PATHWAY TO OUR FUTURE

GUILDERLAND COMPREHENSIVE PLAN

Comprehensive Plan Update Committee Meeting #2

JANUARY 10, 2023

Guilderland Town Hall

Engineering and Land Surveying, P.C.

AGENDA

- Welcome
- Committee Chair/Co-Chair Discussion
- Existing Conditions Highlights
- Public Engagement Overview
- Next Steps
- Public Comment

COMMITTEE CHAIR DISCUSSION

- Role of Chair/Co-Chair
  - Lead CPUC Meetings & Public Hearing (with MJ Team assistance)
  - Participate in Monthly Coordination Calls with Town Staff & MJ Team

EXISTING CONDITIONS

Understanding Where You Are

THE EXISTING STATE

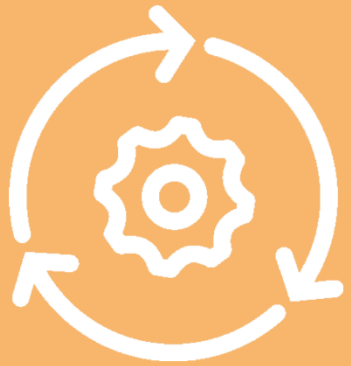
Where Do You Want To Be?

THE DESIRED STATE

Identifying a Shared Vision for the Town of Guilderland

How Do You Get There?

IMPLEMENTATION



Reality-Based Series of Implementation Steps

EXISTING CONDITIONS

- Demographics
- Housing
- Preliminary Mapping

EXISTING CONDITIONS

Demographics – Population

Year	1980	1990	2000	2010	2020	2021
Population	26,515	28,764	34,045	35,303	36,848	36,976

Source: U.S. Census

Regional Comparison from CDRPC, *Town of Guilderland Demographic and Growth Analysis 1990-2020*

Location	2010	2020	2010-2020 % Change	Population Difference
Town of Guilderland	35,303	36,848	4.4%	1,545
Bethlehem	33,656	35,034	4.1%	1,378
Halfmoon	21,535	25,662	19.2%	4,127
Rotterdam	29,094	30,523	4.9%	1,429
Albany County	304,032	314,848	3.6%	10,816
New York State	19,378,102	20,201,249	4.2%	823,147

Source: U.S. 2010 & 2020 Decennial Census

EXISTING CONDITIONS

Demographics – Age

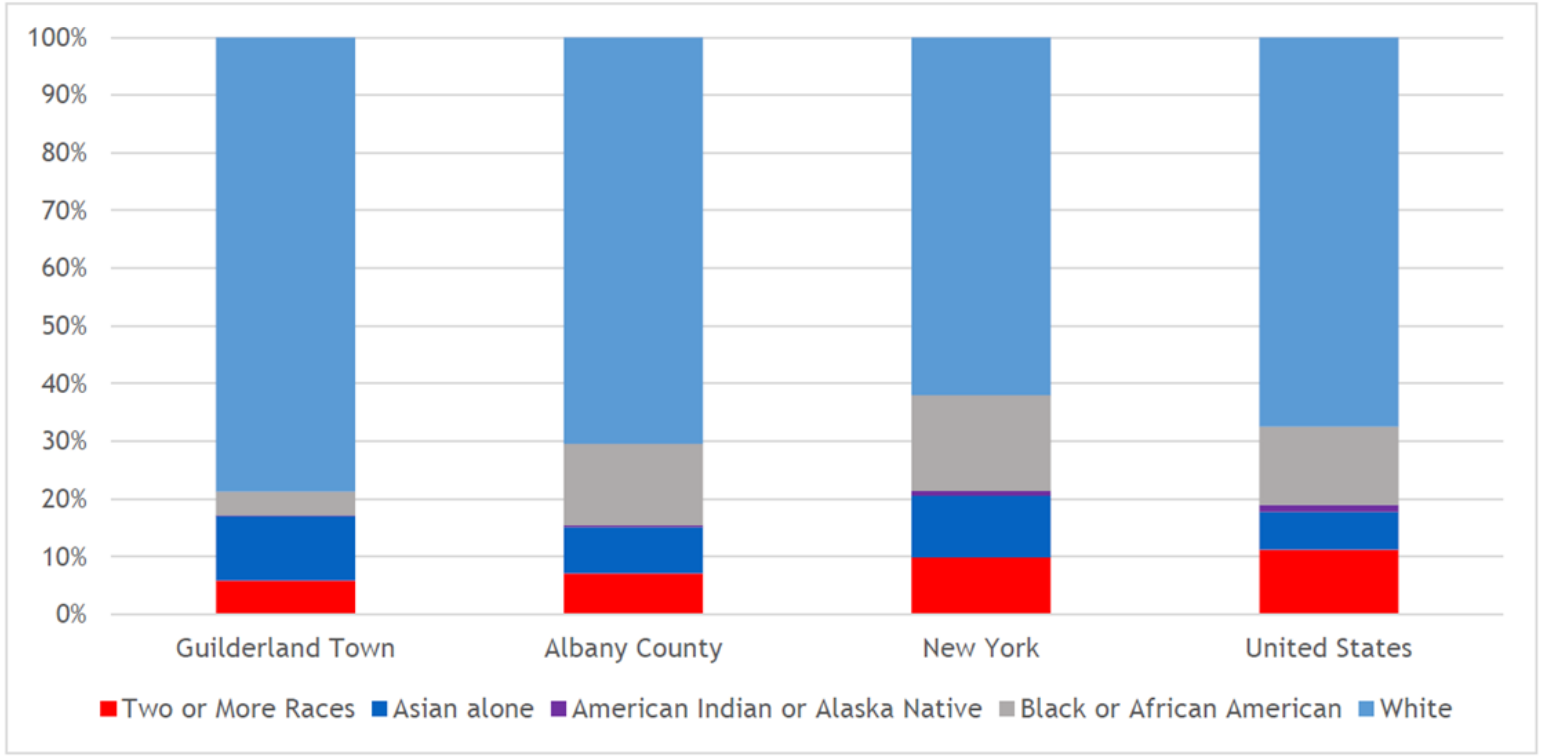
	Preschool 0-4	School Age 5-17	College Age 18-24	Young Adult 25-44	Adult 45-64	Older Adult 65+
Guilderland	4.9%	13.6%	14.2%	23.3%	25.2%	18.8%
New York	5.7%	15.2%	9%	27.2%	26.3%	16.6%
U.S.	5.9%	16.6%	9.2%	26.5%	25.6%	16%

