

PATHWAY TO OUR FUTURE
GUILDERLAND COMPREHENSIVE PLAN



Comprehensive Plan Update
Committee Meeting #9

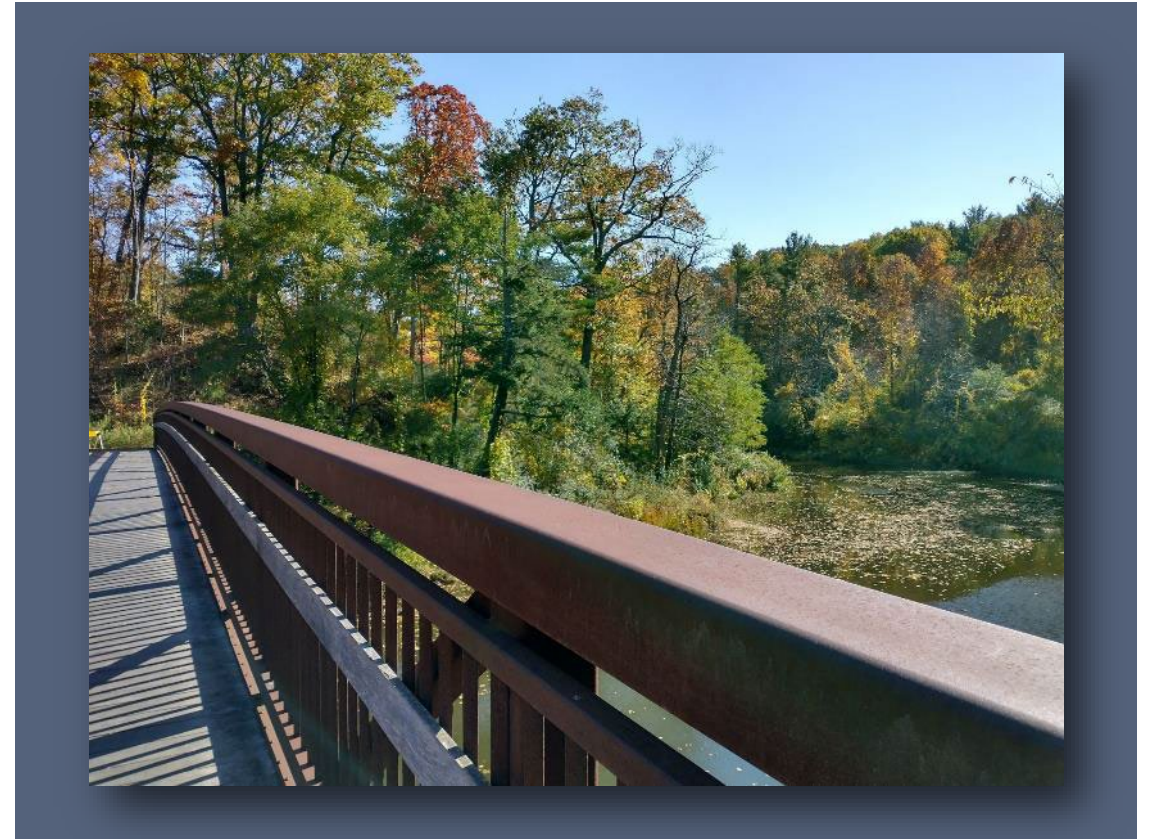
MARCH 12, 2024

Guilderland Town Hall



AGENDA

- Welcome
- Project Schedule/Engagement Update
- Draft Plan Organization
- CPUC Open Discussion on Draft Recommendation Refinement
- Future Land Use Exercise
- Next Steps
- Public Comment



PROJECT UPDATE



*CPUC Meetings – Every other month





Remaining CPUC Meetings (Anticipated)

- **March 12, 2024- CPUC #9**

- **Purpose:**

- Discuss public feedback
- Discuss Future Land Use Map

- **Materials Submitted:**

- Public Meeting summary in advance

- **May 14, 2024- CPUC #10**

- **Purpose:**

- Draft Comprehensive Plan Review
- Discuss Refinements to Draft Plan

- **Materials Submitted:**

- Draft Comprehensive Plan in advance (April)

- ****June 11, 2024- CPUC #11**

- **Purpose:**

- Discuss Refinements to Draft Plan
- If ready, schedule CPUC Public Hearing/Meeting #4

- **Materials Submitted:**

- Public Hearing highlights in advance

- ****July 9, 2024- CPUC #12 (if needed)**

- **Purpose:**

- Discuss revisions to Draft Plan
- Consider Vote to Advance Draft Plan to Town Board

- ****August 13, 2024- CPUC #13 (if needed)**

- **Purpose:**

- Discuss revisions to Draft Plan
- Consider Vote to Advance Draft Plan to Town Board





Public Engagement Completed:

- ✓ Project Website Comment Portal
- ✓ Public Open House & Visioning Workshop
- ✓ Stakeholder Focus Groups
- ✓ Community Survey
- ✓ Student Engagement
- ✓ Public Workshop #2
- ✓ **Public Open House – February 12, 2024**

Remaining CPUC Public Engagement (Anticipated)

- **Summer 2024 – Public Meeting #4/CPUC Public Hearing**
 - *Date to be Determined*
 - *Purpose:* Requirement per Town Law 272-a; gather public input on Draft Plan



Public Open House – February 12

- Guilderland Town Hall
- Open House-style drop in between 7 – 9 PM
- More than 60 recorded participants
- At least 12 first-time participants
- Background information on Update process
- Draft Vision, Goals, and Recommendations listed
- Visual preference board for housing types
- Interactive large-format land use maps with stickers
- All feedback welcome



Public Open House Input – Draft Vision

Participants read text of Draft Vision offered input on which words/ideas resonated with them and/or what seemed to be missing.

