



SITE LOCATION
LANDS OF ALBANY COUNTRY CLUB
SCALE 1"=2000'

■ "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")
- PROPOSED "CH" ZONING BOUNDARY
- LANDS OF ALBANY COUNTRY CLUB
- WETLANDS
- AREA OF REPOSE
- BUILDABLE AREA

LANDS OF ALBANY COUNTRY CLUB

1. TOTAL AREA OWNED BY ALBANY COUNTY CLUB:

50.00-3-10.1 =	844.2± AC
51.00-2-10 =	16.5± AC
TOTAL =	860.7± AC

BASE DENSITY DETERMINATION

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:

AREA "A" =	144.8± AC
AREA "B" =	47.2± AC
AREA "C" =	203.2± AC
AREA "D" =	3.6± AC
TOTAL AREA OF CH DISTRICT =	404.2± AC
3. BASE DENSITY DETERMINATION:

CONSTRAINED LAND:	
• AREA OF WETLANDS:	81.4± AC
• AREA OF REPOSE:	67.1± AC
• TOTAL CONSTRAINED LAND:	148.5± AC
BUILDABLE LAND:	255.7± AC
ALLOWABLE RESIDENTIAL BASE DENSITY: (255.7 AC X 0.8 UNITS/AC)	205 UNITS



DATE	REVISIONS RECORD/DESCRIPTION	APPR.

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BUILDABLE LAND
PROPOSED COUNTRY HAMLET (CH) DISTRICT
LANDS OF ALBANY COUNTRY CLUB
ALBANY COUNTY, NEW YORK
PROJ. NO. 17013 | DATE: JUNE, 2022 | SCALE: 1"=400' | SHEET 2 OF 7