

TOWN OF GUILDERLAND

Planning Department

Town Hall, Route 20

P.O. Box 339

Guilderland, NY 12084-0339

Phone: (518) 356-1980 x 1061

Fax: (518) 356-5514

Email: kovalchikk@togny.org



Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

Town of Guilderland Development Planning Committee (DPC) Meeting Notes Wednesday, November 20, 2019

10:00AM

Guilderland Town Hall

Town Attendees:

Kenneth Kovalchik, AICP, Town Planner
Tim McIntyre, Water Superintendent
Greg J. Wier, Highway Superintendent
Jackie Coons, Chief Building and Zoning Inspector
CJ Gallup, Director of Parks and Recreation
Ken D'Arpino, Stormwater Officer
Zeynep Tas, GIS Coordinator
Donald Csaposs, CEO Guilderland IDA
Bill Bremigen, Water Dept.

Albany Country Club – 300 Wormer Road

Tax ID# - 50.00-3-10.1

The applicant is proposing a zone change of 549 +/- acres from a Rural Agricultural (RA3) District to a Country Hamlet (CH) District for a proposed 290 unit development consisting of 100 single-family homes, 100 townhomes and 90 multiple-family units. The proposed development area consists of 104 +/- acres and the proposed open space area consists of 445 +/- acres.

Background: Albany Country Club previously requested Town Board approval of a withdrawal of the current PUD zoning for the 82 acres Club owned property commonly known as Weatherfield IV on Relyea Road. Upon the approval of the withdrawal, the zoning would revert back the original R20 Zoning District. Once the PUD Zoning District reverts back to the R20 District, a rezone application from R20 District to RA3 District will be required since an application to rezone property to a CH District is limited to property located in RA3 or RA5 Districts ([§ 280-14B](#)). The remaining acreage of the property is all zoned RA3.

Representatives: Ivan Zdrahal, Ivan Zdrahal Associates, PLLC Engineering and Planning

Ivan Zdrahal, P.E. of Ivan Zdrahal Associates, PLLC Engineering and Planning gave an overview of the project. The total acreage of the property is 841± consisting of 292± acres Albany County Club Golf Course area which will be retained in RA3 District and 549± acres proposed CH District area. The project would include 100 single-family residential lots on 61± acres of land, 100 Townhouse units on 26± acres of land, and 91 Multiple Residential units on 17± acres of land. The remaining 445± acres would be preserved as open space.

Comments from the Town Staff:

1. Drainage channel on the southwest corner of the property right next to Grant Hill Road. Town Code ([§ 247-31C\(2\)](#)) requires 100' setback from all drainage channels.

2. Federal wetlands on the site and the large DEC wetland complex on the west side of Grant Hill Road will need to be verified.
3. The project has a frontage on a County highway; however, the main access to the project site is on the Town owned section of Grant Hill Road. CH District requires frontage on and access to a county or state highway ([§ 280-14D\(3\)](#)); therefore, the main access should be moved to the Grant Hill Road and Stone Road intersection where Grant Hill Road changes ownership from Town to County to provide a connection to a County Road.
4. An addition of almost 300 units to the area will have impacts on the surrounding roads. ITE Manual should be referenced for trip generation at the main intersections to see how the traffic would be distributed to the surrounding roads and what mitigation measures and improvements would be needed. It will also give the Town staff and TDE a good idea of any impacts to those certain intersections.
5. The number of proposed multiple residential units is 91. Town Code ([§ 280-14D\(4\)\(a\)](#)) requires that multiple-family dwelling units may not exceed more than 20% of all allowed dwelling units; therefore, the number of multiple residential units cannot exceed 58 (Proposed Single-Family Units=100, Proposed Townhouse Units=100, Proposed Multiple Residential Units=91; $100+100+91=291$; max allowed multiple residential units= $0.20*291=58$).
6. CH District encourages multipurpose pathways, pedestrian and bicycle use; and connectivity to existing and future developments, community centers, parks and recreational resources. The Town would like to see pedestrian connections between proposed residential developments on Relyea and Wormer Road, Golf Course, Nott Road Park and adjacent Weatherfield residential development.
7. Pedestrian safety issues along Relyea Road and Wormer Road should be analyzed as part of the formal submittal.
8. Town Subdivision Regulations ([\(§ 247-25D\(2\)\(b\)\)](#)) limits the number of lots allowed on a cul-de-sac street to 13. The number of lots on the proposed cul-de-sac street exceeds the maximum number allowed by the Town Code. Town Subdivision Regulations (§247-25D.2.d) states that approval of more than 13 lots for a cul de sac will be determined based on unique circumstances of the property and/or of the subdivision. It is the burden of the subdivider to provide any evidence of uniqueness or special circumstances.
9. Consider making Relyea Road safer by eliminating the 'S' turns on the lower section of the property.
10. Formal submittals should address [Rural Guilderland Plan](#) and explain how this proposal is in compliance with the vision statement, goals and objectives of the Plan.
11. Town is interested in safe pedestrian connections to the Albany County Rail Trail where the trailhead is 0.6 miles away from the property.
12. Town has been in discussion with NYS DEC about formalizing a boat launch at the 16.5 acres Albany Country Club owned parcel adjacent to the Nott Road Park. Town will be looking for an easement through this critical piece of Club owned property for a trail connection to the Nott Road Park and a potential boat launch.

Comments from the Public:

Public raised concerns related to the potential increase in traffic volume, pedestrian and bicyclist safety issues that already exist on Relyea Road and Wormer Roads.

Next set of plans submitted need to address the issues raised in this meeting.