Resonated:

Protecting historic sites/environment/wildlife/open space; supporting local agriculture; educational initiatives; affordable housing; “well-loved businesses”; well-designed transportation and emerging technologies; “residents of all ages and backgrounds”

Missing/More Emphasis:

Environment/resilience; protecting infrastructure from overdevelopment; lack of Town center(s); Town character



ENGAGEMENT UPDATE

Public Open House Input (Cont.)

Participants used dots to indicate support for specific recommendations and sticky notes for additional feedback. Every recommendation received stickers in support. High-frequency of support for:

Agriculture:

- Limiting the extension of public water/sewer infrastructure toward rural areas of town
- Promoting/maintaining scenic resources on rural corridors
- Supporting farmer's markets, farm stands, etc.

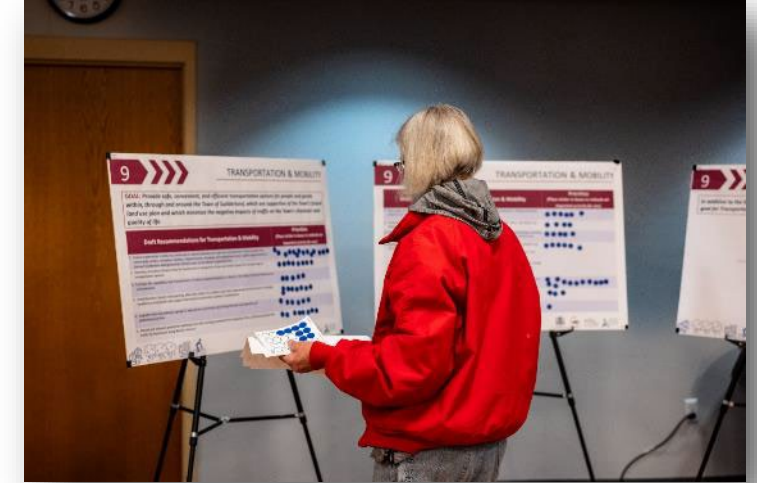




Public Open House Input (Cont.)

Business, Employment, and Fiscal Resources:

- Encourage the redevelopment and adaptive reuse of property
- Develop design guidelines for signage with illustrative examples
- Develop strategies to attract well-paying, job-creating employers who will be able to provide employment opportunities for Guilderland's community





Public Open House Input (Cont.)

Environment, Climate Change, and Resiliency:

- Maintain and improve water quality in Watervliet Reservoir and its tributaries
- Encourage and incentivize climate resiliency through Town practices, procedures, rules and regulations
- Prioritize the preservation of natural resources and animal habitat





Public Open House Input (Cont.)

Neighborhoods & Housing:

- Update building design guidelines to promote green building practices that advance the goals of energy efficiency, water conservation, etc.
- Consider updating zoning guidelines to require major subdivisions and large developments to incorporate affordable housing options
- Expand opportunities for housing types other than single-family in appropriate districts, provided there are design guidelines to ensure compatibility

