



## MEETING SUMMARY

PURPOSE: Public Open House

DATE/TIME: February 12, 2024, 7:00-9:00 PM

LOCATION: Guilderland Town Hall, 5209 Western Turnpike, Guilderland, NY

Agenda Item	Discussion
<p><b>Overview</b></p>	<p>The Town of Guilderland has initiated an update to its existing Comprehensive Plan, which was adopted in 2001. The Comprehensive Plan will provide a blueprint for long-range planning in the community.</p> <p>On Monday, February 12, 2024, the third Public Open House for the Guilderland Comprehensive Plan Update was held. The event took place at Guilderland Town Hall from 7:00-9:00 PM. Over 60 residents, property owners, business owners, and other stakeholders participated in the event.</p> <p>The open house format allowed participants to informally walk through twelve (12) activity stations to provide input and feedback on a series of draft recommendations that have been put forward through the planning process to date. Interactive maps for providing desired land use input and a visual preference survey on “missing middle” housing designs were included among the Open House activities. A Participant Guide was provided to attendees to guide them through the various stations.</p> <p>The activity stations included:</p> <ul style="list-style-type: none"> <li>• Station 1 – Project &amp; Process Overview</li> <li>• Station 2 – Highlights from Previous Public Outreach</li> <li>• Station 3 – Draft Vision</li> <li>• Station 4 – Agriculture</li> <li>• Station 5 – Business, Employment &amp; Fiscal Resources</li> <li>• Station 6 – Environment, Climate Change &amp; Resiliency</li> <li>• Station 7 – Neighborhoods &amp; Housing</li> <li>• Station 8 – Parks, Recreation, Open Space, &amp; Historic Resources</li> <li>• Station 9 – Transportation &amp; Mobility</li> </ul>

<p><b>Overview (Cont'd)</b></p>	<ul style="list-style-type: none"> <li>• Station 10 – Future Land Use</li> <li>• Station 11 – Kids Table</li> <li>• Station 12 – Other Ideas and Input</li> </ul> <p>Additionally, participants had the opportunity to speak with Town staff, CPUC members, and the Project Team, who were present at the event to assist participants. Hard copies of comment cards were provided for those who wished to provide input on topics or issues beyond those represented on station boards. The Open House participant guide included a QR code and URL to access the project website, where additional written comments could be provided during or after the event.</p> <p>Workshop materials are provided as attachments to this summary. Attachments include:</p> <ul style="list-style-type: none"> <li>• Participant Guide for Activity Stations</li> <li>• Open House Stations</li> </ul>
<p><b>Activity Station 1: Project &amp; Process Overview</b></p>	<p>This first station provided background information about the Comprehensive Plan Update. This station provided context about the purpose of a Comprehensive Plan and the roles of the consultant team, Town staff, and the Comprehensive Plan Update Committee (CPUC). CPUC members were identified by name:</p> <ul style="list-style-type: none"> <li>• Cody Betton – Chair</li> <li>• Jim Abbruzzese – Vice Chair</li> <li>• Richard Brustman</li> <li>• Tara Cristalli</li> <li>• Caitlin Ferrante</li> <li>• Lisa Hart</li> <li>• Elizabeth Lott</li> <li>• Dominic Rigosu</li> <li>• Stephen O. Wilson</li> </ul> <p>This activity station also included information about current and previous stages in the planning process along with the following prompts:</p> <ul style="list-style-type: none"> <li>• <i>Guided by public input, the CPUC developed a draft Vision to express the desired state of Guilderland. Share your thoughts at Station #3.</i></li> <li>• <i>A series of draft goals and recommendations have been compiled from multiple rounds of input, aimed at supporting the draft Vision. Share input at Stations 4 – 9.</i></li> </ul>
<p><b>Activity Station 2: Highlights from Previous Public Outreach</b></p>	<p>Building on the information in the previous activity station, Station #2 presented a selection of input received thus far through public engagement activities across a range of topics:</p>

<p style="text-align: center;"><b>Activity Station 2: Highlights from Previous Public Outreach (Cont'd)</b></p>	<p><i>Agriculture:</i> One of the most frequently expressed concerns from Guilderland residents is the preservation of rural character and farmland. More than 80% of Guilderland community survey respondents agree that "Support for agriculture is important."</p> <p><i>Environment:</i> More than 90% of community survey respondents agree that "Protecting natural resources and wildlife habitat is important." Support expressed for conservation easements to preserve open space and natural areas.</p> <p><i>Housing:</i> Residents express support for increasing the affordability of housing for young families, older residents, and others. Nearly two-thirds (61%) of survey respondents agree that "It is important to provide a range of housing options."</p> <p><i>Walkability:</i> Guilderland residents envision the Town as "more walkable, [with] more sidewalks, [and] more pedestrian friendly infrastructure." Desire for a "more walkable &amp; bikeable community" was a common theme in input from residents of different ages at the first Public Open House &amp; Visioning Workshop.</p> <p><i>Historic Resources:</i> Guilderland residents support preservation of the Town's historic resources. More than three-quarters (76%) of Guilderland community survey respondents agreed that "Identifying and preserving historic buildings/sites is important."</p> <p><i>Outdoor Recreation:</i> When asked what they value most about living in Guilderland, 72.5% of survey respondents listed "Access to outdoor recreation (e.g., trails, parks, golf courses, etc.)," the highest response category. Tawasentha Park often noted as a Town asset in Public Open House &amp; Visioning Workshop input.</p> <p>Previous public engagement activities included but were not limited to: a community survey, stakeholder focus group discussions, a Public Open House &amp; Visioning Workshop, student outreach, as well as written and in-person public comment.</p>
<p style="text-align: center;"><b>Activity Station 3: Draft Vision</b></p>	<p>This activity station presented the text of the draft Vision and provided an opportunity for participants to comment on which words/ideas resonated with them and/or which words/ideas seemed to be missing in the draft Vision, from their perspective. The text of the draft Vision read:</p> <p><i>The Town of Guilderland is made up of distinctive, attractive neighborhoods, with abundant recreation, open space, and scenic resources that serve to connect the community and support a high quality of life for all residents. Varied, productive agricultural operations link the Town to its proud agrarian history, while the architectural legacy of Guilderland's past</i></p>



**Activity Station 3: Draft Vision (Cont'd)**

*is honored through preservation and educational initiatives. The Town is home to a balanced array of prosperous and well-loved businesses, whose success generates the economic base necessary to support quality public services. Well-designed transportation corridors maximize safety for all travelers while facilitating efficient movement and incorporating relevant emerging technologies. Residents of all age groups and backgrounds contribute to the vitality of the Town, each proud to call Guilderland home.*

**Feedback received on the draft Vision included (in no particular order):**

- RESONATES! Protect: historic sites, environment, wildlife = open space
- Missing climate resilience
- Resonated: educational initiatives
- There is nothing in here that reflects an identity for Guilderland that suggests it to be a unique place. Nothing that reflects it to be anything other than cookie cutter replica of any town, anywhere.
- Where did the town character goals go?
- Recreation is NOT just trees – not enough neighborhood playgrounds or family recreation areas
- Small business are affected by large corporate entities
- Missing support for green technologies
- We do NOT want to be an arm of Albany
- Missing preservation of SUBURBAN & RURAL character
- Missing promoting local business with less favorable acceptance of mega businesses and chains
- Scenic reserves are diminished by buildings
- Missing improving climate/air quality by planting trees, cutting vehicle emissions
- Missing – a town center or “downtown” seems like we’re spread all over
- Open space, well-loved businesses, well-designed transportation and emerging technology
- Transportation corridor is a nightmare! Too much traffic on rt 20
- Preservation of rural character and farmland
- Needs more emphasis: limit development such as building large businesses and limit variances that are given for development
- Agriculture, local business, well designed transportation? Efficient movement? Educational initiatives?
- Need to control haphazard development in areas that can’t handle it. On main travel route you can’t walk through the Town.
- Resonates- Residents of all ages and backgrounds



<p><b>Activity Station 3: Draft Vision (Cont'd)</b></p>	<ul style="list-style-type: none"> <li>• Missing: protecting infrastructure from overdevelopment. Need moratorium until plan is complete.</li> <li>• There is a lack of acknowledgment of climate change and the implications it has on all decisions related to development</li> <li>• Missing a center focus in the Town. There is no “downtown”</li> <li>• Resonate affordable housing</li> <li>• MISSING – TOWN CHARACTER – GOALS FROM SUBCOMMITTEE</li> <li>• Resonate – support for local agriculture</li> <li>• Where are the Town character goals???</li> <li>• Missing: Preservation of <u>suburban</u> and <u>rural character</u>. Was in old plan? Need more than ever?</li> </ul>
<p><b>Activity Station 4: Agriculture</b></p>	<p>This station presented the preliminary draft recommendations for Agriculture and provided an opportunity for Open House participants to identify recommendations that matched individual priorities. (See attached images for full list of draft recommendations and public feedback.)</p> <p><b><i>Input received on the theme of Agriculture included (in no particular order):</i></b></p> <ul style="list-style-type: none"> <li>• Restore trees and open space</li> <li>• Don't know as emerald green ash borer destroyed trees are strong enough for construction lumber</li> <li>• Nice try with maple syrup production but it is not feasible since global climate change is destroying habitat + climate for sugar maple trees</li> <li>• Conservation easement property should be exempt from town/school taxes as an incentive for their use</li> <li>• <u>NO</u> recreational activities on the Watervliet Reservoir check the <u>state law</u>. Not much is allowed. What about protected sites???</li> <li>• Help create more fruit crops incentives and tie them to existing wine/beer/distilling trail promotions</li> <li>• Any large (2 acres) project that involves taking over farmland, pasture or forest should be required to restore or replenish somewhere else in Town.</li> <li>• A.g. so many components from draft of subcommittee missing. Where are these in consideration for Comprehensive Plan.</li> <li>• Work with local soil and water district to help farmers keep farm based pollutants out of local streams and water supplies.</li> <li>• Agriculture subcommittee inputs are not adequately represented!</li> <li>• Where did wildlife habitat forest management, need town arborist</li> <li>• Need arborist</li> </ul>

**Activity Station 5:  
Business, Employment &  
Fiscal Resources**

This station presented the preliminary draft recommendations for Business, Employment, and Fiscal Resources and provided an opportunity for Open House participants to identify recommendations that matched individual priorities. (See attached images for full list of draft recommendations and public feedback.)

***Input received on the theme of Business, Employment, and Fiscal Resources included (in no particular order):***

- Less biz, too much congestion on Western
- Require that any new development of large businesses/malls address concerns of impacted neighborhoods
- No more IDAs to rich companies- I don't want to pay their share of taxes... that's what's happening now
- Have new redevelopment meet requirements that have open space and shopping
- Encourage better use of land in developed areas
- Where did the town character goals go?
- Leave Western Guilderland alone. Businesses must be supportive of public transportation expansion – reduce traffic
- Again, as in Ag. So many of the draft objectives are not addressed.
- Missing – develop businesses in ways that support local character + neighborhoods
- Make no effort to develop business or encourage housing on Western Ave's western end. It will only create more traffic and ruin the one advantage Guilderland has
- 13 + 14 are in conflict
- #13 & #14 would not be in conflict, if our citizens, and the town officers who work for them (us) strove to reach compatible solutions!
- Promote smaller and local businesses. Stop large entities with much blacktop – (if we care about the environment)
- Small business only we don't need big outlet stores
- In order to meet earlier survey of what townspeople overwhelmingly want – reduce large business and density. For better quality of life in suburban town.
- Too much big business on Western Ave in Westmere. Try for smaller, local business not Big Box stores.
- Do not provide subsidies to large corporations to come here. Make them pay their full share.
- Improve Western Ave, vacant buildings, less biz
- Raise the quality of our school systems. People will move here if our GSD is recognized as A+.

**Activity Station 6:  
Environment, Climate  
Change & Resiliency**

This station presented the preliminary draft recommendations for Environment, Climate Change, and Resiliency and provided an opportunity for Open House participants to identify recommendations that matched individual priorities. (See attached images for full list of draft recommendations and public feedback.)

***Input received on the theme of Environment, Climate Change, and Resiliency included (in no particular order):***

- Discourage projects that require increasing automobile dependency
- No future extension of water/sewer infrastructure
- Community shared renewable power generation must be farther developed. Businesses and consumer benefit model.
- Establish penalties for not following climate resiliency standards + enforce
- Public funded tree planting and, incentives for residents to plant trees.
- No more apartments
- Require less ambient light pollution. Encourage motion sensors rather than fixed lighting.
- Create a program for recognizing neighborhoods/ developers that encourage/ use climate resilience strategies
- Can the town use the large amount of space available at the Industrial Park in Guilderland Center? Seems a great place for solar panels?
- Limit forest cover removal in Normanskill watershed + OTHER tributaries such as Bozenskill
- As with Business, Ag – much of committees draft ideas are not addressed - \* Pesticides – green roof rain collection. Town practices clustering subdivision.
- Encourage + incentivize solar technologies in new construction
- Require use of energy efficient strategies in new construction
- Install solar panels on Town landfill + Guilderland Industrial Park
- Provide extra incentives for solar installations on commercial rooftops and parking lots. E.g. Crossgates, Costco, etc.
- “Quality of Life” not natural resource constricted wholly i.e. Traffic, Noise, Safety, water quality and quantity, value of residences
- Quality needs to be protected

**Activity Station 7:  
Neighborhoods &  
Housing**

This station presented the preliminary draft recommendations for Neighborhoods and Housing and provided an opportunity for Open House participants to identify recommendations that matched individual priorities. (See attached images for full list of draft recommendations and public feedback.)