Source: U.S. Census Bureau 5-Year ACS 2017-2021

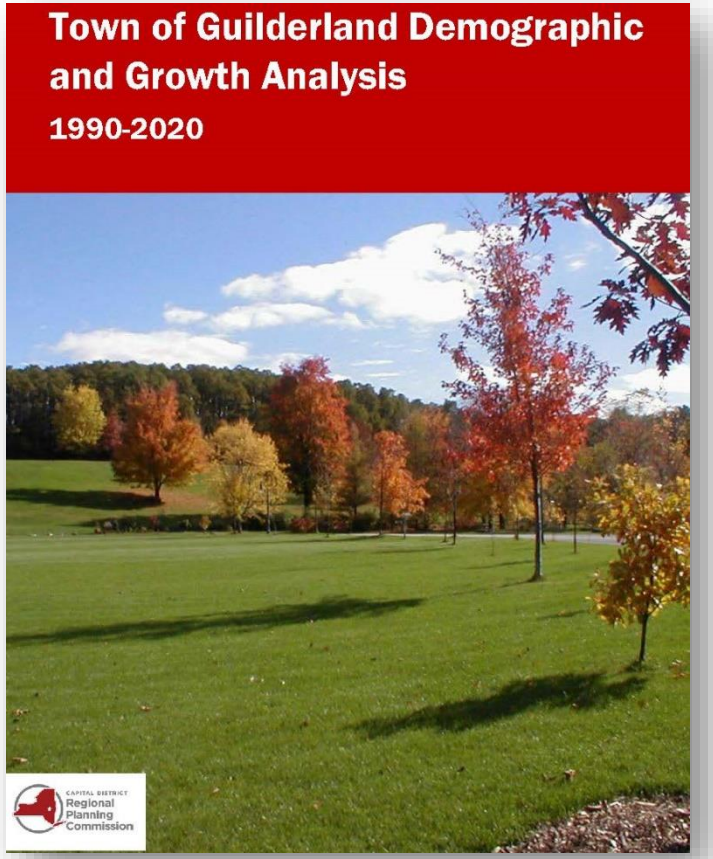
- Percentage of College Age (18-24) and Older Adult (65+) residents in Guilderland higher than state and national figures.
- Lower percentage of School Age (5-17) and Young Adult (25-44) residents in Guilderland.

EXISTING CONDITIONS

Demographics – Race/Ethnicity

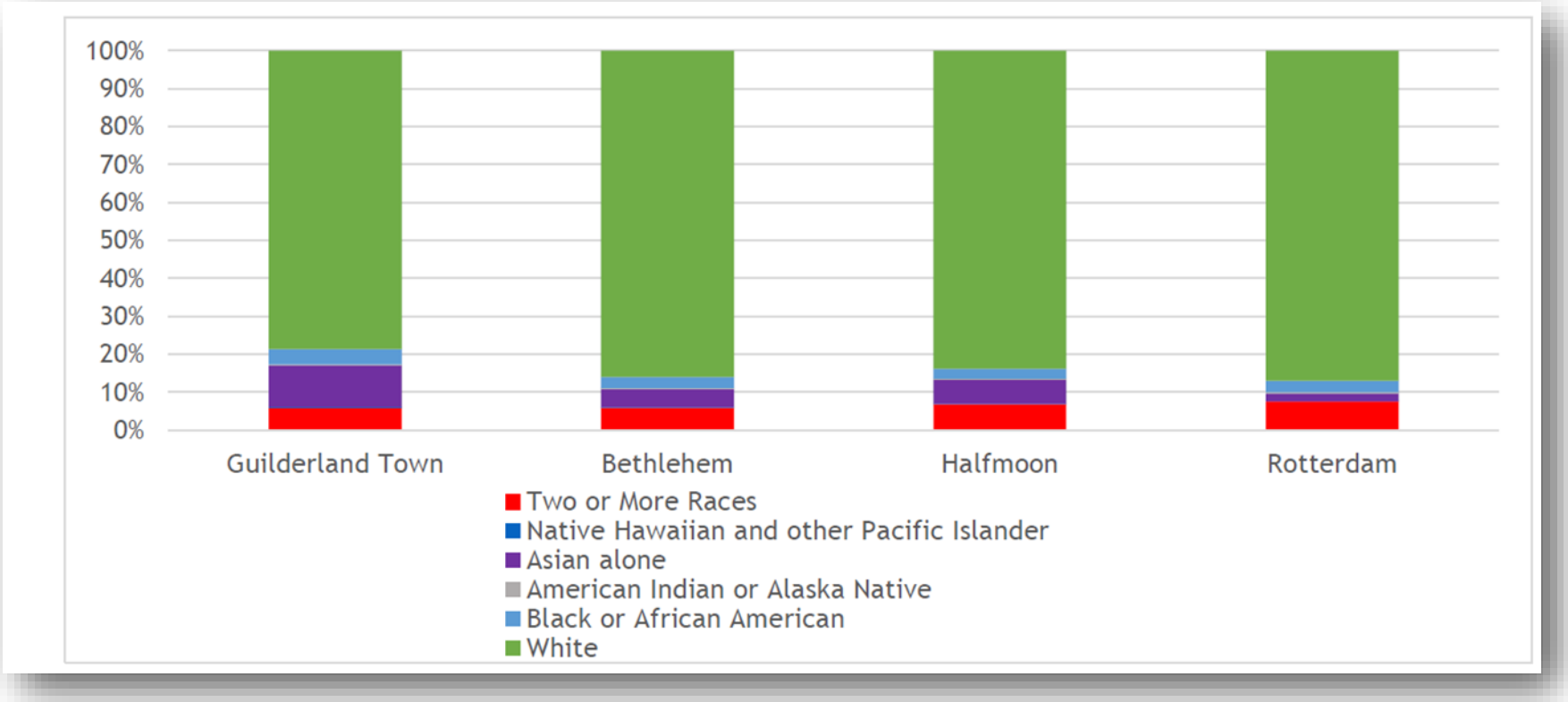


Source: U.S. Census Bureau 5-Year ACS 2015-2019



EXISTING CONDITIONS

Demographics – Race/Ethnicity



- The majority of Guilderland's residents identify as *White*.
- Those who identify as *Asian* represent approximately 10% of Guilderland population.
- Slightly lower percentage (4%) of those who identify as *Two or More Races*.