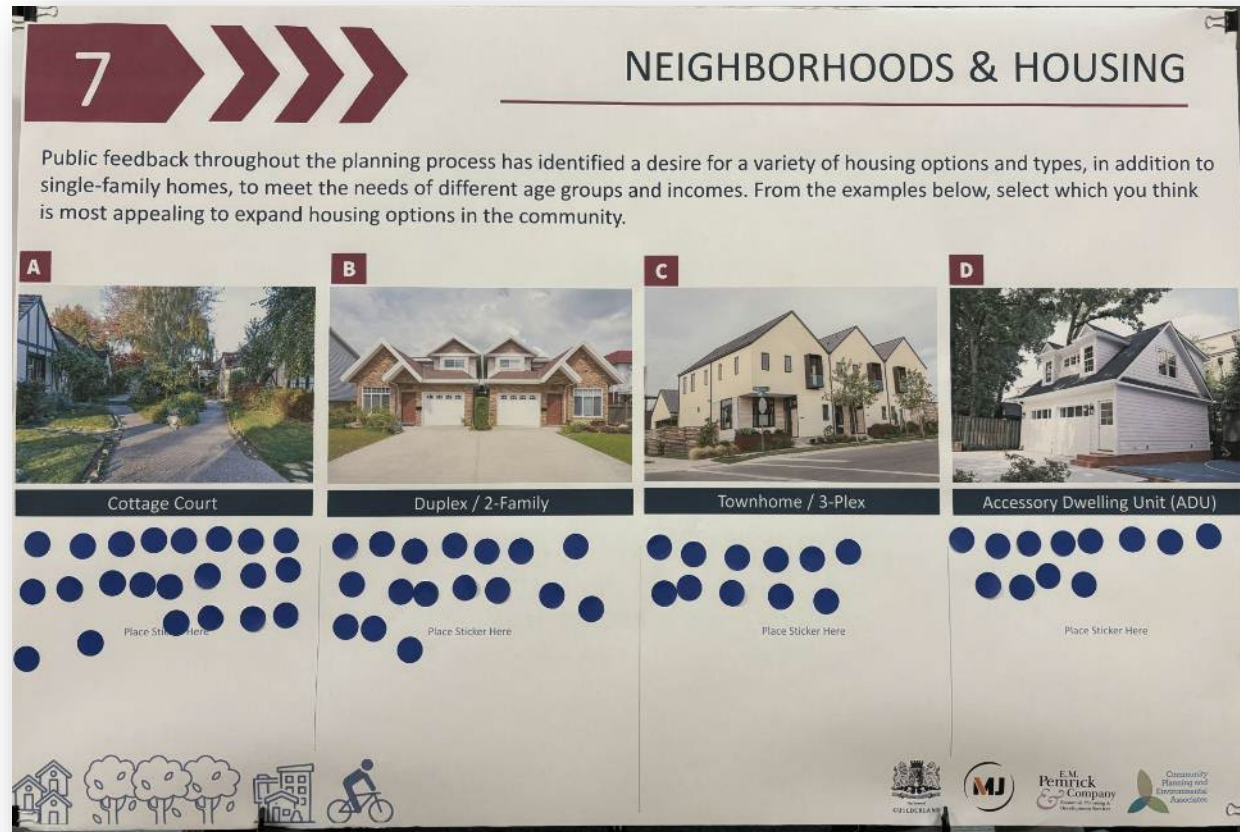


Public Open House Input (Cont.)

Neighborhoods & Housing – Visual Preference Board for “Missing Middle” Housing Varieties









Housing Types Pictured

- Cottage Court
- Duplex/2-family
- Townhome/3-plex
- Accessory Dwelling Unit (ADU)



7 NEIGHBORHOODS & HOUSING

Public feedback throughout the planning process has identified a desire for a variety of housing options and types, in addition to single-family homes, to meet the needs of different age groups and incomes. From the examples below, select which you think is most appealing to expand housing options in the community.

A	B	C	D
			
Cottage Court	Duplex / 2-Family	Townhome / 3-Plex	Accessory Dwelling Unit (ADU)
			
Place Sticker Here	Place Sticker Here	Place Sticker Here	Place Sticker Here

Logos at the bottom: City of Guilford, E.M. Penrick Company, Community Planning and Zoning Association, and a bicycle icon.





Public Open House Input (Cont.)

Parks, Recreation, Open Space, and Historic Resources:

- Evaluate the need to retain the services of a Town arborist to lead tree planting and maintenance in Town-owned parklands, rights-of-way, and open spaces
- Expand sidewalk networks and multi-use trails to link neighborhoods, public transit nodes, parks, open spaces, and regional trail networks
- Consider forming a Ridgeline Protection Overlay District
- Create an action plan for the identification, voluntary acquisition, and management of properties that comprise a comprehensive open space preservation system





Public Open House Input (Cont.)

Transportation & Mobility:

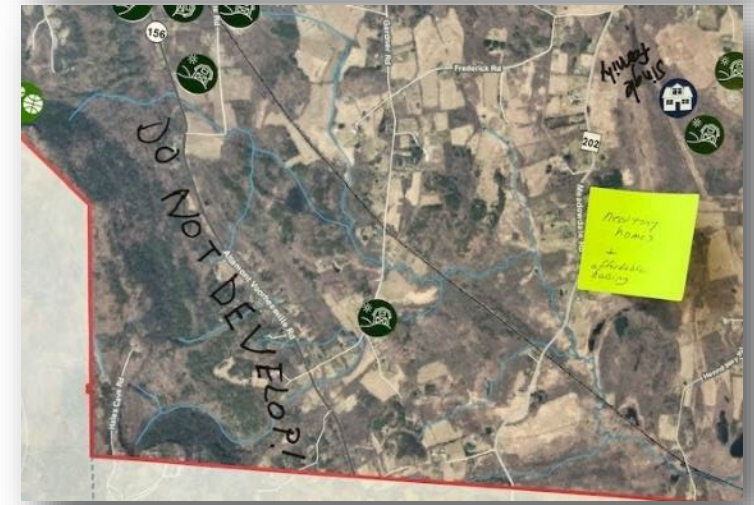
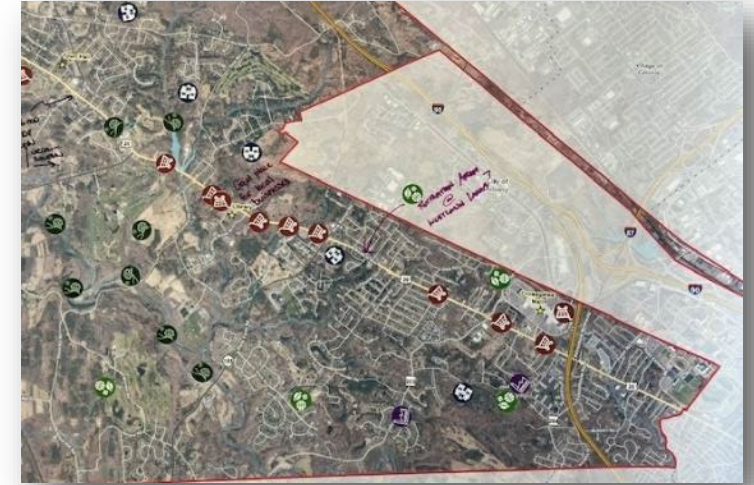
- Enhance pedestrian mobility by continuing to expand sidewalk and multi-use trail networks in Town
- Explore options to improve vehicular traffic flow to Guilderland's public schools, including options for a secondary access route to Farnsworth Middle School
- Partner with regional transportation agencies to address issues in Guilderland including...Opportunities to reduce vehicle traffic on Western Ave through development of alternative east-west routes – e.g., toll-free NY Thruway access with increased number of access points