***Input received on the theme of Neighborhoods and Housing included (in no particular order):***

- The town needs to reject most requests for variances.
- Consider denying some developer requests!
- A tiny house village might be good for Guilderland
- Housing not affordable (rental being built)
- Town character goals
- Rehab dilapidated, abandoned houses to make the livable. Let's use all the stock that's already there.
- Town character goals are missing
- Community organized housing development 1000 sq ft +/- inclusive of business work/stores etc
- Too many large apartments being built too much traffic!
- ADU's are a bad idea. When the one it was intended for is no longer around, then what? It's like the song is over but the melody lingers on.
- The town has already been "encouraging" developers to build affordable housing units for years, but how many have actually been built in the last 5 to 10 years? Any? Maybe it's more from "encouraging" to "requiring".
- You omitted Town CHARACTER! & GOALS!
- Is there a policy on people buying houses + renting them out? 2 houses on our street owned by same landlord – ripping apart a stable cohesive neighborhood.
- Be mindful of overcrowding – is against goals of other committee categories and quality of life
- At the first public input meeting, many people said "NO MORE APARTMENTS" The sub-committee agreed... where is that on these posters!
- Affordable rentals for appts.
- Where are the goals/objectives for town characteristics that the subcommittee submitted? Why was this omitted from the draft plan?
- Too many apartments – causing increased traffic – strain on infrastructure can schools handle more students from apartment building?
- Enact a moratorium on development until the comp plan is finalized + zoning code is updates based on the plan
- Is the town enforcing its policy of having developers of projects of certain density set aside a percentage of units to be affordable housing?

<p><b>Activity Station 7: Neighborhoods &amp; Housing (Cont'd)</b></p>	<ul style="list-style-type: none"> <li>• Any old or new retail business should consider adding living space above it. Change zoning to allow for this possible source of affordable housing and lessen the need to drive somewhere to shop.</li> <li>• Moratorium on any large development until plan complete</li> <li>• Put dwellings around the golf course</li> <li>• The town should hold developers to what they proposed. How was the carwash allowed to add colored lights + a 100ft flagpole?</li> <li>• Developers have run ragged over sensible design and responsible scale- so sprawl and traffic snarl is now the norm. Need more multi-unit, multi-family development in anything new. Typical suburban development is unsustainable.</li> <li>• Affordable houses- starter/smaller houses for families starting out, single people, people wanting to downsize</li> <li>• Neighborhoods need to be preserved and an honest balance needs to be established for commerce and the residential community</li> <li>• What specific steps can we take to promote diversity, equity, + inclusion?</li> <li>• Create community centers throughout Guilderland</li> <li>• Stop acting like republicans!</li> <li>• No more dwellings</li> <li>• Add new subdivision roads have gray asphalt/concrete</li> </ul> <p>This activity station also included an interactive board with the following prompt, followed by four illustrative images:</p> <p><i>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.</i></p> <p>The board featured images of the following housing types:</p> <ul style="list-style-type: none"> <li>• Cottage Court</li> <li>• Duplex/2-family</li> <li>• Townhome/3-plex</li> <li>• Accessory Dwelling Unit (ADU)</li> </ul> <p>(See attached materials to view image of public feedback received.)</p>
<p><b>Activity Station 8: Parks, Recreation, Open Space &amp; Historic Resources</b></p>	<p>This station presented the preliminary draft recommendations for Parks, Recreation, Open Space, and Historic Resources and provided an opportunity for Open House participants to identify recommendations that matched individual priorities. (See attached images for full list of draft recommendations and public feedback.)</p>

<p><b>Activity Station 8: Parks, Recreation, Open Space &amp; Historic Resources</b></p> <p><b>(Cont'd)</b></p>	<p><b><i>Input received on the theme of Parks, Recreation, Open Space, and Historic Resources included (in no particular order):</i></b></p> <ul style="list-style-type: none"> <li>• Biking is something that you can do for all your life, so definitely bike friendly places are AWESOME! something like a pump track!</li> <li>• Create more parks, playgrounds, pavilions, gardens in every neighborhood. Tawasentha is great but too far away from most residents.</li> <li>• Preservation of areas of historical importance for indigenous peoples + people of color</li> <li>• Park for Westmere has been an identified missing need in the prior comprehensive plan. It has yet to be addressed.</li> <li>• Westmere needs a park – they are too far away to make short trips to Tawasentha – Western is crowded.</li> <li>• New construction must include substantial greenery the Tru hotel etc. is an absolute eyesore. Where are the trees?</li> <li>• Open Space doesn't always need a recreational use!!</li> <li>• Recognition and preservation of historic resources that are related to women's – most of the markers in Guilderland completely ignore the contribution of women.</li> <li>• RA5, RA-5 encourages the wealthy to build huge homes on large pieces of land. Goodbye open space!!</li> <li>• Black Creek Estates is a "cluster" development style. The surrounding green space is open space/no development. Will see how long this lasts!</li> <li>• Old house on corner of Rt 20 + Fuller St Rd demolished + replaced with similar sized house. One more old house gone.</li> <li>• "Create" network of multi-use trails -&gt; doesn't exist now.</li> <li>• Establish a parking area + shoreline access for birdwatching on Watervliet Reservoir <u>along Rt 20.</u></li> </ul>
<p><b>Activity Station 9: Transportation &amp; Mobility</b></p>	<p>This station presented the preliminary draft recommendations for Transportation and Mobility and provided an opportunity for Open House participants to identify recommendations that matched individual priorities. (See attached images for full list of draft recommendations and public feedback.)</p> <p><b><i>Input received on the theme of Transportation and Mobility included (in no particular order):</i></b></p> <ul style="list-style-type: none"> <li>• Keep extra spaces for walking and biking, like a bike park.</li> <li>• Input from <u>Town residents – extensive.</u></li> <li>• Focus on project development that limits auto-mobile dependency.</li> <li>• Guilderland should lead the way for a future of more public transportation infrastructure, light rail, etc.</li> <li>• Make the Thruway free from Amsterdam to Exit 23 to move traffic off Western Ave. Offer free public transportation from Dunnsville Rd to Downtown Albany.</li> <li>• Need traffic calming on Western Ave by restricting access to it.</li> </ul>

<p><b>Activity Station 9: Transportation &amp; Mobility (Cont'd)</b></p>	<ul style="list-style-type: none"> <li>• Please address battery safety standards – Lithium-ion batteries tend to be used in electric cars, buses, scooters, and the like. They're <u>very</u> risky.</li> <li>• Traffic Concerns: Abysmal right now.</li> <li>• Lessen available parking at Guilderland High School to discourage driving to school. Why are our school buses underutilized?</li> <li>• How are you preparing for the EV school bus mandate? One of the benchmarks is planned for 2027.</li> <li>• Reduce street width = Reduce speed. Better for safety</li> <li>• Yes – Reduce traffic to + from high school.</li> <li>• Plan better to reduce the flow of traffic on Western. Put a hold on any new building of any kind until Comprehensive plan is complete with much</li> <li>• Issue in Guilderland is that major arterials are state routes need to establish NYSDOT Guilderland liaison/Committee to address repairs/upgrades traffic patterns on trucks – CSX overpass at B4 Lumber is a problem. Routes in Hamlet (35 mph) Guilderland center</li> <li>• Increase public transit Sidewalks used to be connected – too many cars – need crosswalks when sidewalks change side + road</li> </ul>
<p><b>Activity Station 10: Future Land Use</b></p>	<p>The activity station featured a large-scale map of the Town of Guilderland and the following prompt:</p> <p><i>The Comprehensive Plan Update will set a direction for community-wide future land uses to support the Vision. While land uses are NOT zoning, future land uses identified in the Comprehensive Plan will serve as a guide for future zoning and other regulations. Place stickers on the map to indicate where you think the following future land uses are needed and most suitable.</i></p> <p>Stickers were provided so that Open House participants could offer input on suitable locations for the following land uses:</p> <ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Recreation/Parks</li> <li>• Commercial/Office</li> <li>• Housing/Residential</li> <li>• Industrial</li> <li>• Commercial/Retail</li> </ul> <p>(See attached images of input received on interactive maps.)</p>

<p><b>Activity Station 11: Kids Table</b></p>	<p>The purpose of this activity station was to allow young Open House participants to offer input in either written or graphic form. Coloring materials were provided. For those participants who wished, drawing sheets with the following prompt were provided:</p> <p><i>Draw or write your ideas to make Guilderland even better!</i></p> <p>The provision of a Kids Table was advertised in advance of the meeting, as a way to facilitate the attendance and engagement of families with young children.</p>
<p><b>Activity Station 12 : Other Ideas and Input</b></p>	<p>This final activity station provided an opportunity for Open House participants to offer any addition input that had not been captured or addressed in any of the preceding stations.</p> <p><i>The following feedback was received (in no particular order):</i></p> <ul style="list-style-type: none"> <li>• Land developed as a “town farm” to feed the food insecure. Some volunteer work but also maintained, in part, by town employees.</li> <li>• I love this idea. (In response to above stated)</li> <li>• No Costco</li> <li>• Please try to conserve traffic</li> <li>• No more commercial</li> <li>• Save the <u>bats!</u> Protect their <u>habitat</u>.</li> <li>• No more big businesses</li> <li>• Dark skies. Adjust lighting of streets + development to allow for Dark Skies. We used to have dark skies + beautiful stars. No more.</li> <li>• No future expansion of commercial corridors.</li> <li>• Tree planting initiatives! <u>Native</u> trees, please.</li> <li>• Keep green fields GREEN!</li> <li>• Affordable appt. buildings – no new apt buildings</li> </ul>
<p><b>Input Provided on Written Comment Cards</b></p>	<p>In addition to gathering input via maps and station boards, participants had the opportunity to provide input on written comment forms. Below is a list of written comments received:</p> <p><u>Comment #1</u></p> <p>In approving new housing think of the effect on the schools. Do town buildings have solar panels? Costco should not be approved <i>without</i> [sic] Pyramid fighting their tax assessments every year!</p>



<p><b>Input Provided on Written Comment Cards (Cont'd)</b></p>	<p><u>Comment #2</u> No Costco. No more high buildings (ex: Gipp Rd.). Limit commercial buildings.</p>
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This meeting summary conveys our understanding of the items discussed and input received. Please forward any additions, corrections and/or questions to my attention.

Submitted by: Jesse McCaughey, MJ Engineering and Land Surveying, P.C.

cc: Consultant Team, CPUC, Town Planning Department

DRAFT





Which key words of the draft Vision resonate strongly for you? Are there ideas or words that seem to be missing or should be emphasized more strongly in the Vision?

**Resonate**  
Affordable Housing

**Resonate** — support local agriculture

There is nothing in here that reflects an identity or sense of place that suggests it to be a unique place. Nothing that reflects it to be anything other than a cookie cutter replica of any town, anywhere.

Where do the ~~the~~ Town Character go, 2/22

Agriculture  
Local Business  
Well designed transportation?  
Efficient movement?  
Educational initiatives?

Resonated:  
educational initiatives

missing  
climate resilience

**MISSING**  
Improving Climate/Air Quality by planting trees, cutting vehicle emissions

Missing — a town center or "downtown" seems like we're spread all over

**MISSING**  
A center focus to the town. There is no "downtown".

needs more emphasis on development, such as building large businesses — limit variances that are given for development

Service business are diminishing by building

Missing  
support green technologies

Recreation is NOT just tea — NOT Small neighborhood playgrounds or family recreation area.

Missing: Protecting infrastructure from overdevelopment. Need moratorium until plan is complete.

Resonates — Residents of all ages + backgrounds

Transportation  
Consider a 15' foot med! to much traffic in DO 20

There is a lack of acknowledgment of climate change and the implications it has on all decisions related to development.

MISSING  
Promoting Local Business with less favorable acceptance of megabusinesses + chains

RESONATES:  
Protects historic sites  
environment wildlife  
open space

Small business are affected by large corporate entities

MISSING  
Preservation of SUBURBAN & RURAL character

MISSING: Preservation of suburban and rural character was in old plan? Need more than 2/22!

Need to control hop hazard buildings in areas that can't handle it. On Main Street/Route you can't walk in the town.