Source: CDRPC, *Town of Guilderland Demographic and Growth Analysis 1990-2020*

EXISTING CONDITIONS

Income

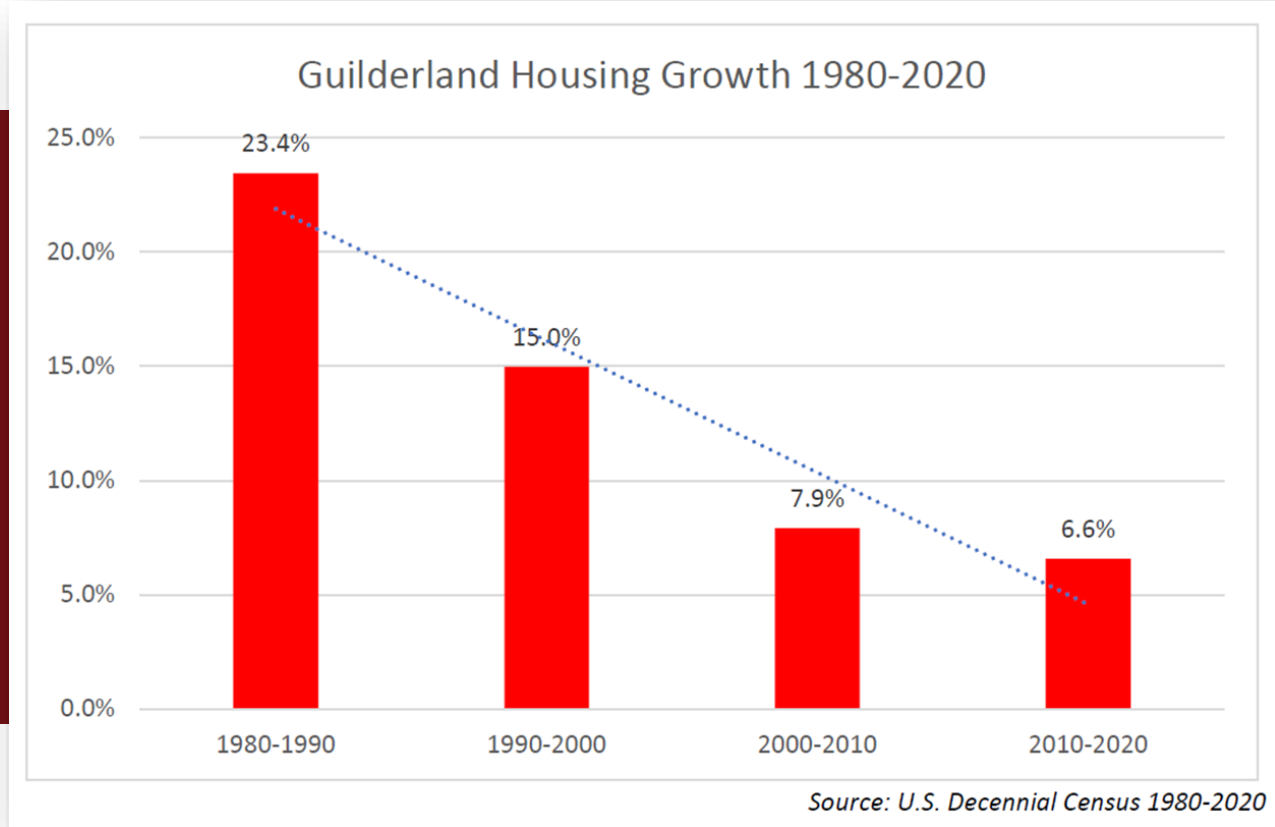
- Median household income (in 2021 dollars): $94,606
- Persons in poverty: 5.2%

Source: American Community Survey 2017-2021

EXISTING CONDITIONS

Housing – Percentage Growth in Housing Units

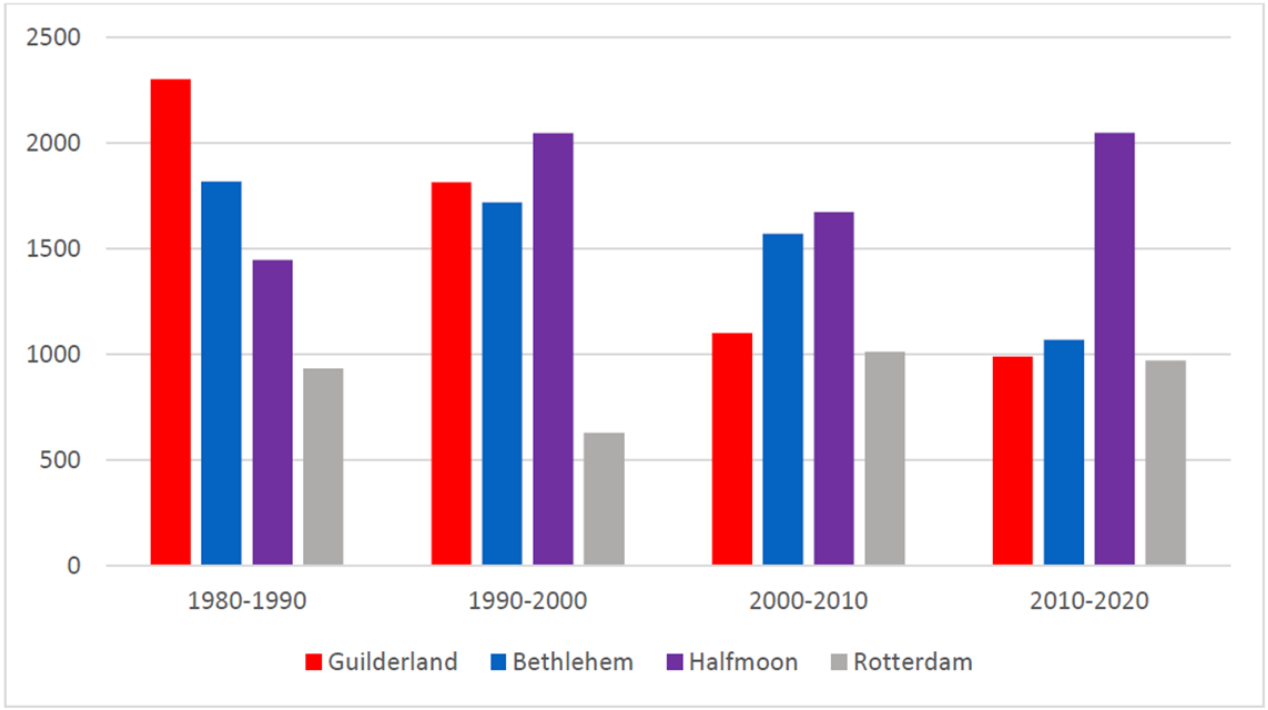
- Significant growth in number of housing units from 1980-1990
- Decreasing growth rate in each subsequent decade