Public Open House Input (Cont.)

Interactive Land Use Maps:

- Small biz/retail on Carman Rd. – e.g., “deli” & “ice cream”
- Recreation in Westmere – e.g., Westlawn Lanes property
- Many agriculture stickers to the west of 158, 146, 201
- Open space/rec stickers along escarpment
- Numerous notes about need for affordable housing; tiny homes mentioned
- Missing Middle housing indicated on Carman Rd.
- Near library on Western = “great place for local businesses”
- Noted (x2) desire for small retail on US 20 near Princetown
- Area to the west of Reservoir “needs to be preserved”





Public Open House Input (Cont.)

Follow-Up:

- Participant Guide and Station Boards posted to project website, with invitation to submit input via comment portal
- Multiple written public comments received and transmitted to CPUC for consideration
- Written Open House summary, with pictures of interactive station board input, transmitted to CPUC and posted to the project website

PATHWAY TO OUR FUTURE
GUILDERLAND COMPREHENSIVE PLAN

TOWN OF GUILDERLAND COMPREHENSIVE PLAN UPDATE
PUBLIC OPEN HOUSE | FEBRUARY 12, 2024 | 7:00 PM – 9:00 PM

The Comprehensive Plan Update Committee (CPUC) welcomes you to this **Public Open House**. Share your ideas and help shape the future of Guilderland.

The intent of this Public Open House is to seek public input and feedback on a series of draft recommendations that have been put forward through the Comprehensive Plan Update process. Open House participants are also invited to share input on future land uses on interactive maps.

PARTICIPANT GUIDE FOR ACTIVITY STATIONS

Station #1 – Project & Process Overview: The who, what, why, and how of a Comprehensive Plan.

Station #2 – Highlights from Previous Public Outreach: A selection of key input received so far in the process.

Station #3 – Draft Vision: See the draft Vision that the CPUC has developed and provide feedback.

For Stations 4-9: Please provide input at one or more of the activity stations for the topic areas below. Use the BLUE stickers provided to identify recommendations that match your priorities. Use sticky notes to provide more detailed feedback. If you have any questions about an activity, just ask a member of the project team!

Station #4 – Agriculture

Station #5 – Business, Employment & Fiscal Resources

Station #6 – Environment, Climate Change & Resiliency

Station #7 – Neighborhoods & Housing

Station #8 – Parks, Recreation, Open Space & Historic Resources






Station #9 – Transportation & Mobility

Station #10 – Future Land Use: Use the maps and stickers provided to show what types of uses are suitable and/or needed in different parts of Guilderland.

Station #11 – Kids Table: This is a place for kids to be creative and share their ideas.

Station #12 – Other Ideas and Input: Have more to share? Share at this station.

For more information, go to the Project Website: www.pathwaytoguilderlandsfuture.com
Questions and comments can be shared at any time through the Project Website. Scan the QR code.



Process of Refining Draft Recommendations

- In-person CPUC input during January meeting discussion
- Follow-up email communications from CPUC members
- Public input via Open House interactive station boards and project website comment portal



Town Character – Neighborhoods & Housing Subcommittee proposed recommendations to address:

- Bringing light commercial, retail, dining to areas that need those services
- Creating neighborhood community centers
- Ensuring adequate but not excessive parking
- Developing building, landscaping, and signage design guidelines
- Ensuring new development does not result in adverse impacts...undue burden on Town infrastructure
- Hiring a Town arborist to lead tree planting of non-invasive tree species along rights-of-way, etc.
- Providing more sidewalks, street lamps, and decorative landscaping along roadways
- Seeking out public/private partnerships with land trusts/business organizations to implement improvements

