

Potter Hollow Gardens LLC
4916 Potter Hollow Road
Preston-Potter Hollow, NY 12469

February 8, 2022

Honorable Daniel P. McCoy, Albany County Executive
112 State Street, Room 1200
Albany, NY 12207
Attn: Michael McLaughlin

To the Honorable Daniel P. McCoy:

I am writing to express my interest in purchasing 4910 Potter Hollow Road in the Town of Rensselaerville. Last year I purchased the abutting 12-acre property at 4916 Potter Hollow Road, and I am now working to improve the house and establish a small farm. My approach to farming focuses on soil health, which is fundamental to ecosystem diversity and supports the sustainable development of healthy communities and economies. I chose to locate my farm in Potter Hollow because I love the historic character of the buildings and the scenery of the surrounding rural landscape, and I see great potential for revitalization of this place. I am confident that my stewardship of 4916 will prove beneficial to the local community, and ownership of the abutting 4910 property would enable me to make an even greater impact.

The house at 4910 Potter Hollow Road sits on a small lot on a prominent corner in the center of the hamlet, next to my driveway and in front of my house. Unfortunately, 4910 has not been maintained for years and is now in poor condition. However, with financial investment and care, it could be rehabilitated. I would be very grateful for an opportunity to purchase this property, clean it up, stabilize the building, and work towards restoring it to use as a residence. This would dramatically improve the overall appearance of Potter Hollow, and it would yield economic benefits, such as local job creation and higher property values. Moreover, preserving this historic property would provide qualitative value to the community by maintaining an authentic sense of place and continuity with the past.

I am able to offer \$5,000 to purchase 4910 Potter Hollow Road from Albany County. I hope you will consider this a fair price, as it reflects the need for extensive costly repairs resulting from many years of neglect. The building's roof and entire electrical, plumbing, septic and heating systems must be replaced, all of the windows must be restored, and some siding, framing and foundation work is needed. The total cost of restoration would exceed the tax-assessed value of the property. I respectfully ask that you accept my offer on the basis of my commitment to act as a responsible owner and do my best to restore the property to its former glory.

Many thanks for your consideration.

Sincerely,

Rachel Stults

4910 POTTER HOLLOW ROAD