PRESERVATION OF RURAL CHARACTER & FARMLAND

Open space, well-kept businesses, well-designed transportation and emerging technology

MISSING  
TOWN CHARACTER GOALS FROM SUBCOMMITTEE

Where do the town character goals go?

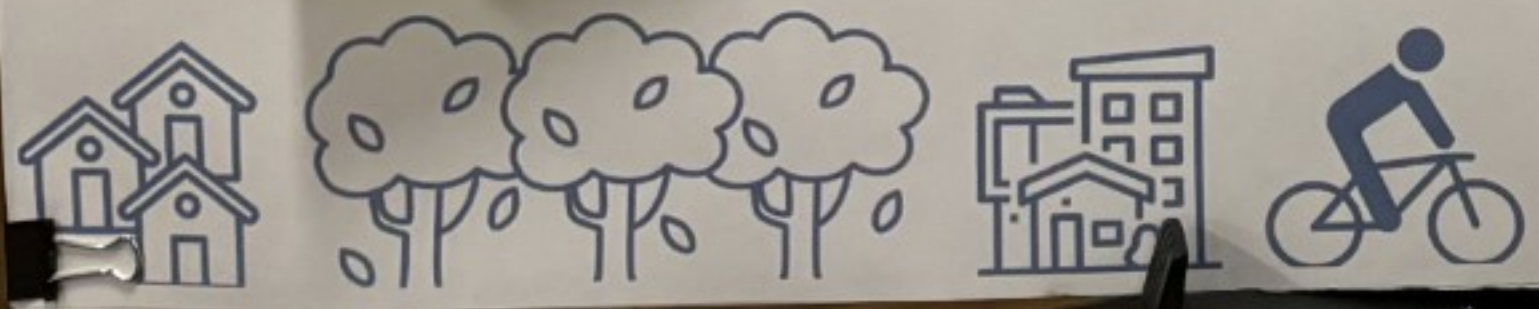
**TOWN CHARACTER - GOALS:**  
I. Preserve and enhance Guilderland's identity, image, and quality of life; and maintain and strengthen the distinction between the town's neighborhoods and commercial areas.  
II. Prevent any trends that move Guilderland towards the look of a city or large commercial hub, spread them out thoughtfully in appropriately zoned areas in town that are in conformance with town's height limit and with landscaping and buffers to clearly separate them from the residential areas.  
III. Put all commercial businesses along the Western Ave Corridor within the town's height limit and with landscaping and buffers to clearly separate them from the residential areas.

**THE TOWN OF GUILDERLAND**

**MJ**

**E.M. Pemrick & Company**  
Economic Planning & Development Services

**Enviro**





**GOAL:** *Ensure the long-term viability of agriculture as a vocation and economic pursuit within the Town of Guilderland by prioritizing the preservation of suitable farmland and by promoting agriculture as an important component of the Town's economy and character.*

Draft Recommendations for Agriculture	Priorities <i>(Place sticker in boxes to indicate an important priority for you)</i>
1. Form a standing Agriculture Committee, with oversight by the Town, to advocate for the productive use of agricultural lands, to serve in an advisory role on agricultural land uses, and function as a liaison between the Town and local farmers.	
2. Increase voluntary participation in the Town's Conservation Easement Program through targeted promotion and potential funding incentives, setting aside areas of land from development.	
3. Consider restricting the extension of public water and sewer infrastructure into rural portions of Guilderland. Focus water and sewer capacity improvements to support traditional population centers in Town.	
4. Regulate the development of solar and wind energy installations in agricultural areas of Town. Consider forming a Solar Overlay District and/or requiring energy infrastructure designs that allow for dual-use/agrivoltaics.	
5. Promote and maintain the scenic resources of rural corridors and roads through the use of rural development design guidelines and conservation subdivision practices that prioritize maintenance of rural character.	
6. Create opportunities for light retail/farm service businesses on US-20 near the Princetown municipal line in a manner that is consistent with rural design guidelines.	





## Draft Recommendations for Agriculture

### Priorities

(Place sticker in boxes to indicate an important priority for you)

7. Promote agriculture's place in Guilderland's economy by supporting farmers markets, farm stands, and other opportunities for residents to connect with local agricultural businesses.
8. Consider a flexible, voluntary Purchase of Development Rights (PDR) program to preserve farmland and open space.
9. Update zoning code to align with the vision and goals of the Comprehensive Plan
  - Update definition of *agriculture* in the Town zoning law to be consistent with NYS Agriculture & Markets Law.
  - Update the definition of *farm* in the Town of Guilderland to allow for smaller scale agricultural operations such as cut flower farms, organic farms, and greenhouses.
  - Update the purpose statements for agricultural zoning districts in the Town to better reflect and align with the Comprehensive Plan goals.
  - Consider decreasing the allowable lot coverage to be consistent with the goals and purpose of zoning districts.
  - Consider forming an Agriculture Overlay District with specific development standards to protect important farmland soils, require conservation subdivision, increase setbacks and buffers, and to recognize where agriculture is taking place in Guilderland.
  - Consider replacing the current minimum lot size requirement in the RA3 and RA5 areas with a density measurement – dwellings per acre instead of minimum acres per dwelling – to establish lots that fit better in the landscape.





**In addition to the listed draft recommendations, what other steps/actions might advance the goal for Agriculture? Are there other important factors, in your view?**

Where did  
Wildlife Habitat  
Forest Mgmt,  
Need Town  
Arborist

Where are  
draft w. from  
sub committee.

Ag.  
so many components  
from draft of  
sub committee meeting  
What are there  
in consideration for  
Comprehensive  
Plan

Help create more  
fruit crops incentives  
and tie them to  
existing wine/beer  
distilling trail  
promotions.

Ag. (2 acres)  
involves taking over  
farmland, pasture  
or forest should  
be required to  
restore or replant  
somewhere else in  
Town

Agriculture  
Sub Committee  
inputs are  
not adequately  
represented

Conservation  
Easement property  
should be exempt  
from town/school  
taxes as an incentive  
for that use

Be done  
3 uses  
+ 8 per  
+ 8 acres

Work with local  
Soil + Water district to  
help farmers keep  
farm based pollutants  
out of local streams  
and water supplies.

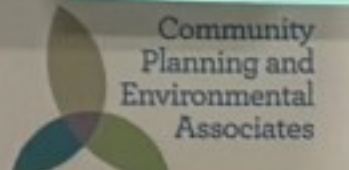
NO recreational  
activities on the  
Waterfront Reservoir.  
Check the state law  
Not much is allowed.  
What about protected  
sites???

rice try with maple  
syrup production  
but is not feasible  
since global climate  
change is destroying  
habitat climate for  
sugar maple trees

Need  
Arborist

Don't know as overall  
green ash borer destroyed  
trees are strong  
enough for construction  
lumber.

Post-It Notes Here





# AGRICULTURE

Recommendations, what other steps/actions might advance the  
other important factors, in your view?

Where did  
wildlife habitat  
Forest mgmt.  
Need Town  
Arborist

Where are the  
draft w. firm  
Sub committees

Ag.  
So many components  
from draft of  
sub committee missing  
Where are these  
in consideration for  
Comprehensive  
Plan

Help create more  
fruit crops incentives  
and tie them to  
existing wine/beer  
distilling trail  
promotions.

Bre Stone  
3 acres  
+ 8 pen  
18 acres

Agriculture  
Sub Committee  
reports are  
not adequately  
represented

Large (2 acres)  
that  
involves taking over  
farmland, pasture  
or forest should  
be required to  
restore or replenish  
somewhere else in  
Town

Conservation  
Easement property  
should be exempt  
from town/school  
taxes as an incentive  
for their use

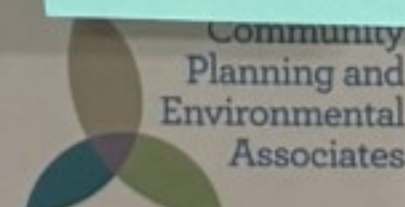
Need  
Arborist

Work with local  
Soil + water district to  
help farmers keep  
farm based pollutants  
out of local streams  
and water supplies.

**NO** recreational  
activities on the  
Watermill Reservoir.  
Check the State law  
Not much is allowed.  
What about protected  
sites???

try with maple  
syrup production  
but is not feasible  
since global climate  
change is destroying  
habitat/eliminate for  
sugar maple trees.

Don't know as emerald  
green ash borer destroyed  
trees are strong  
enough for construction  
lumber.





# 5

## BUSINESS, EMPLOYMENT & FISCAL RESOURCES

**GOAL:** Establish and promote a diverse and strategic economic base that provides income, employment, and revenue to the community in a manner compatible with the future land use plan and unique identity of Guilderland.

### Draft Recommendations for Business, Employment & Fiscal Resources

### Priorities

(Place sticker in boxes to indicate an important priority for you)

1. Develop commercial design guidelines, with illustrative examples, to supplement zoning regulations and to clearly articulate expectations for commercial development in the Town.
2. Develop design guidelines for signage with illustrative examples.
3. Develop a use table that lists the land uses permitted in each zoning district in an accessible, easy-to-read format.
4. Waive the requirement for site plan approval for a change in tenancy in the BNRP, LB, GB, I, and IP districts when it is similar to a prior allowed use, does not involve a change in the scale or intensity of the use, and does not propose a building addition.
5. Encourage the redevelopment and adaptive reuse of property.
  - Create and maintain an inventory of vacant and underutilized structures and brownfield sites that can be rehabilitated.
  - Create an expedited development review process for commercial and mixed-use buildings that fully meet specified design guidelines.
  - Provide flexibility for office parks and office/professional buildings to accommodate other uses.

There exists Code covering Signs, Sign locations, etc. But Not addressed in the zoning Ordinance!





5

# BUSINESS, EMPLOYMENT & FISCAL RESOURCES

Draft Recommendations for Business, Employment & Fiscal Resources	Priorities <i>(Place sticker in boxes to indicate an important priority for you)</i>
6. Facilitate recurring business roundtables with the Chamber of Commerce, Industrial Development Agency (IDA), Town and local business leaders to discuss specific issues of interest.	
7. Partner with the Center for Economic Growth, the Advance Albany Alliance, Empire State Development, and other relevant organizations to attract economic development which diversifies, strengthens, and expands Guilderland's tax base.	
8. Provide administrative support to assist small businesses in navigating the development review process.	
9. Maximize Guilderland's proximity to the Albany Nanotech Campus on Fuller Road by enhancing transportation and economic development connections.	
10. Expand relationships and incentives available through federal, state, county and local organizations that support both the existing and future business community and promote Guilderland's economic future.	
11. Identify existing and potential centers for economic and community development and encourage appropriate development in those locations with marketing efforts, infrastructure investment, and economic development incentives.	
12. Identify and establish the desired mix and scale of businesses in a manner that is sensitive to the neighborhood setting and cultural diversity of the Town. This includes supporting home-based businesses.	
13. Promote the growth of local business. In doing so the Town should organize, advertise, and encourage local small businesses to participate in marketing programs, i.e., nationally recognized Small Business Week.	
14. Develop strategies to attract well-paying, job-creating employers who will be able to provide employment opportunities for Guilderland's community.	





# 5

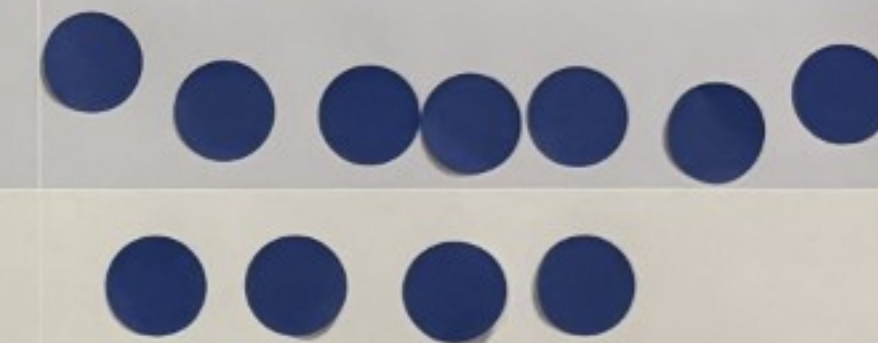
## BUSINESS, EMPLOYMENT & FISCAL RESOURCES

### Draft Recommendations for Business, Employment & Fiscal Resources

#### Priorities

(Place sticker in boxes to indicate an important priority for you)

- 15. Encourage partnerships with higher learning institutions including the University at Albany, the Albany Nanotech Complex and related entities to promote economic development opportunities in the town.
- 16. Explore developing a new village-like "planned community," built from the ground up, in the north-west corner of Guilderland.



In addition to the listed draft recommendations, what other steps/actions might advance the goal for Business, Employment & Fiscal Resources? Are there other important factors, in your view?

Post-It Notes Here

No more ITA \$ to rich companies. I don't want to pay their share of taxes... that's what's happening now

Leave Western Guilderland alone. Businesses must be supportive of public trans. expansion - reduce traffic.