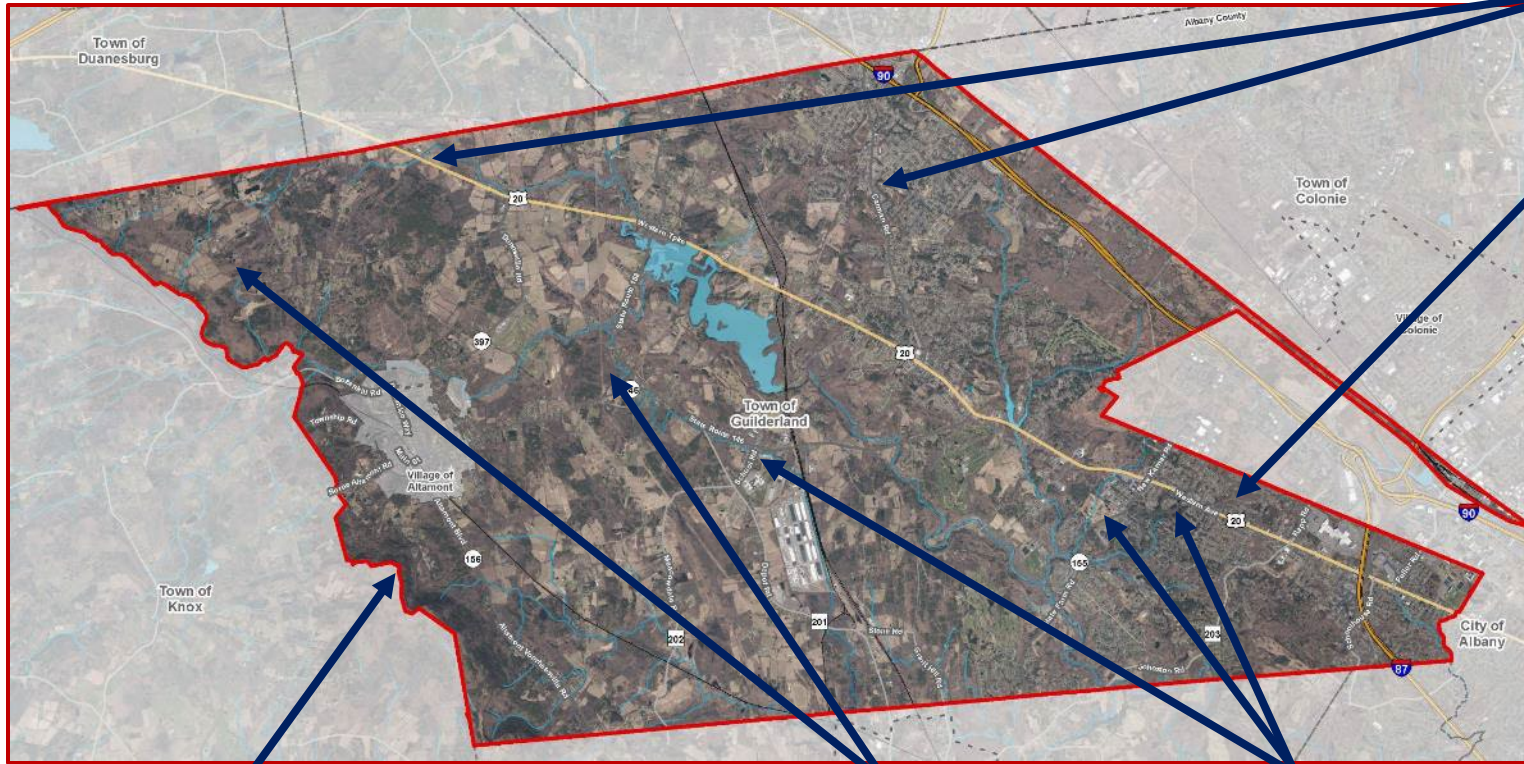


Town Character – Neighborhoods & Housing Subcommittee proposed recommendations to address:

- Bringing light commercial, retail, dining to areas that need those services **[LAND USE]**
- Creating neighborhood community centers **[PARKS/HISTORIC RESOURCES]**
- Ensuring adequate but not excessive parking **[TRANSPORTATION]**
- Developing building, landscaping, and signage design guidelines **[HOUSING/BUSINESS]**
- Ensuring new development does not result in adverse impacts...undue burden on infrastructure **[AG]**
- Hiring a Town arborist to lead tree planting of non-invasive tree species along rights-of-way, etc. **[PARKS]**
- Providing more sidewalks, street lamps, and decorative landscaping along roadways **[TRANSPORTATION]**
- Seeking out public/private partnerships with land trusts/business organizations to implement improvements **[OPEN SPACE/BUSINESS]**



Town Character Factors



Light commercial/retail in areas other than Western Ave

Desire for more recreation and community gathering spaces

Redevelopment/adaptive reuse of properties

Increase walkability with sidewalks and multi-use trails

Develop building, landscaping, and signage guidelines

Preservation of viewsheds – Escarpment & rural corridors

Preserve agricultural land and open space

Improve traffic conditions, esp. Western Ave + schools

Promote street tree planting; town arborist



Town Character-Related Input Received through Public Engagement Activities:

- Scenic resources of Helderberg Escarpment and rural roadways contribute to Town character
- Tawasentha Park (GPAC, pool, playground/pavilion) and Guilderland library (programming/farmer's market) are important Town gathering places that bring residents together; more recreation desired
- Desire for redevelopment/adaptive reuse of vacant/underutilized properties (esp. along Western) is frequently noted opportunity to improve Town character
- Traffic and/or unsafe pedestrian/cycling conditions on Western Ave are commonly noted as detracting from desired Town character
- Open Space preservation through greater uptake of the Conservation Easement Program is frequently cited as opportunity to protect Town character
- Desire for retail/dining/commercial within walking distance of housing (i.e., walkable "nodes") is widely expressed in public input





