substantial public benefits.



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14. PUBLIC BENEFITS

Water and Sewer System Improvements

Open Space

- 324.3± ac of permanent Open Space.

Land for Town Parks

- 81.3± ac dedicated for Town Park along Relyea Road
- 5.4± ac dedicated for Town Boat Launch

Pedestrian Linkages

- 9,625± feet of Nature Trails and pedestrian linkages.
- 4,800± feet of 25' R.O.W. for nature trail connection to Town Lands across Normans Kill
- Acknowledgement of pedestrian access links on Wormer Road, willingness to work with the Town to review alternatives that balance pedestrian and golf course uses.

Taxes

- \$94,000,000 in new assessed value.
- 254 units generates estimated \$591,633 in annual town/county taxes (2022 tax rates), and \$1,814,770 in annual school taxes (2022 VCSD tax rate)