Again, as in Ag. Sooo many of the draft objectives are not addressed

Missing - develop businesses in West that support character + neighborhoods

Do nothing to provide subsidies to large corporations to come here. Make them pay their Full Share.

Where did the town character go?

Have new developments that require that have open space + shopping

Encourage better use of land in develop areas

13 + 14 are in conflict

Make NO effort to develop business or encourage housing on Western Ave's western end. It will only create more traffic and ruin the one advantage Guilderland has

too much big business on Western Ave in Westside. Try for smaller - local business not big box stores.

improve Western Ave - vacant buildings - less biz

Require that any new development of large businesses must address concerns of impacted neighborhoods

Small businesses only we don't need big outlet stores

Promote smaller & local business. Stop large entities with much backstop (If we care about the environment)

13 + 14 would not be in conflict, if our citizens, and the town officers who work for them(us) strive to reach COMPARABLE solutions!

In order to meet zoning survey of what townspeople overwhelmingly want - Reduce large business and density for better quality of life in Suburban town

less biz too much congestion on Western

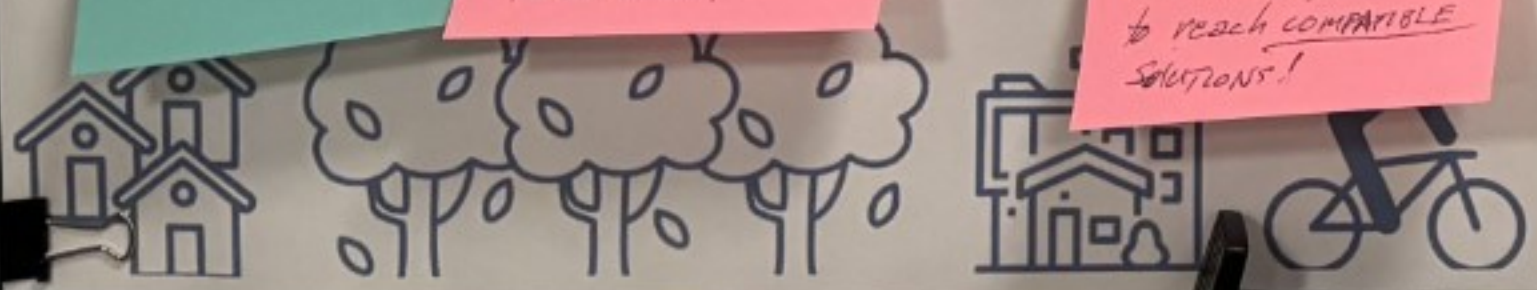
Raise the quality of our school system. People will come here if our Gsd is recognized as AT.

**MJ**

**E.M. Pemrick Company**  
Economic Planning & Development Services

**Community Planning and Environmental Associates**

**THE TOWN OF GUILDERLAND**





# ENVIRONMENT, CLIMATE CHANGE & RESILIENCY

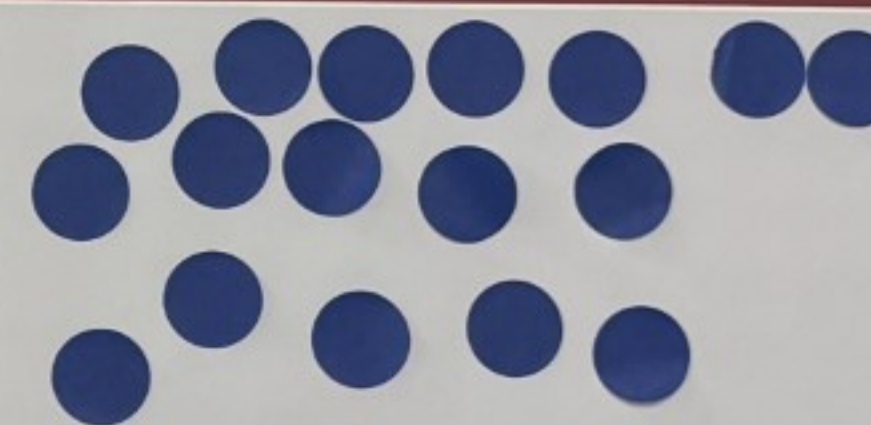
**GOAL:** *Protect the natural resources that support quality of life and Town character in Guilderland through strategic hazard mitigation and resiliency measures to mitigate the impacts of a changing climate.*

## Draft Recommendations for Environment, Climate Change & Resiliency

**Priorities**  
*(Place sticker in boxes to indicate an important priority for you)*

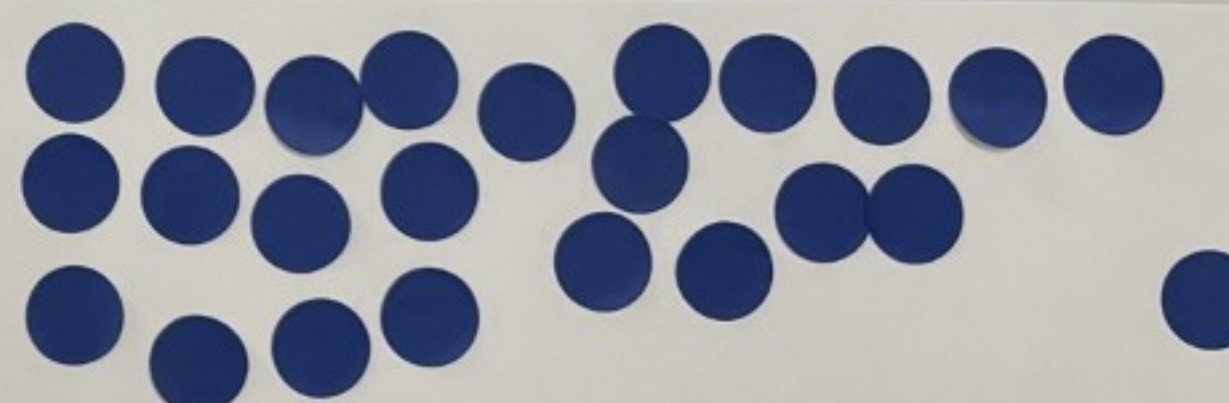
1. Build on Guilderland’s designation as a registered Climate Smart Community (CSC) in the State of New York by completing the criteria for bronze-level CSC certification by 2030. Criteria include the formation of a CSC Task Force for Guilderland, the designation of a CSC Coordinator, as well as three (3) or more of the following priority actions:

- Government Operations GHG Inventory
- Community GHG Inventory
- Government Operations Climate Action Plan
- Community Climate Action Plan
- Government Building Energy Audits
- Comprehensive Plan with Sustainability Elements
- Complete Streets Policy
- Alternative-fuel Infrastructure
- Natural Resources Inventory
- Climate Vulnerability Assessment
- Evaluate Policies for Climate Resilience
- Climate Adaptation Plan
- Climate Change Education & Engagement



2. Maintain and improve water quality in Watervliet Reservoir and its tributaries by partnering with the City of Watervliet and communities within the Reservoir’s watershed.

- Use well-head protection plans to protect potential groundwater sources from incompatible land uses that may contaminate potential public drinking water sources
- Coordinate with the City of Watervliet to evaluate water quality in the Watervliet Reservoir and put in place an emerging contaminant action plan



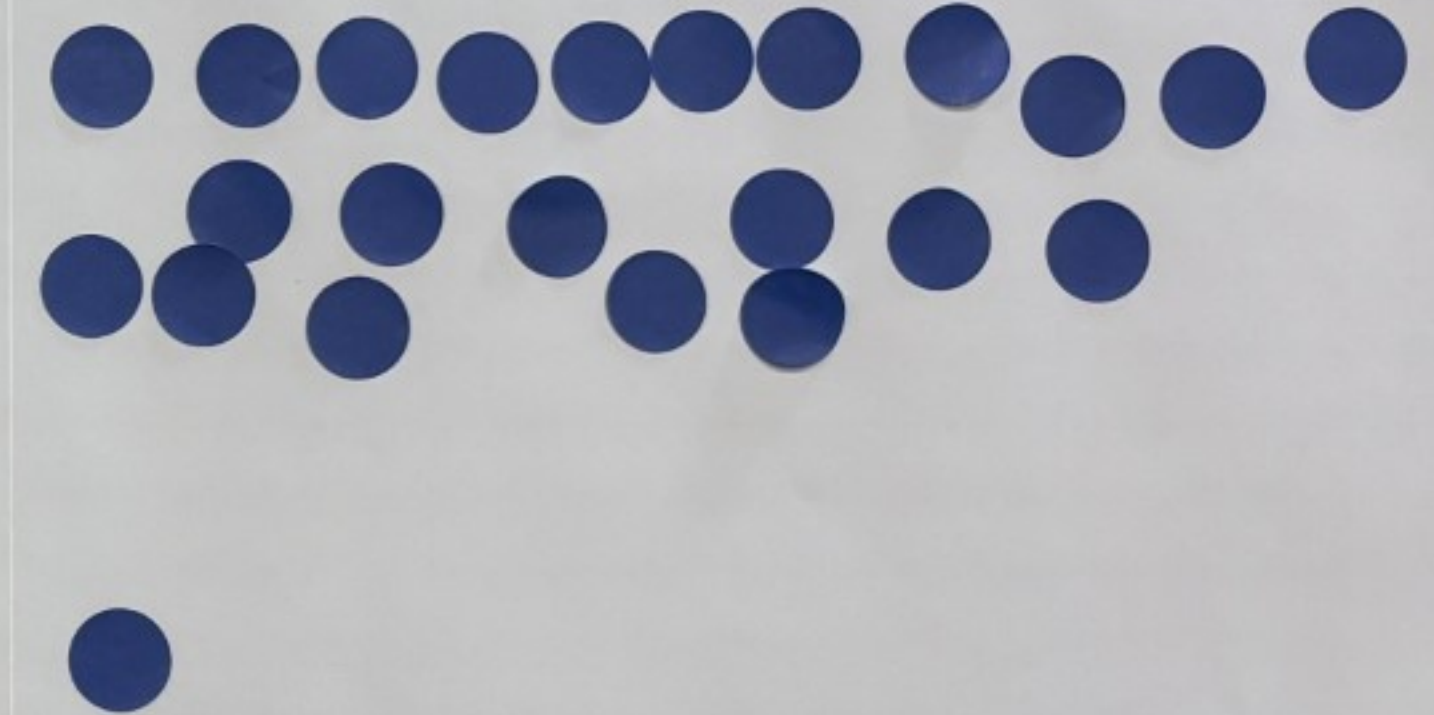


## Draft Recommendations for Environment, Climate Change & Resiliency

## Priorities (Place sticker in boxes to indicate an important priority for you)

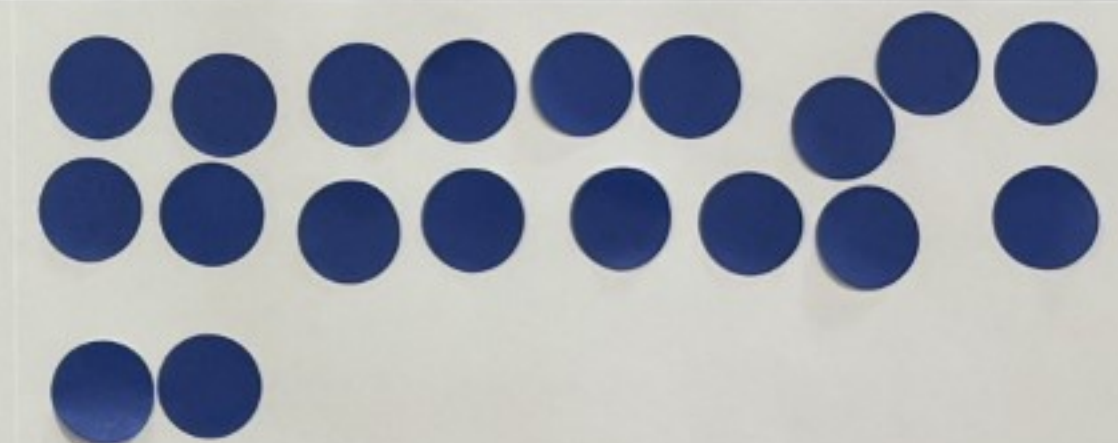
3. Encourage and incentivize climate resiliency through Town practices, procedures, rules, and regulations wherever practicable. Potential resiliency measures include but are not limited to:

- Stormwater infrastructure improvements, including green infrastructure
- Wetland protection
- Tree planting and preservation to reduce urban heat island effects
- Stewardship of Town forests and open space for ecosystem health
- Creation of a Town alert system (intramunicipal and intermunicipal) for extreme weather events, with the establishment of protocols for effective collaboration in State- and Federal-level disaster response situations.
- Preservation of open space
- Improving environmental education and outreach at Town parks
- Pledge Elements and Certification Actions of the NYS Climate Smart Communities (CSC) program, of which Guilderland is a registered member community.