2001 Comprehensive Plan:

- Executive Summary
- Introduction
- Inventory & Analysis
- Community Vision
- Plan Recommendations
 - Growth Management Tools
 - Land Use
 - Natural Resources
 - Transportation
 - By Planning Area
- Alternatives
- Action Plan

Proposed Update:

- Executive Summary
- The Planning Process
- Community Profile
- Vision & Goals
- Agriculture
- Business, Employment & Fiscal Resources
- Environment, Climate Change & Resiliency
- Neighborhoods & Housing
- Parks, Recreation, Open Space & Historic Resources
- Transportation & Mobility
- Future Land Uses
- Governance
- Implementation



DRAFT RECOMMENDATIONS DISCUSSION

- **Vision** represents values and desired future condition of the Town
- **Goals** set targets for the various thematic elements identified in the Vision
- **Recommendations** enumerate proposed actions to achieve stated goals
- Progression from general to specific, holistic/ideal to actionable

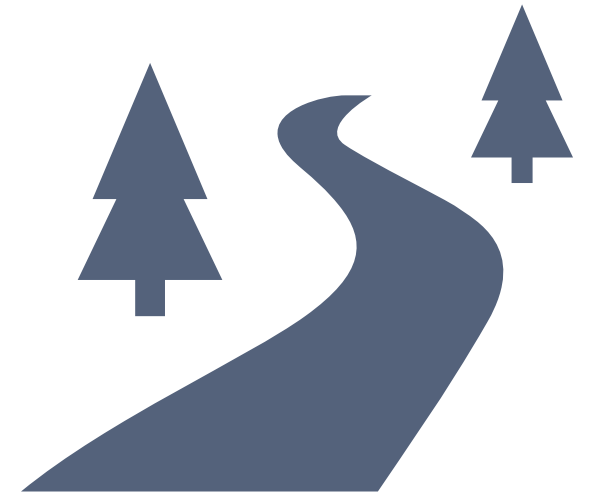


CPUC OPEN DISCUSSION



What is a Future Land Use Map?

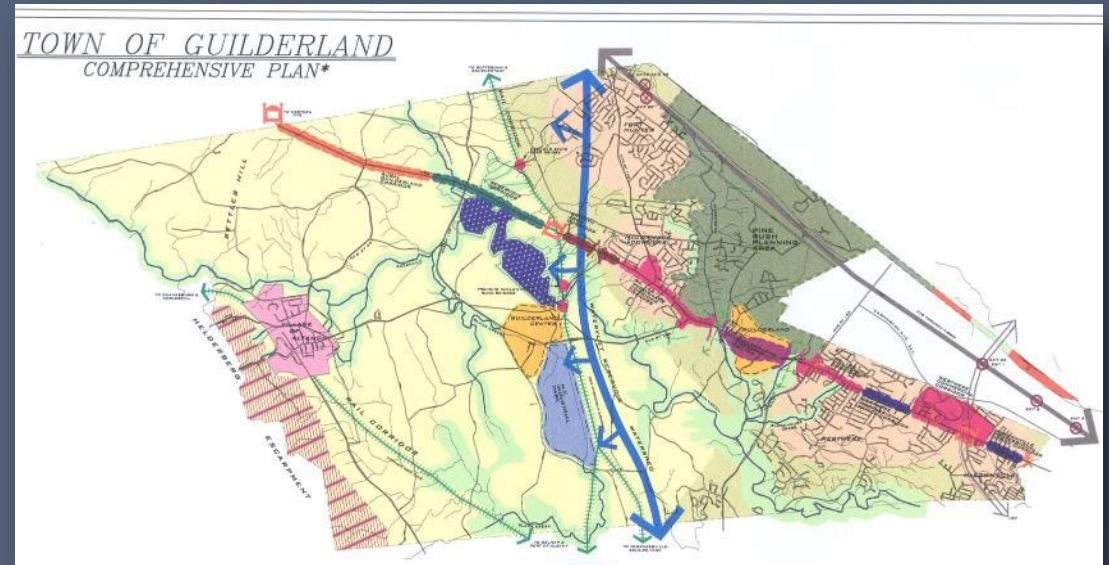
- Graphic and written representation of potential future land uses
- Provides framework and direction for future land use regulations and decision making in the community
- Reflects vision, goals and recommendations for the community in the future