Source: CDRPC, *Town of Guilderland Demographic and Growth Analysis 1990-2020*

EXISTING CONDITIONS

Housing – Number of Housing Units Added Comparison 1980-2020



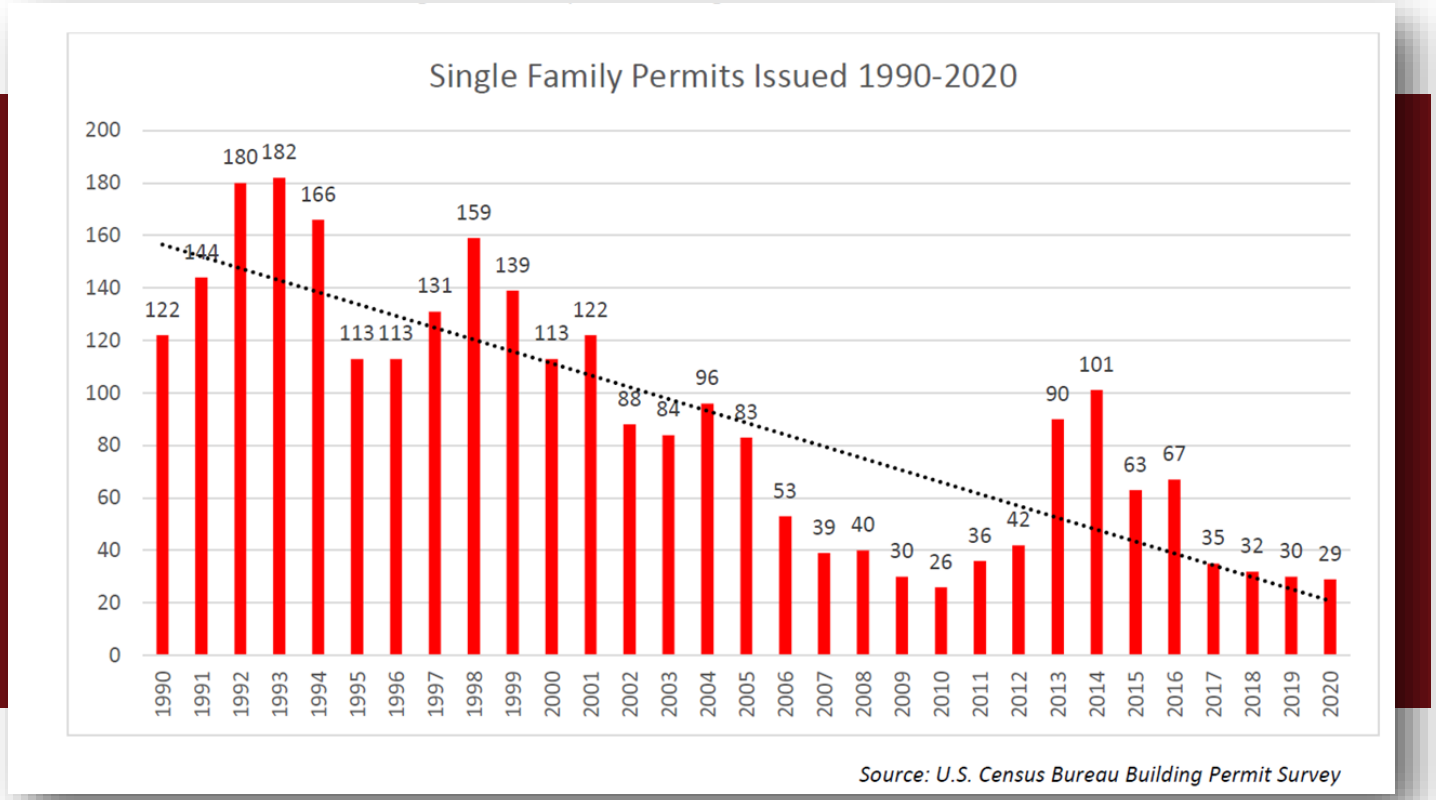
Source: U.S. Decennial Census 1980-2020

Source: CDRPC, *Town of Guilderland Demographic and Growth Analysis 1990-2020*

EXISTING CONDITIONS

Housing – Single-Family Building Permits 1990-2020

- Downward trend in the number of permits for single-family residential construction
- Average number of annual permits 2011-2020 was 52.5