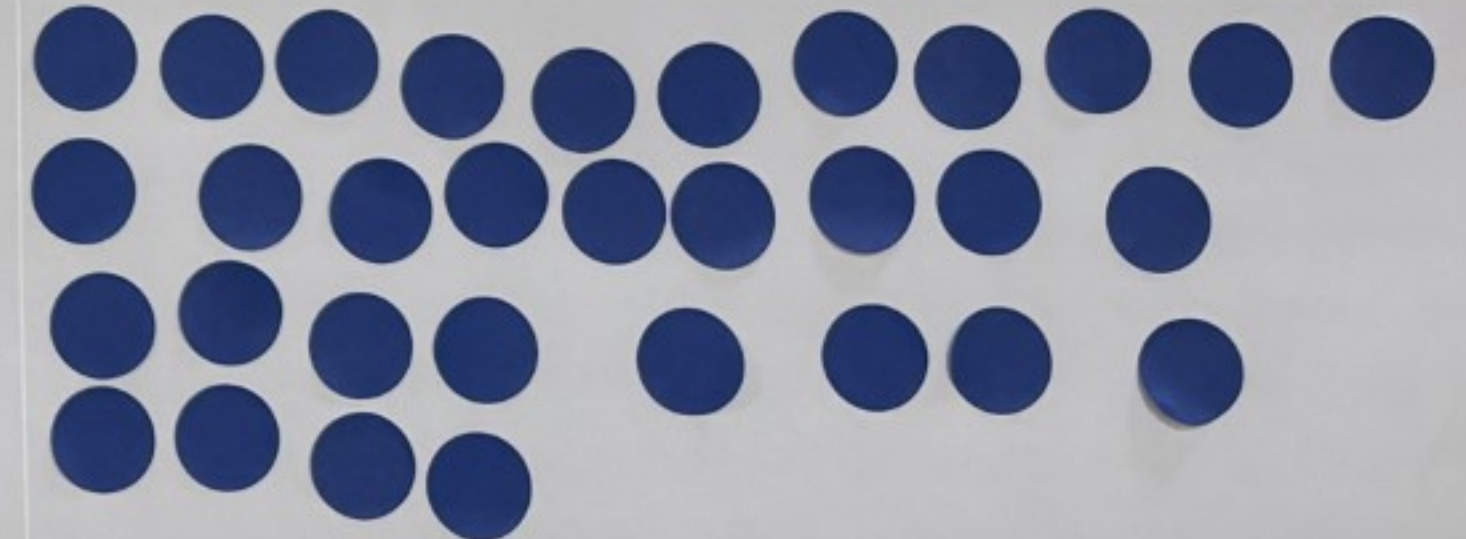
4. Reduce Guilderland's collective contribution to climate change by decreasing community-wide greenhouse gas (GHG) emissions with forward-thinking environmental, transportation, and energy planning including by not limited to:

- Wherever feasible, encourage and incentivize clean energy production, including at Town-owned facilities
- Encourage low- or no-GHG-producing transportation options in Guilderland by supporting infrastructure for electric vehicles, cycling, walking, and public transportation
- Encourage sustainable agricultural practices that sequester carbon such as forest pastures and no-till seeding
- Encourage the use of energy-efficient lighting and fixtures such as LED, where such applications can reduce ambient light pollution as well as energy consumption



5. Prioritize the preservation of natural resources and animal habitat in Guilderland to promote healthy and functioning ecosystems that mitigate costly and harmful conditions such as invasive species, flooding, and soil erosion.

- Consider limits to development on steep slopes for non-agricultural land disturbances.
- Develop an interactive environmental features map for Guilderland, using the existing parks and trails interactive map as a model.
- Create a Wetland Overlay District to set development standards to protect important wetland areas and other natural resources.
- Update zoning to limit forest cover removal in the riparian area of the Normans Kill and its tributaries.
- Continue to partner with land conservancies, trusts, and other organizations whose missions include natural resource preservation.





# ENVIRONMENT, CLIMATE CHANGE & RESILIENCY

**In addition to the listed draft recommendations, what other steps/actions might advance the goal for Environment, Climate Change & Resiliency? Are there other important factors, in your view?**

Provide extra incentives for solar installations on commercial rooftops and parking lots - e.g. Crossroads, Costco, etc.

Install solar panels on Town landfill or Guildford Industrial Park

Encourage solar technology in construction -> Incentive

Require use of energy efficient strategies in new construction

As with -Business, Ag - Much of committee draft ideas are not addressed -> Penalties - green roof Town practices clustered subdivisions

Community shared renewable power generation must be further developed. Businesses and consumer benefit model.

Discourage projects that require increasing automobile dependency

No further extension of water sewer infrastructure

"Quality of Life" Not Natural Resource Constructed - whole, i.e. Traffic, Noise, Safety, water quality and growth, value of residences.

Quality needs to be protected

Post-It Notes Here

CAN the town use the large amount of space available at the Industrial Park in Guildford Center? Seems a great place for solar panels.

#5 Board #6 Limit forest cover removal in Normanshill Watershed + OTHER Tributaries such as the Bozenkill

No More Apartments

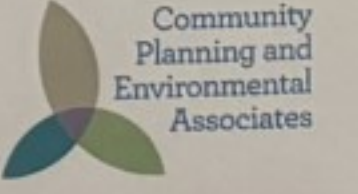
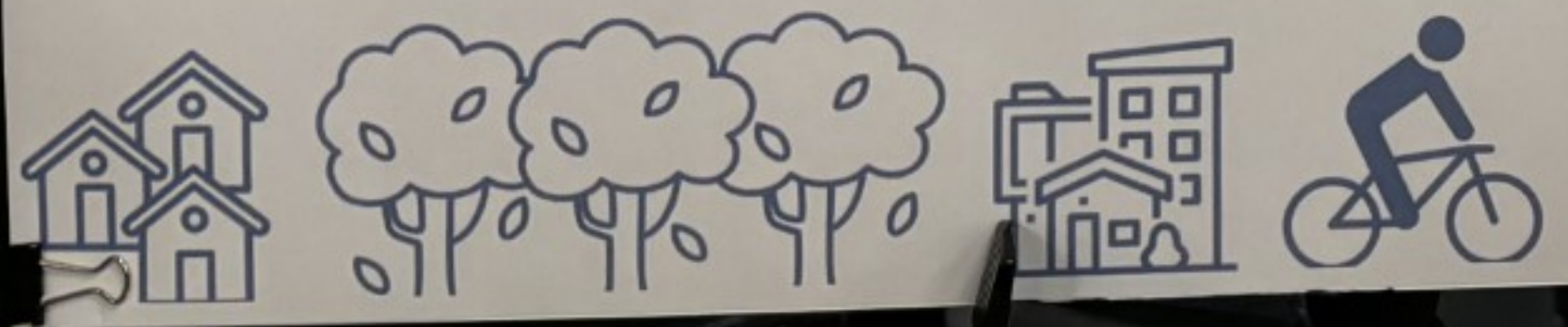
Create a program for recognizing neighborhoods/developers that encourage use climate resilient strategies

Post-It Notes Here

Establish penalties for not following climate resiliency standards + enforce

Public Funded Tree planting and incentives for residents to plant trees

Require ↓ ambient light pollution Encourage motion sensors rather than fixed lighting





# ENVIRONMENT, CLIMATE CHANGE & RESILIENCY

**In addition to the listed draft recommendations, what other steps/actions might advance the goal for Environment, Climate Change & Resiliency? Are there other important factors, in your view?**

Provide extra incentives for solar installations on commercial rooftops and parking lots - e.g. Costco, etc.

Install solar panels on Town Leasgill & Guildland Industrial Park

Encourage solar technology in new construction - incentives

Require use of energy efficient strategies on new construction

As with - Business, Ag - Much of committee draft ideas are not addressed -  
Pesticides - green roof rain gardens  
Town Practices clustering subdivisions

Community shared renewable power generation must be further developed. Businesses and consumer benefit model.

Discourage projects that require increasing automobile dependency

No further extension of water/sewer infrastructure

"Quality of Life" Not Natural Resource  
Constructed rehab. is. Traffic, Noise, Safety, water quality and quantity, value of residences.  
Quality needs to be protected

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CAN the town use the large amount of space available at the Industrial Park in Guildland Center? Seems a great place for solar panels.

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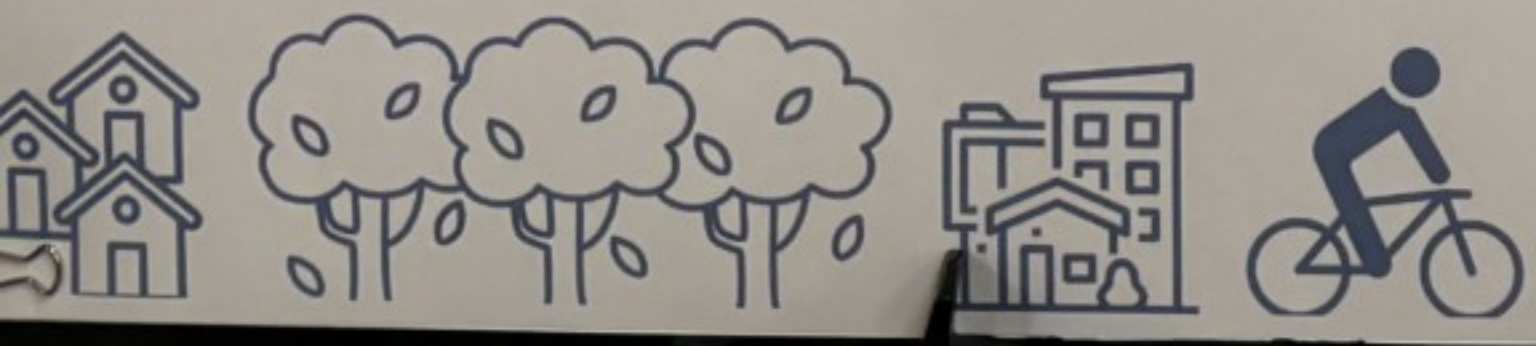
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Post-It Notes Here

Establish penalties for not following climate resiliency standards + enforce

Public Funded Tree planting and incentives for residents to plant trees

require to ambient light pollution  
Encourage motion sensors rather than fixed lighting





**GOAL:** Provide a balanced blend of quality housing opportunities, including a desirable range of housing types and price ranges, which are affordable and accessible to residents.

## Draft Recommendations for Neighborhoods & Housing

## Priorities (Place sticker in boxes to indicate an important priority for you)

- Update building design guidelines to promote sustainable green building practices that advance the goals of energy efficiency, water conservation, and the use of building materials which reduce harmful environmental impacts. Sustainability practices include but are not limited to:
  - Street tree planting with non-invasive tree varieties
  - Rooftop solar panels
  - Xeriscaping or other landscaping that requires minimal watering
  - Recognized green building construction practices
- Proactively develop policies and guidelines for Accessory Dwelling Units (ADUs) in the Town – either attached or detached – as an opportunity for alternative housing options in single-family residential neighborhoods while preserving the character of these neighborhoods. New York State Homes and Community Renewal’s Plus One ADU Program offers useful policy frameworks and grant-funding assistance for such efforts. The intent of permitting well-regulated ADU construction in the Town is to provide low-cost housing options, slow suburban sprawl, and to allow for more efficient use of existing infrastructure.
- Create separate definitions in the zoning code for different types of multi-unit structures, such as duplexes, triplexes, and fourplexes, rather than using the term “apartment building.”
- To maximize the Town’s investments in public water and sewer, transportation, and pedestrian connections, expand opportunities for housing types other than single-family in appropriate districts, provided there are design standards to ensure new housing is compatible with existing neighborhoods.

Boards are changed with doing these checks & Balances













## Draft Recommendations for Neighborhoods & Housing

### Priorities

*(Place sticker in boxes to indicate an important priority for you)*

<p>5. Create design guidelines for duplexes, triplexes, and fourplexes to ensure that they resemble single-family dwellings and fit seamlessly into existing residential neighborhoods.</p>	
<p>6. Allow two-family dwellings (duplexes) in all single-family districts as long as dimensional standards can be met.</p> <ul style="list-style-type: none"> <li>• Eliminate the special requirements for two-family dwellings as they relate to the lot size and width, frontage on a state highway, driveways, and sidewalks.</li> <li>• Consider establishing a modified site plan review process to incentivize the development of two-family dwellings.</li> </ul>	
<p>7. Determine which zoning districts are appropriate for triplexes and fourplexes.</p> <ul style="list-style-type: none"> <li>• Consider modified site plan review to incentivize the development of triplexes and fourplexes.</li> </ul>	
<p>8. Reduce regulatory obstacles to the development of more affordable housing types by updating setbacks, minimum lot sizes, and minimum widths to accommodate smaller lots. These requirements make it difficult to build smaller homes or on smaller lots and can contribute to a lack of affordability as well as uniform, suburban aesthetics.</p>	
<p>9. Update the definition of manufactured housing units to better reflect state laws and the current state of the manufactured housing industry.</p>	
<p>10. Amend zoning regulations to address if/where the development of tiny homes should be permissible within the Town of Guilderland. Given that other communities in the region are addressing interest in so-called tiny homes, a forward-thinking approach should be taken in Guilderland to consider whether such development should have a place in the Town's range of housing options.</p>	
<p>11. Consider updating zoning regulations to require major subdivisions and large developments to incorporate affordable housing options such as smaller lots, smaller houses, and dwelling units for households earning 80% to 120% of area median income.</p>	
<p>12. Offer a density bonus of additional dwelling units if certain amenities or features, such as affordable housing, senior housing, open space, recreation, and/or public access are included in the development.</p>	





## Draft Recommendations for Neighborhoods & Housing

### Priorities

*(Place sticker in boxes to indicate an important priority for you)*

13. Consider decreasing housing density in the RA3 District to make it an RA5 District but provide density bonuses that incentivize provision of affordable housing types and lots, farmland protection, and other amenities.