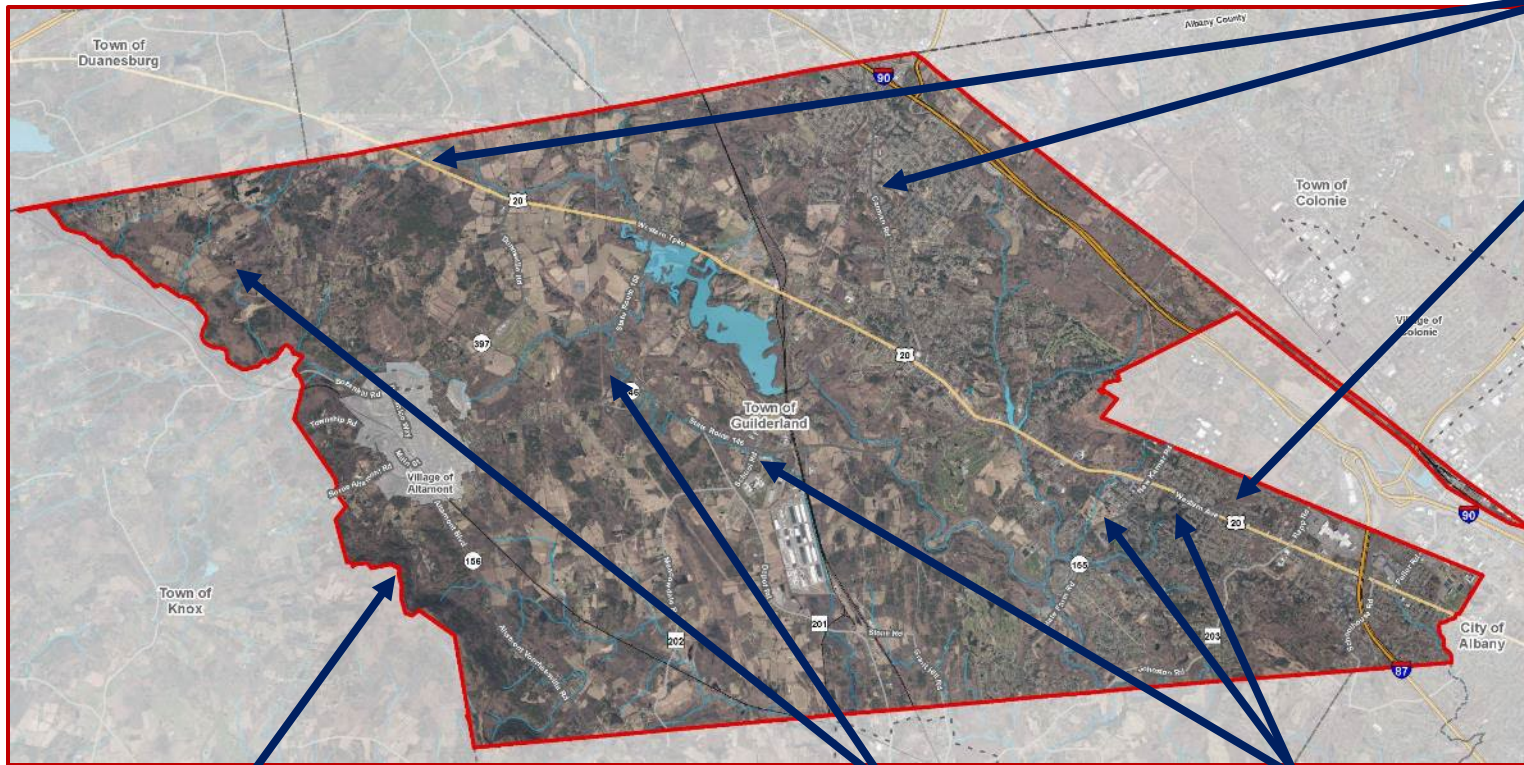
FUTURE LAND USE DISCUSSION

A future land use map is a critical component of the Comprehensive Plan.

- It is not parcel specific but identifies where general types of land uses may occur over the next 10-20 years.
- It helps support the Comprehensive Plan, thus supporting future zoning updates, but is **NOT zoning**.



Town Character Factors



Light commercial/retail in areas other than Western Ave

Desire for more recreation and community gathering spaces

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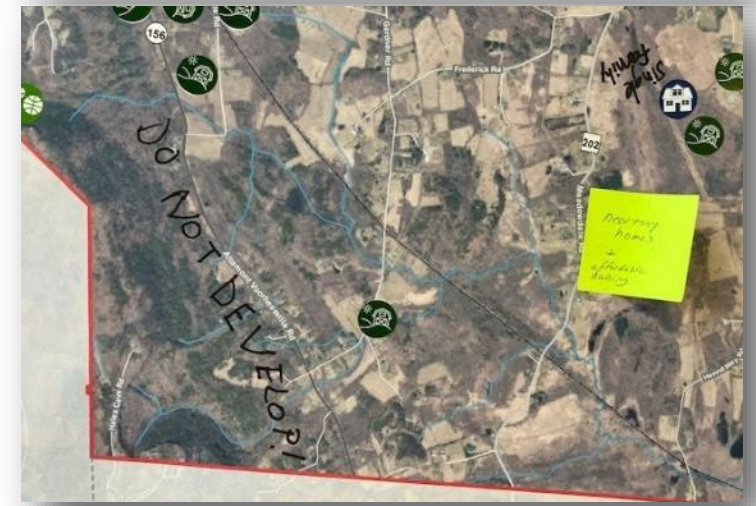
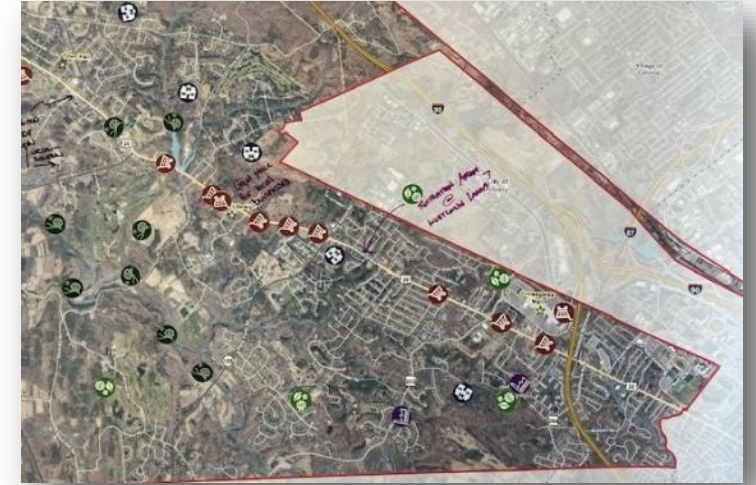
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Public Open House Input (Cont.)