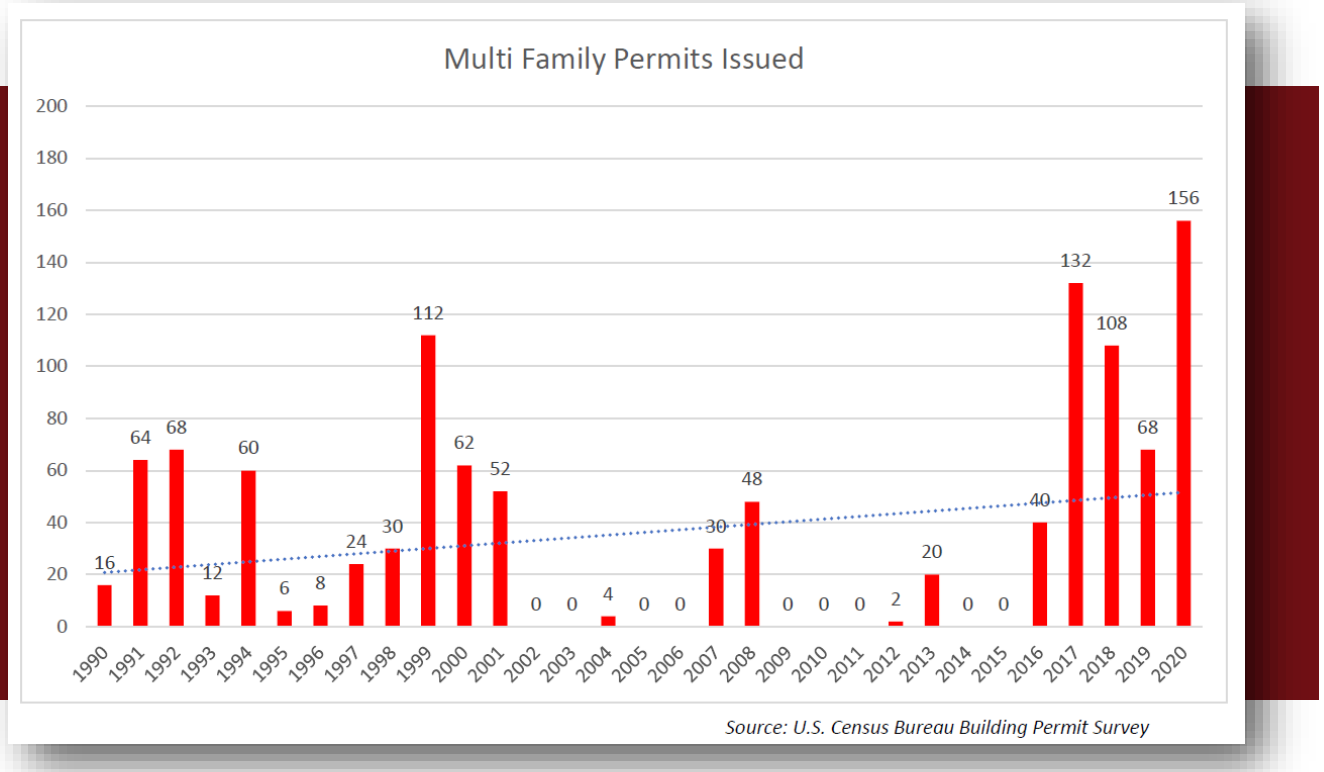


Source: CDRPC, *Town of Guilderland Demographic and Growth Analysis 1990-2020*

EXISTING CONDITIONS

Housing – Multi-Family Residential Building Permits 1990-2020

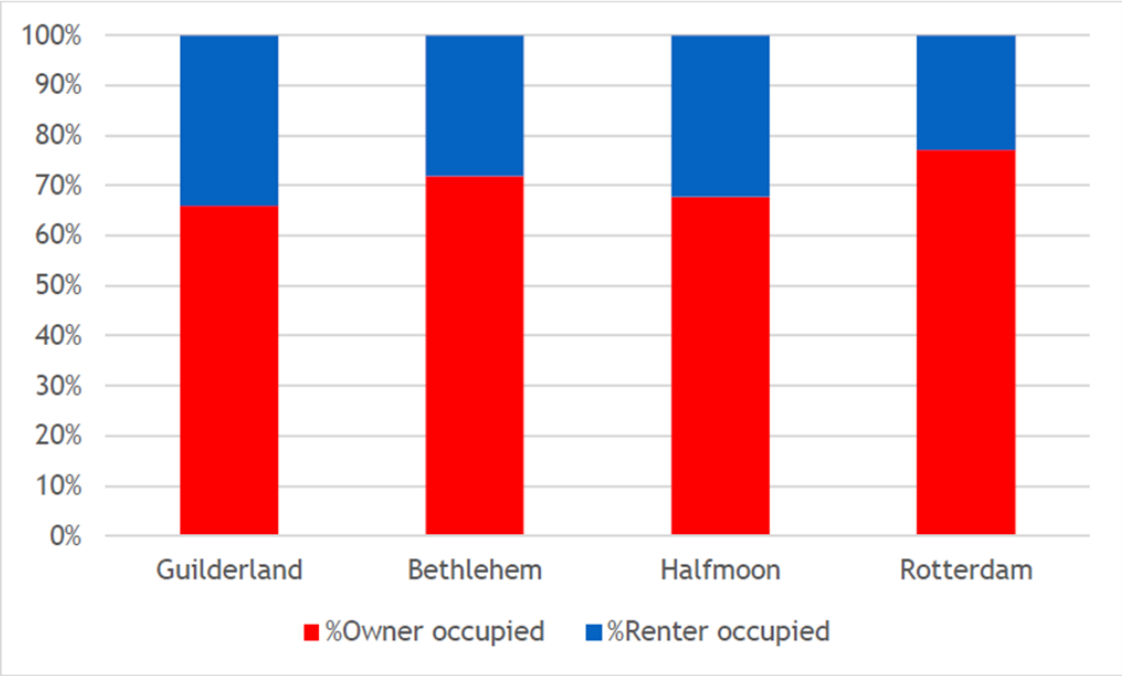
- Upward trend in permits for multi-family residential construction
- Substantial increase in permits issued 2016-2020



Source: CDRPC, *Town of Guilderland Demographic and Growth Analysis 1990-2020*

EXISTING CONDITIONS

Housing – Occupancy in Guilderland and Peer Towns



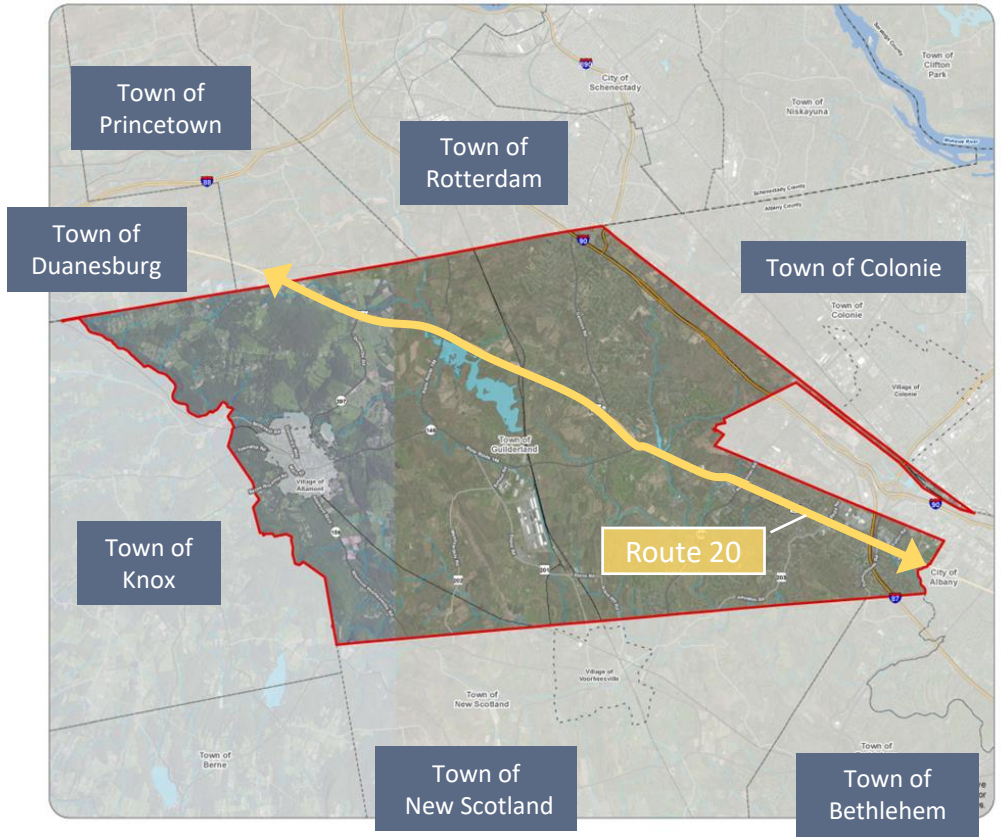
- Guilderland has the highest percentage of renter-occupied units among this peer cohort at 32.4%