14. Add an inclusionary zoning requirement for affordable residential units in Planned Unit Developments (PUD).



15. Partner with an appropriate housing agency, such as the Albany County Rural Housing Alliance, to facilitate the rehabilitation of older homes and rental units occupied by low- and moderate-income households.



16. Work with existing non-profit organizations (e.g., Albany County Rural Housing Alliance, Albany County Land Bank) or establish a town housing trust fund to address critical housing needs and support a variety of affordable housing activities.





# 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.



Cottage Court



Duplex / 2-Family



Townhome / 3-Plex



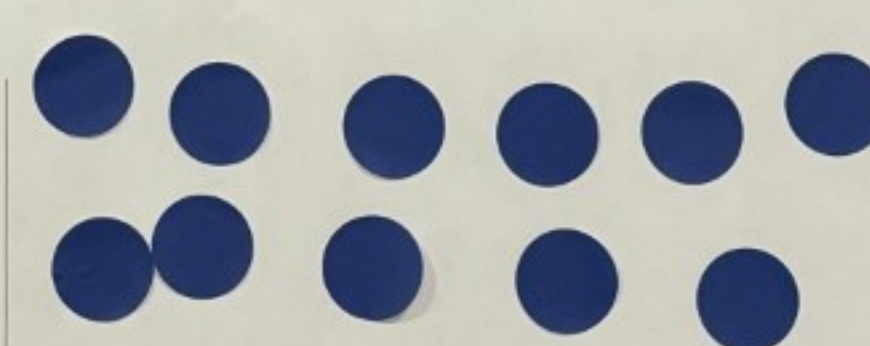
Accessory Dwelling Unit (ADU)



Place Sticker Here



Place Sticker Here



Place Sticker Here



Place Sticker Here





In addition to the listed draft recommendations, what other steps/actions might advance the goal Neighborhoods & Housing? Are there other important factors, in your view?

The town needs to reject most requests for variances.

The town should hold developers to what they proposed. How was the car wash allowed to add colored lights + a 100-ft flagpole?

A tiny house village might be good for Guildersland

Consider denying some developer requests!

The town has already been "encouraging" developers to build affordable housing units for years, but how many have actually been built in the last 5 or 10 years? Any? Maybe it's time to move from "encouraging" to requiring.

Is there a policy on people buying houses + renting them out? a house on our street owned by some landlord's ripping apart a stable cohesive neighborhood.

too many apartments - causing increased traffic - strain on infrastructure can schools handle more students from apartment building?

put dwellings around the golf course

affordable homes - Starter/smaller homes for families, single people, people wanting to

Developers have run rampant over sensible design and responsible scale - so sprawl and traffic smell is now the norm. Need more multi-unit, multi-family development in smaller town. Special subsidies should be used to encourage it.

Town Character goals

-housing not affordable - (rental being built)

ADU's are a hot idea - when the out it was intended for is no longer around, then what? It's like the song is over but the melody lingers on.

You omitted TOWN CHARACTER & GOALS!

where are the goals/objectives for town characteristics that the subcommittee submitted? why was this omitted from the draft plan?

Moratorium on any large development until plan complete

Neighborhoods need to be preserved and an honest balance needs to be established between commerce and the residential community

No more dwellings

STOP ACTING LIKE REPUBLICANS!

Rehab dilapidated abandoned houses to make the viable. Let's use all the stock that's already there.

Town Character Goals are missing

Enact a moratorium on development until the comp plan is finalized + zoning code is updated based on the plan

Be mindful of overcrowding - is against goals of other committee categories and quality of life

affordable rentals for appts.

Any other retail business should consider adding living space above it. Change zoning to allow for this possible source of affordable housing and lessen the need to drive somewhere to shop.

What specific steps can we take to promote diversity, equity, + inclusion?

All new subdivisions roads have gray asphalt concrete

Community organized housing development 1000 sqft + increase of business work jobs etc

too many large apartments being built too much traffic!

At the first public input mtg, many people said "NO MORE APARTMENTS" The subcommittee agreed... where is that on these posters!

Is the town enforcing its policy of having developers of projects of a certain density set aside a percentage of units to be affordable housing?

Create Community Centers throughout Guildersland





# NEIGHBORHOODS & HOUSING

What other steps/actions might advance the goal?  
Factors, in your view?

The town should hold developers to what they proposed. How was the car wash allowed to add colored lights + a 100-ft flagpole?

too many apartments - causing increased traffic - strain on infrastructure can schools handle more students from apartment buildings?

put dwellings around the golf course

affordable homes - Starter/smaller homes for families Starting out, single people, people wanting to downsize

Developers have run rampant over sensible design and responsible scale - so sprawl and traffic snarl is now the norm. Need more multi-unit, multi-family development in anyplace new. Typical suburban density + sprawl is unsustainable.

Moratorium on any large development until plan complete

Neighborhoods need to be preserved and an honest balance needs to be established for commerce and the residential community

No more dwellings

STOP ACTING LIKE REPUBLICANS!

Enact a moratorium on development until the comp plan is finalized + zoning code is updated based on the plan

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Create Community Centers throughout Guilderland

Is the town enforcing its policy of having developers of projects of a certain density set aside a percentage of units to be affordable housing?





7

NEIGHBO

The town needs to reject most requests for variances.

In addition to the listed draft recommendations, what other steps/ Neighborhoods & Housing? Are there other important factors, in your

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Community organized housing development 1000 sq ft +/- include of business work/stores etc

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At the first public input mtg, many people said "NO MORE APARTMENTS" The subcommittee agreed... where is that on these posters!

Is the town's policy of developers a certain dens a percentage be affordable.



15  
COUNCIL  
BUILD



## PARKS, RECREATION, OPEN SPACE & HISTORIC RESOURCES

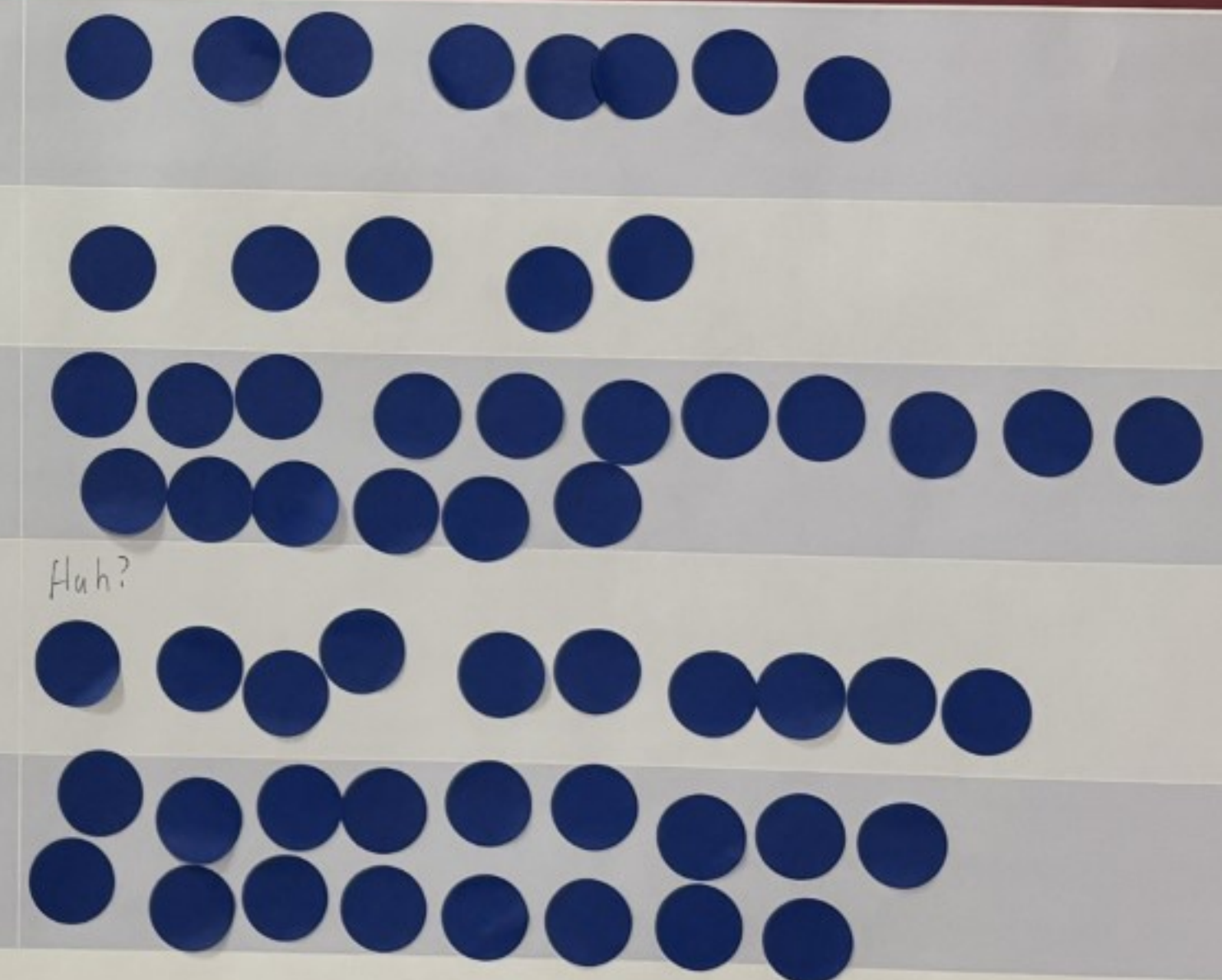
**GOAL:** *Prioritize the preservation of open space in the Town of Guilderland, particularly where such areas perform critical ecosystem functions and/or contribute to scenic resources that influence the character, aesthetics, economy, health and welfare of the Town.*

### Draft Recommendations for Parks, Recreation, Open Space & Historic Resources

### Priorities

*(Place sticker in boxes to indicate an important priority for you)*

1. Update and harmonize the definitions of open space in Town zoning, subdivision regulations, and the Conservation Easement Agreement Exemption (251-68) so that the definitions are consistent and accurately reflect the varieties and purposes of open space.
2. Update the residential cluster/conservation development and open space/parkland section of the Town code to provide greater detail on site analysis, primary and secondary conservation areas, and open space criteria.
3. Consider forming a Ridgeline Protection Overlay District to protect steep slopes along the Helderberg Escarpment and the Settles Hill areas of Town from non-farm development.
4. Incorporate the preservation of Helderberg Escarpment viewsheds into subdivision, site plan, and special use permit reviews.
5. Create an action plan for the identification, voluntary acquisition, and management of properties that comprise a comprehensive open space and natural resource preservation system.





## PARKS, RECREATION, OPEN SPACE & HISTORIC RESOURCES

**GOAL:** *Preserve Guilderland's historic resources and enhance cultural opportunities in the community.*

### Draft Recommendations for Parks, Recreation, Open Space & Historic Resources

#### Priorities

*(Place sticker in boxes to indicate an important priority for you)*




1. Evaluate the adequacy of existing historic resources in Guilderland to support programming for residents – e.g., recitals, small-scale performances, and other cultural/educational events – considering the needs of youth, older residents, and those with physical disabilities.
2. Create strategies for the sustained financial support of the Town's historical cultural sites and programs.
3. Partner with institutions of higher education in the region to foster engagement with historic and/or archaeological sites in Guilderland.
4. Promote the community use of suitable historic sites for festivals, special observances, and educational opportunities.
5. Ensure that land use regulations and incentives serve to support and protect historic/archaeologically sensitive areas in the Town.
6. Cultivate greater public awareness of historic sites through Town Parks & Recreation Department messaging.





# PARKS, RECREATION, OPEN SPACE & HISTORIC RESOURCES

**GOAL:** Provide access to a diverse network of well-maintained active and passive recreational facilities for Guiderland residents of all ages and abilities.