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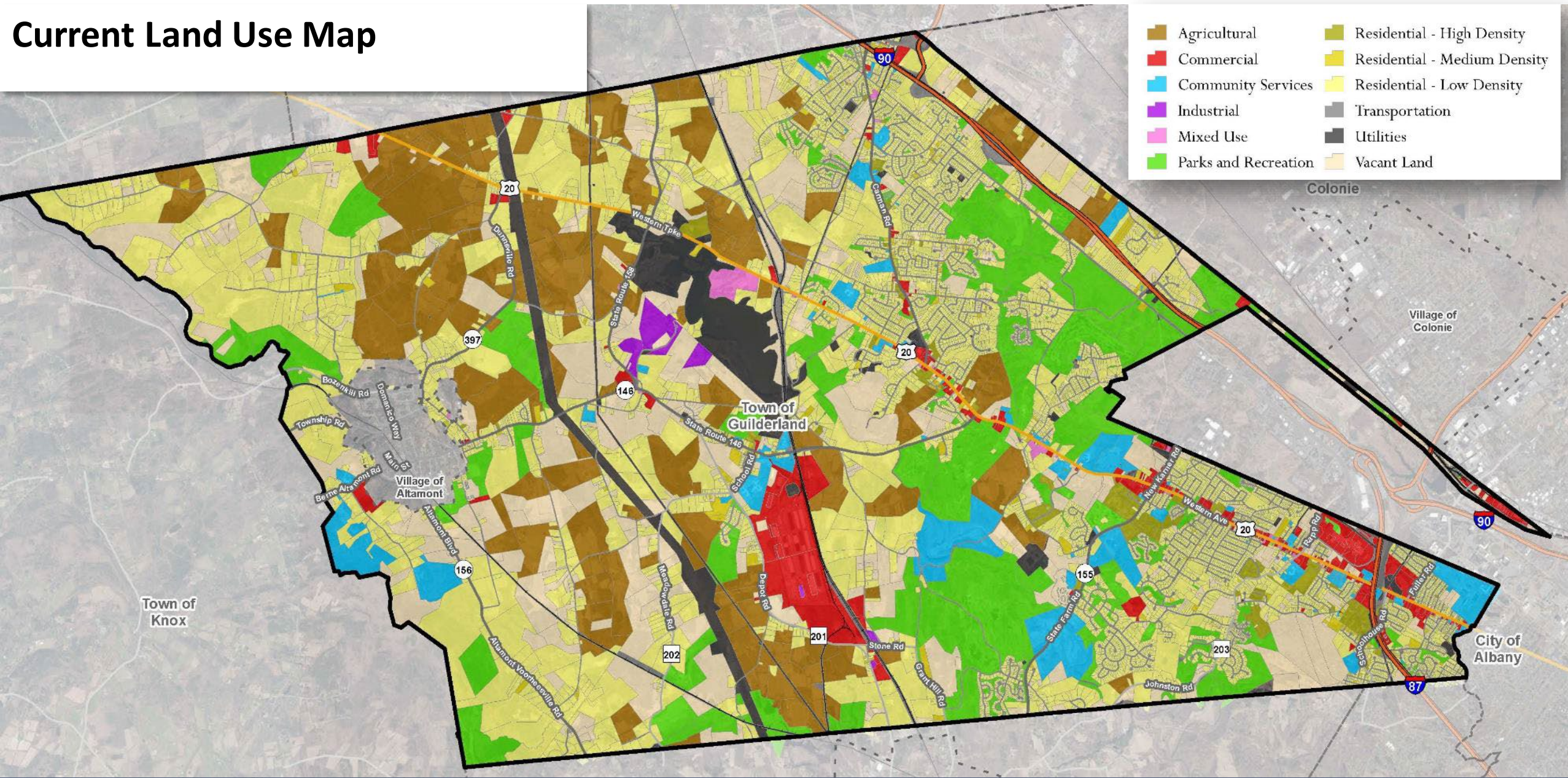
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FUTURE LAND USE DISCUSSION/EXERCISE



Current Land Use Map



FUTURE LAND USE DISCUSSION/EXERCISE

What land uses should be different moving forward and where?

Should there be any changes in future land uses along Route 20?

Where should additional **commercial** development take place? What type?

Where should additional **residential** development take place? What type?

Where should agricultural lands be protected in the Town?

What should occur at the gateways?



CPUC WORK TO REVIEW

1. Review Refined Recommendations
2. Provide feedback on Future Land Uses



NEXT STEPS

- Draft Comprehensive Plan Outline/Document
- Next CPUC Meeting – May 14, 2024



PUBLIC COMMENT



Photo submitted by Guilderland Community Survey respondent