Source: CDRPC, *Town of Guilderland Demographic and Growth Analysis 1990-2020*

Source: U.S. Census Bureau 5-Year ACS 2015-2019

EXISTING CONDITIONS

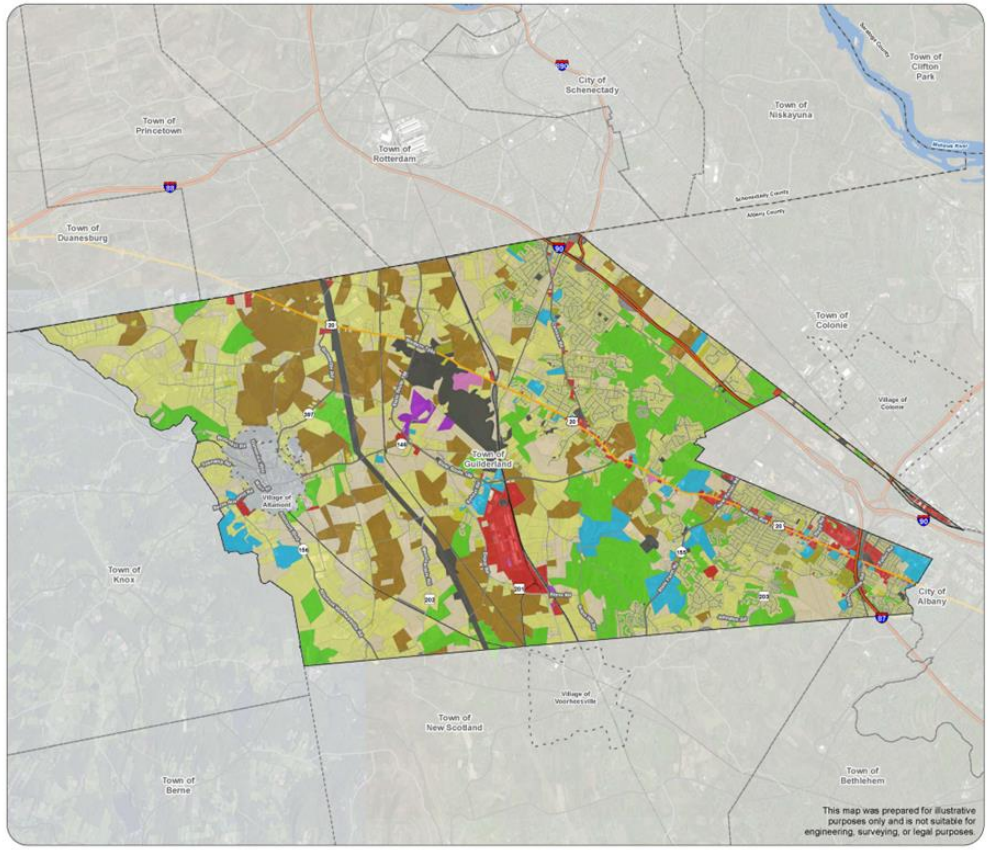
Study Area



- Study Area is entire Town of Guilderland. Does not include Village of Altamont.
- 58 square miles (37,621 acres)
- Adjacent municipalities
  - City of Albany
  - Town of Bethlehem
  - Village of Voorheesville
  - Town of New Scotland
  - Town of Knox
  - Town of Duanesburg
  - Town of Princetown
  - Town of Rotterdam
  - Town of Colonie
  - Village of Colonie
  - Village of Altamont

EXISTING CONDITIONS

Land Use



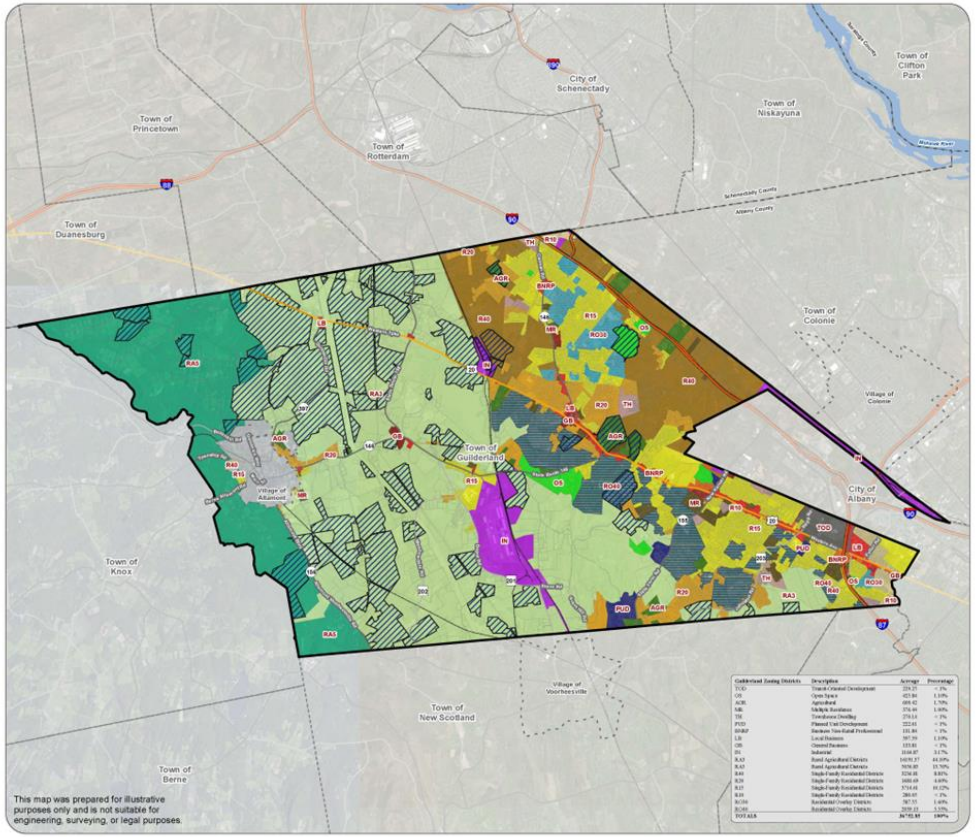
- Agricultural
- Commercial
- Community Services
- Industrial
- Mixed Use
- Parks and Recreation
- Residential - High Density
- Residential - Medium Density
- Residential - Low Density
- Transportation
- Utilities
- Vacant Land