Draft Recommendations for Parks, Recreation, Open Space & Historic Resources	Priorities (Place sticker in boxes to indicate an important priority for you)
1. Maintain and upgrade the Town's existing recreational facilities and programs.	
2. Initiate formalized opportunities for residents to provide input on the Town's changing recreational needs, in light of a changing demographic profile in Guiderland and prevailing national trends.	
3. Formalize regular coordination between the Town of Guiderland Parks & Recreation Department and representatives of the University at Albany, Public Library, the YMCA, school districts, and other local organizations in order to provide a well-publicized range of year-round recreational opportunities, especially for youth and older Town residents.	
4. Identify potentially underutilized Town-owned resources and explore the creation of new recreational opportunities for Town residents, particularly in the Westmere area of Guiderland.	
5. Expand the existing network of multi-use trails in Guiderland to link neighborhoods, public transportation nodes, Town park/open space areas, commercial and entertainment centers, and regional trail networks.	
6. 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.	





# PARKS, RECREATION, OPEN SPACE & HISTORIC RESOURCES

**In addition to the listed draft recommendations, what other steps/actions might advance the goals for Parks, Recreation, Open Space & Historic Resources? Are there other important factors, in your view?**

Establish a parking <sup>should</sup> area of access for birdwatching on Wadswick Reservoir along Rt 20.

Create more parks, playgrounds, pavilions, gardens in every neighborhood. Tansuho is great but too far away from most residents.

Preservation of historical areas of importance for indigenous peoples + people of color.

Park for Westmere has been an identified missing need in the previous comprehensive plan. It has yet to be addressed.

Westmere needs a park - they are too far away to make short trips to Tausentha - Western is crowded.

New construction must include substantial greenery. The Tru Road site is an absolute eyesore. Where are the trees?

Post-It Notes Here

Post-It Notes Here

"Create" network of multi-use trails - doesn't exist now.

Biking is something that you can do for all your life, so definitely make friendly places as AWESOME! something like a pump track!

Open Space doesn't always need a recreational use!!

Recognition + preservation of historic resources that are related to women's history - most of the markers in Guildersland completely ignore the contributions of women.

RAS, RA-5 encourages the wealthy to build huge homes on large pieces of land. Goodbye open space!!

old house on corner of Rt 20 + Fuller St Rd demolished + replaced with a simi br sigel house. One more old house gone.

Black Creek Estates is a "cluster" development style. The surrounding green space is open space/no development. Will see how long this lasts!





# What other steps/actions might advance the Resources? Are there other important

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Old house on corner of Rt 20 & Fuller St Rd demolished & replaced with a similar sized house. One more old house gone.

Black Creek Estates is a "cluster" development style. The surrounding green space is open space/no development. Will see how long this lasts!





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# PARKS, P

***In addition to the listed draft recommendations, what goals for Parks, Recreation, Open Space & Historic Resources factors, in your view?***

Establish a parking <sup>shaded</sup> area <sup>create access for</sup> birdwatching on Waterliet Reservoir along Rt 20.

Create more parks, playgrounds, pavilions, gardens in every neighborhood. Tawesville is great but too far away from most residents.

Preservation of areas of historical importance for indigenous peoples + people of color

Post-It Notes Here

"Create" network of multi-use trails -> doesn't exist now

Biking is something that you can do for all your life, so definitely make friendly places are AWESOME! something like a pump track!





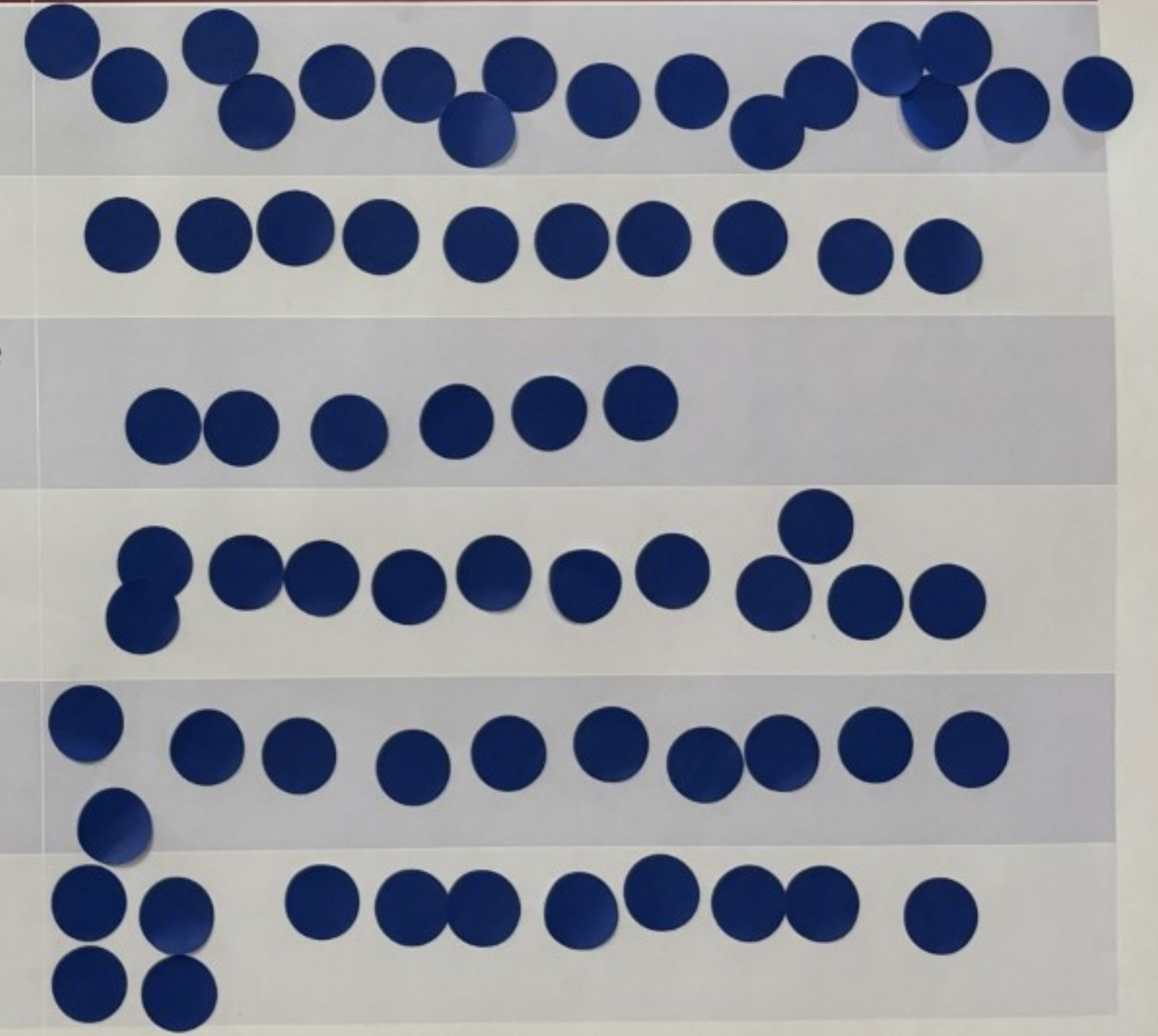
**GOAL:** Provide safe, convenient, and efficient transportation options for people and goods within, through and around the Town of Guilderland, which are supportive of the Town's future land use plan and which minimize the negative impacts of traffic on the Town's character and quality of life.

## Draft Recommendations for Transportation & Mobility

### Priorities

(Place sticker in boxes to indicate an important priority for you)

1. Enhance pedestrian mobility by continuing to expand sidewalk and multi-use trail networks in Town to better link community centers, recreation facilities, neighborhoods, shopping, and employment areas. Explore opportunities to connect Guilderland bike/pedestrian infrastructure to the Albany County Rail Trail.
2. Develop a Complete Streets Policy for Guilderland in recognition of the community's desire for a broad range of transportation options.
3. Consider the capabilities and characteristics of electric-powered bicycles as a factor in the design of bicycle infrastructure in Guilderland.
4. Install benches, bicycle racks/parking, bike share nodes, bus shelters, and other appropriate street furniture in strategic locations to incentivize and support alternative transportation options in Guilderland.
5. Upgrade road and pathway signage as appropriate to promote safe driving behavior and awareness of pedestrians/cyclists.
6. Extend and enhance pedestrian walkways and safe crossings westward from Stuyvesant Plaza, facilitating greater foot traffic for businesses along Western Avenue.












## Draft Recommendations for Transportation & Mobility

### Priorities

*(Place sticker in boxes to indicate an important priority for you)*

<p>7. Encourage and incentivize the integration of shared bike/pedestrian paths in housing developments, linking residential areas to one another as well as to parks, community services, and retail.</p>	
<p>8. Promote the increased use of mobility services such as CDTA Flex on demand, CDPHP Cycle bike share, and electric car share.</p>	
<p>9. Partner with regional employers and the CDTA to increase the use of public transportation for daily commuting, including potential expansion of the Universal Bus Pass system in Guilderland and/or other steps to make public transit more affordable, convenient, and accessible.</p>	
<p>10. Partner with regional transportation agencies including the Capital Region Transportation Council (CRTC), NYSDOT, and the NY Thruway Authority to address the following transportation-related issues in Guilderland:</p> <ul style="list-style-type: none"> <li>• The potential for installing traffic roundabouts at specific Town intersections. Roundabout intersections can reduce crash rates and ease traffic congestion.</li> <li>• Advanced traffic signal optimization on key Town roadways to make traffic flow more efficiently</li> <li>• Opportunities to reduce vehicle traffic on Western Avenue through development of alternative east-west routes through Guilderland, including toll-free NY Thruway use with an increased number of access points</li> <li>• Pedestrian needs study in Guilderland</li> <li>• Repair or replacement of bridges and/or culverts through CRTC's BridgeNY program</li> </ul>	
<p>11. Explore options to improve vehicular traffic flow to Guilderland public schools, including options for a secondary access route to Farnsworth Middle School for buses and/or emergency vehicles.</p>	
<p>12. Review the need to reduce street size standards in the rural zoning districts, coordinating with fire and emergency services officials as necessary to ensure that emergency vehicle access is maintained.</p>	
<p>13. Update cul-de-sac rules to promote grid street patterns in rural areas. Gridded streets are more consistent with rural development patterns, while cul-de-sac patterns are more consistent with suburban development patterns.</p>	





9

# TRANSPORTATION & MOBILITY

In addition to the listed draft recommendations, what other steps/actions might advance the goal of Transportation & Mobility? Are there other important factors, in your view?

Issue in Glandorp is that major arterials are State Routes  
 Need to establish NYSPOT G-land Mason/Committee to Address  
 Repairs/Upgrades Traffic patterns on Trucks - CSX overpass at 84 hunker is a problem, necessary  
 Routes in Hamlet (35 MPH) G-Center  
 Safety - Noise Air Quality Sulfur

Keep extra space for walking and biking like a bike rack

Improve Public Transit - Sidewalks need to be connected - too many end - need connections when Sidewalks cheap Side & Road

Plan better to reduce the flow of traffic on Western with much

Focus on project development that limits auto-mobile dependency.

Make the Thruway Free from Amsterdam to Exit 33 to move traffic off Western Ave. Offer Free Public Transportation

Guildford should lead the way for a future of more public transportation infrastructure like, light rail, etc.

How are you preparing for the EV school bus mandate? One of the benchmarks is planned for 2027.

Lesser Available parking at Guildford High School to discourage driving to school. Why are our school buses underutilized?

Traffic Concerns: Abysmal right now

Please address battery safety standards - lithium-ion batteries tend to be used in electric cars, buses, scooters and the like. They're very risky.

Need Traffic Calming on Western Ave by restricting access to it.

Post-It Notes Here

Post-It Notes Here

REDUCE STREET WIDTH =  
REDUCE SPEED ✓  
BETTER FOR SAFETY

Yes - Reduce traffic to & from high school.



E.M. Pemrick & Company  
Economic Planning & Development Services

Community Planning and Environmental Associates



# TRANSPORTATION & MOBILITY

ations, what other steps/actions might advance the  
here other important factors, in your view?

Plan better  
to reduce the  
flow of traffic  
Western  
with more

Focus on  
project development  
that limits auto-  
mobile dependency.

Make the Thruway  
Free from Amsterdam  
to Exit 23 to  
move traffic off  
Western Ave.  
Offer Free Public  
Transportation from  
Amsterdam to Dutchess County

Guildford should  
lead the way for a  
suite of more public  
transportation infrastruc-  
ture, light rail, etc

Lesser Available  
parking at Guildford  
High School to  
discourage driving  
to school.  
Why are our school buses  
underutilized?

Traffic  
Concerns:  
Abysmal right now

Post-It Notes Here

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battery safety  
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Need Traffic  
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Yes - Reduce traffic  
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school.





9

# TRANSPORT

In addition to the listed draft recommendations, what other steps go into Transportation & Mobility? Are there other important factors?