Most Prevalent Existing Land Uses

Residential – Low Density	35.5%
Vacant Land	15.6%
Agricultural	14.9%
Parks & Recreation	13.9%

EXISTING CONDITIONS

Zoning



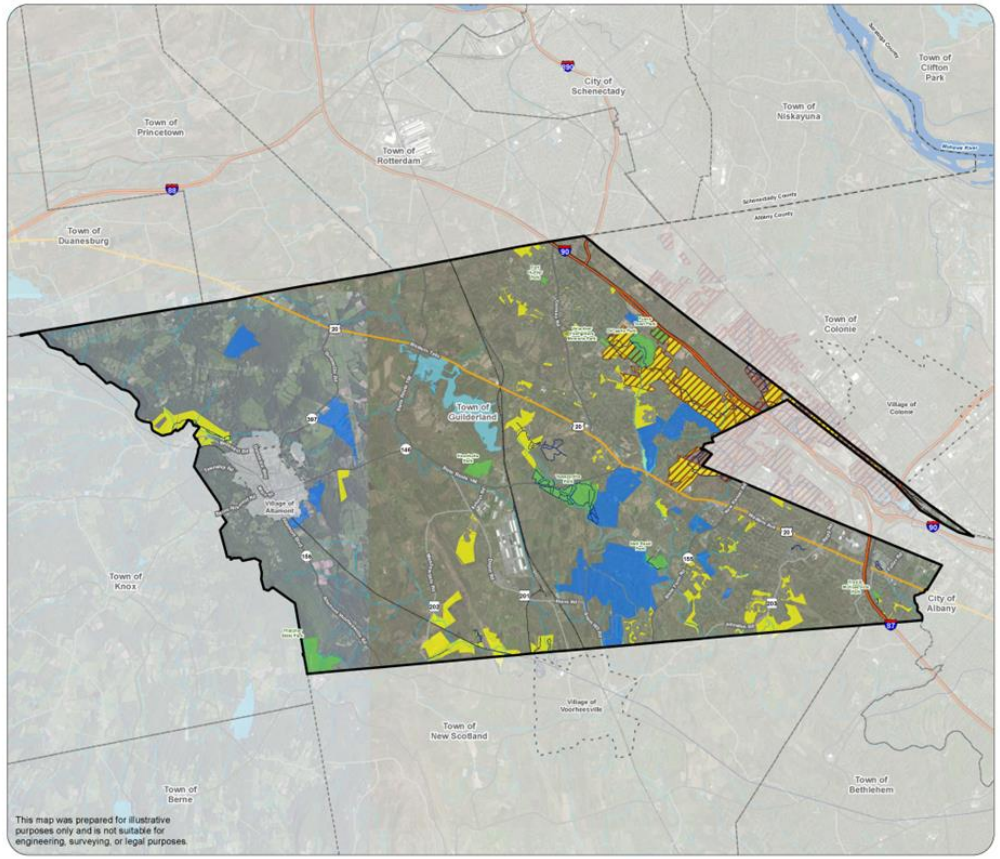
ZONING DISTRICTS

- TOD Transit-Oriented Development
- OS Open Space
- AGR Agricultural
- MR Multiple Residence
- TH Townhouse Dwelling
- PUD Planned Unit Development
- BNRP Business Non-Retail Professional
- LB Local Business
- GB General Business
- IN Industrial
- RA3 Rural Agricultural
- RA5 Rural Agricultural
- R40 Single-Family Residential
- R20 Single-Family Residential
- R15 Single-Family Residential
- R10 Single-Family Residential
- RO30 Residential Overlay
- RO40 Residential Overlay

- 16 Zoning Districts + 2 Residential Overlays
- Largest Zoning Districts
  - RA 3 – Rural Agricultural
  - RA 5 – Rural Agricultural
  - R 15 – Single-Family Residential

EXISTING CONDITIONS

Parks, Recreation & Conserved Lands



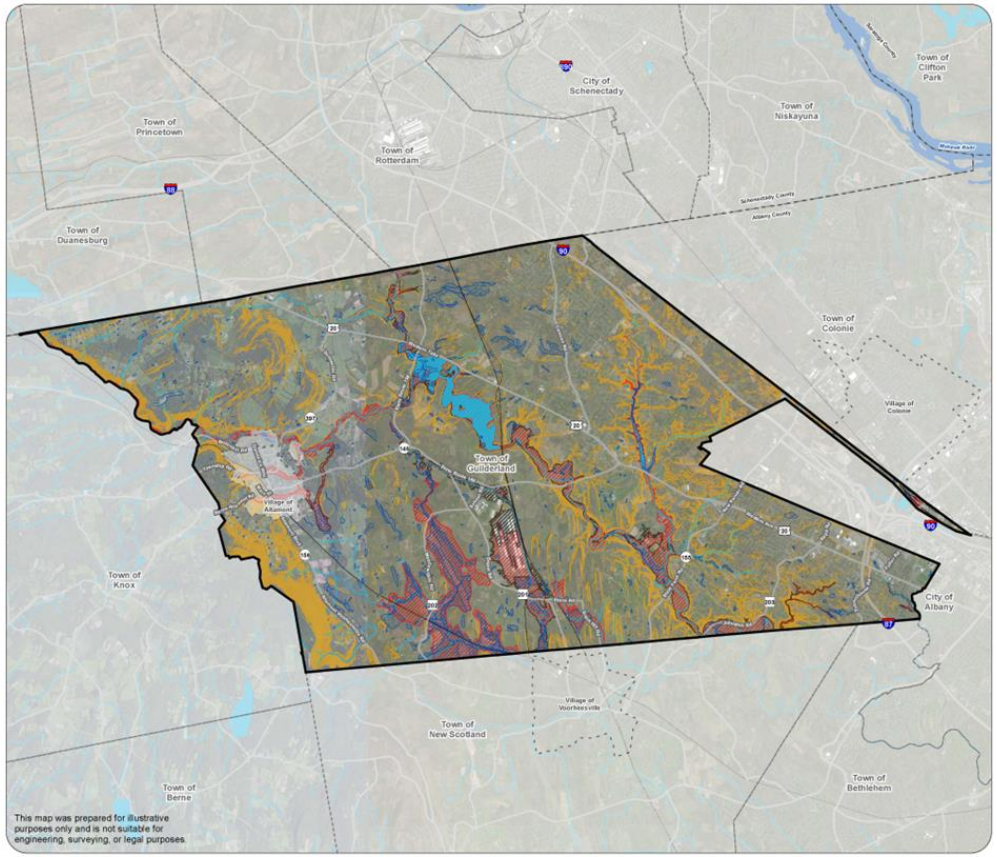
LEGEND

- Study Area
- County Boundary
- City/Town Boundary
- Village Boundary
- Railroad
- Interstates
- US Routes
- State Routes
- County Routes
- Water Body
- River/Stream
- Trails
- Parks
- Outdoor Recreation
- Conserved Lands
- Pine-Bush Protected Lands

- Parks (Local, County, State) 1.5%
- Outdoor Recreation 5%
- Conserved Lands 6.5%

EXISTING CONDITIONS

Environmental Constraints



LEGEND

- Study Area
- County Boundary
- City/Town Boundary
- Village Boundary
- Railroad
- Major Roads
- Water Body
- River/Stream
- 100-Year Floodzone
- 500-Year Floodzone
- Slopes > 15%
- Known Wetlands

- Known Wetlands 5.5%
- 100-Year Floodzone 9%
- 500-Year Floodzone 1%
- Steep Slopes 17.5%

PUBLIC ENGAGEMENT

Ongoing Activities:

- Draft Public Engagement Plan
- Project Website
- Project Promotional Video

Upcoming Activities:

- Stakeholder Group Meetings
- Public Workshop #1
- Online Community Survey

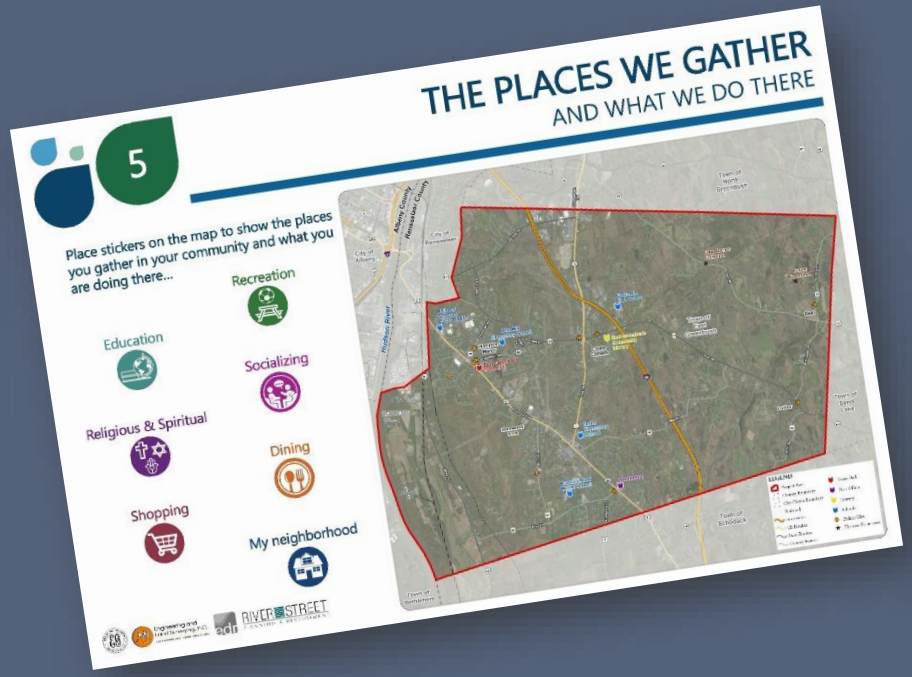
PUBLIC ENGAGEMENT

Potential Stakeholder Groups

- Local & Regional Partners
- Environment, Sustainability & Recreation
- Business & Economic Development
- Arts, History & Education
- Neighborhood & Community Organizations

PUBLIC ENGAGEMENT

Public Open House & Visioning Workshop #1



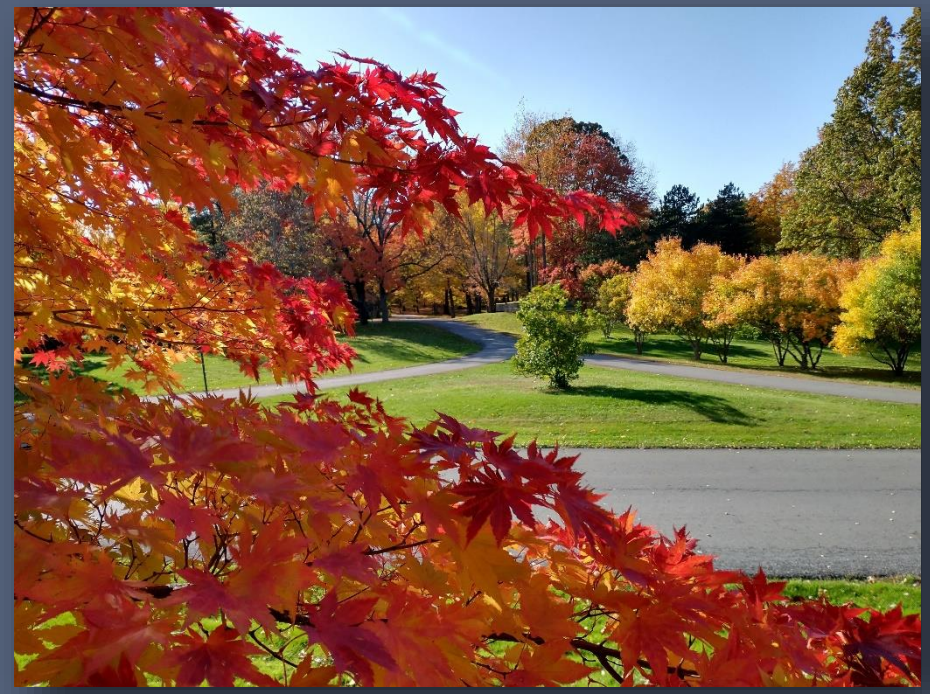
PUBLIC ENGAGEMENT

Online Community Survey

- Online through Survey Monkey
- Advertised in Press Release, Project Website, Public Workshop, Pop-Up Event
- Participants can access on mobile devices
- Consultant Team prepares summary of survey response highlights

NEXT STEPS

- CPUC Review:
  - Public Engagement Plan
  - Existing Conditions Mapping
  - Comp Plan Report Card
- Schedule Public Open House & Visioning Workshop
- Prepare Online Community Survey
- Schedule Stakeholder Group Meetings
- Next CPUC Meeting – March 14, 2023 at 7:00 p.m.



PUBLIC COMMENT