Issue in Glens Falls is that major arterials are State Routes  
 Need to establish NYSDOT Glens Falls Liaison Committee to Address Repairs/Upgrades  
 Traffic patterns on Trucks - CSX overpass at B4 hunker is a problem, need to address  
 Routes in Hamlet (35 MPH) 6-Center  
 Safety - Noise Air Quality Sulfur

Keep extra space for walking and biking like a bike lane

Improve Public Transit - Sidewalks need to be connected - too many end - need consistency when Sidewalks change Side of Road

Plan better to reduce the flow of traffic on Western with much

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Traffic Concerns: Abysmal night

Post-It Notes Here

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 BETTER FOR SAFETY

Yes - Reduce traffic to & from high school.





**In addition to the listed draft recommendations, what other steps/actions might advance the goal of Transportation & Mobility? Are there other important factors, in your view?**

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Need to establish NYSP  
G-land Masonry  
Committee to Address  
Repairs/Upgrades  
Traffic patterns  
an Trucks -  
CSX overpass at  
B4 hunk is  
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Necessity  
Routes in  
Hawket (35 MPH)  
G-Center  
Safety - Noise  
Air Quality  
Suffing

Keep extra space for  
walking and biking  
Use a bike rack

Improve Public  
Drainage -  
Sidewalks need to  
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too many end -  
Need connection  
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Side & Road

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REDUCE  
SPEED ✓  
BETTER FOR SAFETY

Yes - Reduce traffic  
to & from high  
school.





Share any additional thoughts and ideas you have for Guilderland here!

NO COSTCO

please try to conserve traffic

Land developed as a "town farm" to feed the local insecure. Some volunteer work but also maintained, in part by town employees.

← I love this idea

affordable appt. buildings - NO NEW APT BUILDINGS

Keep green fields GREEN!

Save the bats!  
Protect their habitat.

No more commercial

No further expansion of commercial corridors

Tree planting initiatives!  
Native trees, please.

NO MORE BIG BUSINESSES

Dark Skies  
Adjust lighting of streets + development to allow for Dark Skies.  
We used to have ~~dark~~ dark skies + beautiful stars. No more.





# Share any additional thoughts and ideas you have for Guilderland here!

NO COSTCO

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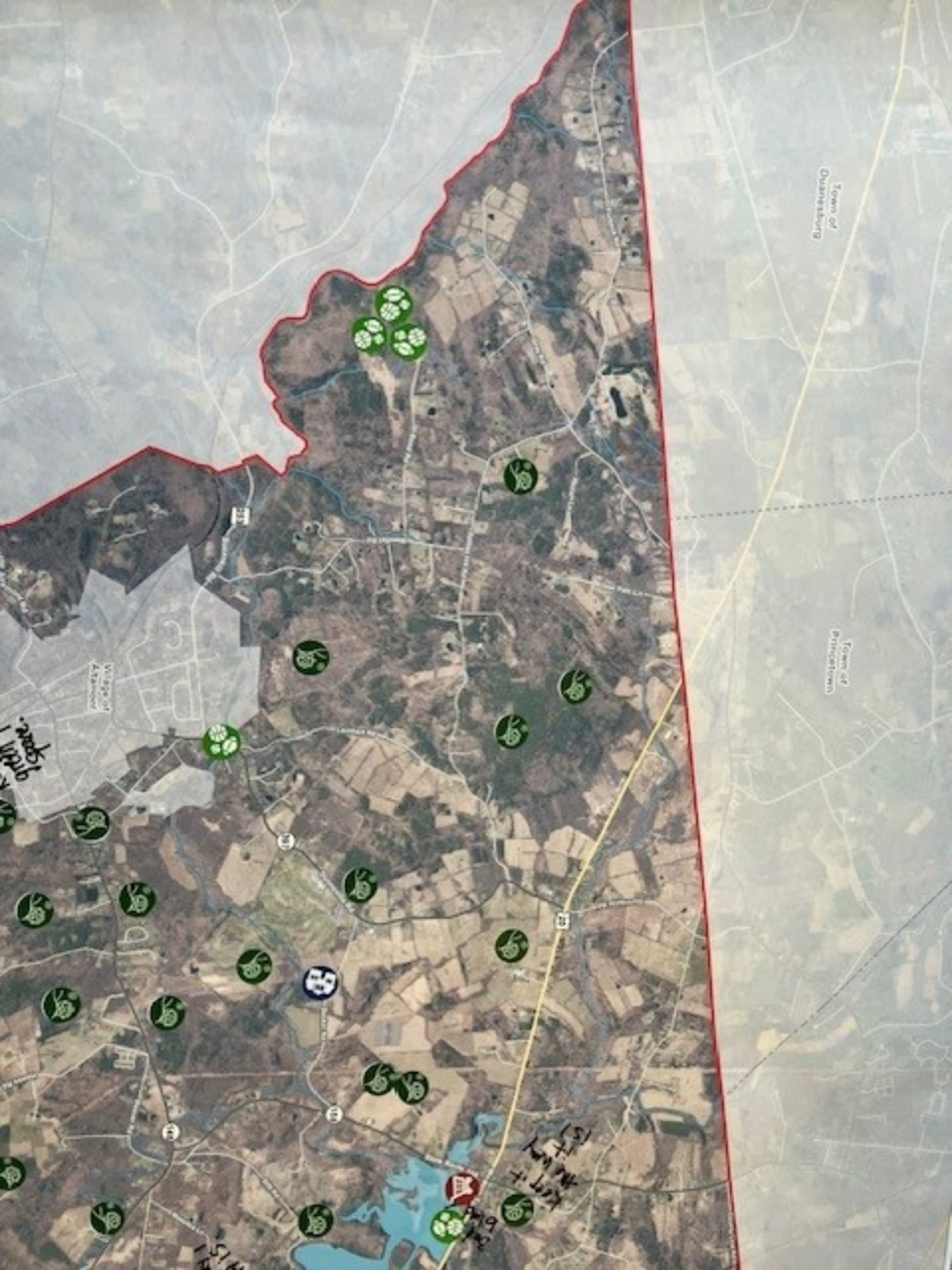
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Town of Quakerburg

Town of Painesville

Maplewood

151 152 153

151 152 153

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152



DO NOT DEVELOP!

Yellow sticky note with illegible text.

Let's  
open  
up  
space.

15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
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4  
3  
2  
1







Westmoreland is a park more than a Gaillard land Caste !!!

1000

Yellow sticky note





Yellow sticky note with illegible handwritten text.

More affordable  
single family housing /  
reasonable priced  
apts

really  
high  
interaction

Albany County

Schenectady County

Chenango County

Hamilton County





Yellow sticky note with illegible text.

More affordable  
single family housing /  
reasonable priced  
apts

really  
high  
interaction

Albany County

Schenectady County

Rte 146

Rte 146

Rte 146



More affordable  
single  
family housing/  
reasonable priced  
apts

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really  
busy  
interaction

Schenectady County

Albany County

deli  
small biz

keep  
green  
space!

keep it  
the way  
it is!

keep it  
the way  
it is!







W Old State Rd

Frenchs Mill Rd

Hurst Rd

Stitt Rd

Mason Ln

State Route 146

Keep it  
the way it  
is.

Keep it the  
way it is  
Aug 2018

20

158

146

201





Frenchs Hollow Rd

Watergate Dr

State Route 146

High School

Keep it all  
Buy it all

Single  
Family

Needing  
homes  
+  
affordable  
housing

Meadowdale Rd

Gardner Rd

Frederick Rd

Dapper Rd

Herman Ave

Northe  
Haven

201

202

201





Frenchs Hollow Rd

Watergate Dr

State Route 146

High School

Keep it all  
Buy it all

Single  
Family

Needing  
homes  
+  
affordable  
housing

Gardner Rd

Frederick Rd

Meadowdale Rd

Old Farmhouse Rd

Dapper Rd

Homeless Hwy

Northe  
Haven  
Park

201

202

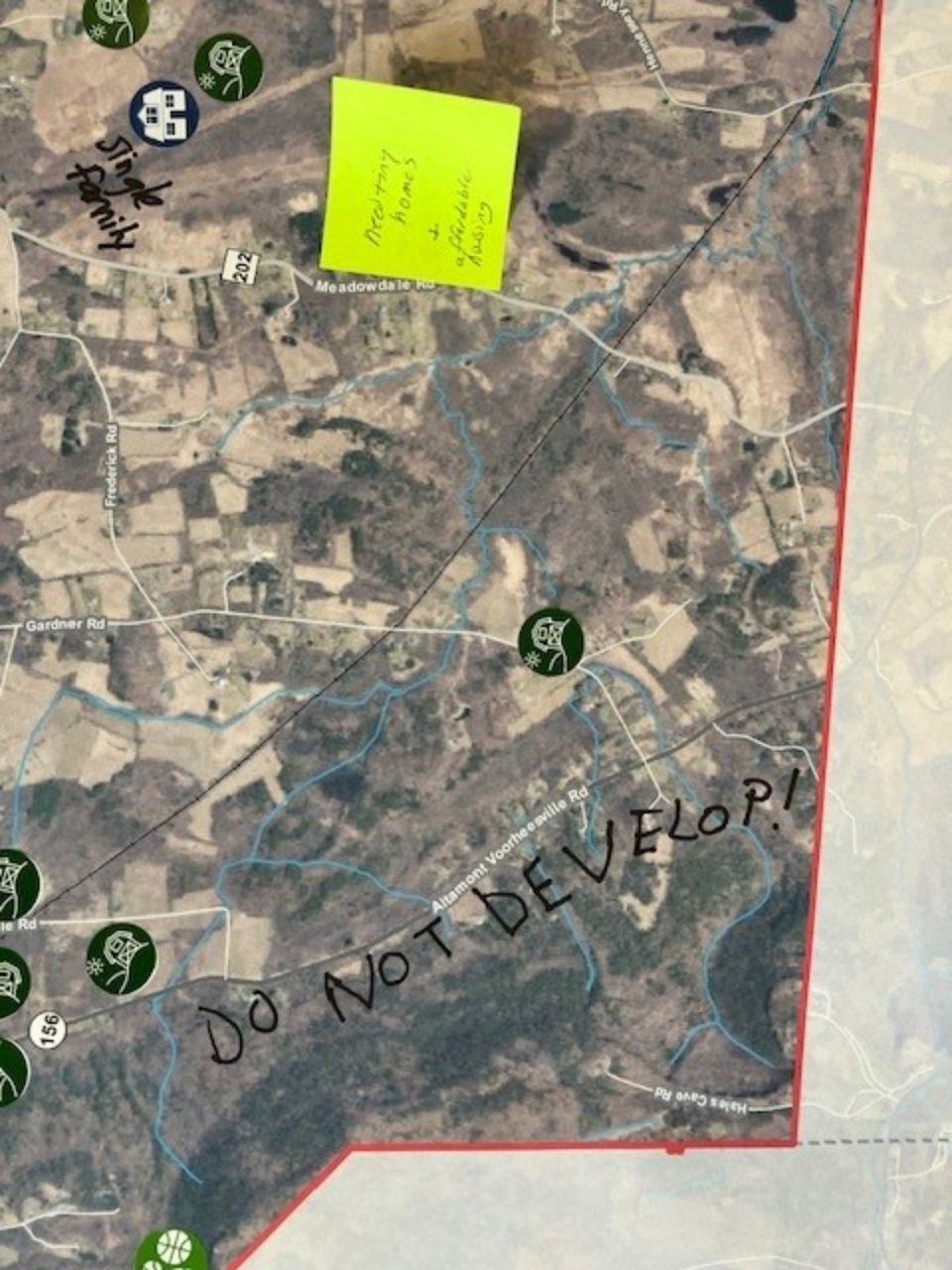
201



Jingle  
Family

Neat tiny  
homes  
+  
affordable  
housing

DO NOT DEVELOP!







Good place  
for local  
businesses

Northwood Area  
Historical Library

Village of  
Canaan





NEED 2 BE REVISIT

15 land ...  
could ...  
and ...

CITY OF ...

38









Town of  
Oswestry

Ay  
Hild  
Town

Town of  
Pittsford

Village of  
Ashburnham

Spill  
Kill

Spill  
Kill

Spill  
Kill





NEEDS 2 BE PRESERVED

146  
15 6 000

DUIDE  
WATER

Albany County

Schenectady County





NEEDS 2 BE PRESERVED

146  
156000  
GUIDE  
Vertical  
Left  
Right  
Slope

High School

201

146

158

Shirt Rd

Manolis Ln

Hurrest Rd

State Route 146

School Rd

Frenchs Hollow Rd

Frenchs Mill Rd

Pinewood Dr

Bickwood Dr

Vosburgh Rd





Foundry Rd  
 Winding Brook Dr  
 Willow St  
 Farm Rd  
 Great place for local businesses  
 Library  
 New Kerner Rd  
 Western Ave  
 Archer Rd  
 White Rd  
 20  
 Northgate Dr  
 Gapps Rd  
 Vesina Dr  
 90  
 RE-Rentals Agent  
 Westland Laundry  
 City All