

# Table of Contents

Cover Page.....	i
Acknowledgements .....	ii
Table of Contents .....	iii
List of Figures.....	viii
List of Tables.....	viii

## **Executive Summary..... ES-1**

A. Community Outreach .....	ES-1
B. Inventory & Analysis .....	ES-2
C. Vision, Goals and Objectives.....	ES-2
D. Plan Recommendations .....	ES-3
D.1 Growth Management Tools.....	ES-3
D.2 Land Use .....	ES-3
D.3 Natural Resources.....	ES-5
D.4 Transportation.....	ES-7
D.5 Plan Recommendations By Planning Area .....	ES-8
E. Other Plan Components .....	ES-12

## **Chapter I: Introduction..... I-1**

A. Legislative Authority .....	I-2
B. SEQR Compliance .....	I-2

## **Chapter II: Inventory & Analysis .....II-1**

A. Historic and Cultural Resources .....	II-1
B. Population and Housing .....	II-3
B.1 Population.....	II-3
B.2 Housing .....	II-7
C. Land Use and Zoning.....	II-10
C.1 Residential .....	II-12
C.2 Agricultural .....	II-12
C.3 Commercial.....	II-13
C.4 Industrial.....	II-13
C.5 Public & Community Services.....	II-14
C.6 Recreation & Entertainment.....	II-14
C.7 Vacant Land & Natural Areas.....	II-14
D. Agricultural Resources.....	II-16
D.1 Agricultural Districts .....	II-17
D.2 Notice of Intent.....	II-17
D.3 Private Actions.....	II-17
D.4 Agricultural Land Preservation .....	II-18
E. Physiography & Topography .....	II-19
E.1 Helderberg Mountains.....	II-20
E.2 Steep Slopes.....	II-21

F.	Water Resources.....	II-22
F.1	Groundwater & Surface Water.....	II-22
F.2	Floodplains & Storm Drainage.....	II-25
G.	Ecology.....	II-25
G.1	Vegetation.....	II-26
G.2	Pine Bush.....	II-27
G.3	Wildlife.....	II-31
G.4	Wetlands.....	II-32
H.	Community Services.....	II-35
H.1	Education.....	II-35
H.2	Police Services.....	II-38
H.3	Fire Protection Services.....	II-38
H.4	Emergency Medical Services.....	II-39
I.	Transportation.....	II-42
J.	Utilities.....	II-47
J.1	Water Supply.....	II-47
J.2	Water Treatment.....	II-47
J.3	Distribution.....	II-48
J.4	Wastewater.....	II-49
J.5	Other Utilities.....	II-50
K.	Recreational Resources.....	II-52
L.	Economics.....	II-54

**Chapter III: Community Vision ..... III-1**

A.	Community Outreach.....	III-1
A.1	Community Survey.....	III-1
A.2	Study Circles.....	III-4
A.3	Focus Group Workshops.....	III-5
A.4	Neighborhood Meetings.....	III-7
A.5	Community Work Sessions.....	III-9
A.6	Advisory Board Meetings.....	III-9
A.7	Public Hearings.....	III-9
A.8	Fact-Finding Outreach.....	III-9
B.	Vision Statement & Goals and Objectives.....	III-10
B.1	Growth Management.....	III-10
B.2	Transportation & Mobility.....	III-11
B.3	Public Utilities.....	III-12
B.4	Business, Employment & Fiscal Resources.....	III-13
B.5	Housing.....	III-13
B.6	Town Character.....	III-14
B.7	Ag, Natural Resources & Open Space.....	III-15
B.8	Cultural Resources.....	III-15
B.9	Recreation.....	III-16
B.10	Governance.....	III-16
B.11	Implementation.....	III-17

**Chapter IV: Plan Recommendations .....IV-1**

A.	Growth Management Tools.....	IV-2
A.1	Clustering.....	IV-3

A.2	Conservation Development.....	IV-3
A.3	Incentive Zoning.....	IV-4
A.4	Conservation Easements.....	IV-5
A.5	Purchase of Development Rights.....	IV-5
A.6	Transfer of Development Rights.....	IV-7
A.7	Term Easements and Tax Abatement Program.....	IV-8
A.8	Residential Development Design Guidelines.....	IV-8
A.9	Generic Env. Impact Statements.....	IV-9
A.10	Fiscal Model.....	IV-10
<b>B.</b>	<b>Land Use.....</b>	<b>IV-12</b>
B.1	Plan Premises.....	IV-12
B.2	Residential Neighborhoods.....	IV-15
B.3	Planning Areas.....	IV-17
B.4	Cultural Resources.....	IV-17
B.5	Economic Development.....	IV-18
	<i>Mixed Use Commercial Development.....</i>	<i>IV-19</i>
	<i>Westmere Commercial Area.....</i>	<i>IV-20</i>
	<i>Northeast Industrial Park.....</i>	<i>IV-23</i>
B.6	Recreation.....	IV-23
B.7	Tower Management.....	IV-25
B.8	Potential Adverse and Beneficial Future Growth Impacts.....	IV-27
<b>C.</b>	<b>Natural Resources.....</b>	<b>IV-29</b>
C.1	Plan Premises.....	IV-29
C.2	Watervliet Reservoir.....	IV-30
C.3	Drainage Corridors.....	IV-31
C.4	Pine Bush.....	IV-33
C.5	Helderberg Escarpment.....	IV-35
C.6	Potential Adverse and Beneficial Future Growth Impacts.....	IV-36
<b>D.</b>	<b>Transportation.....</b>	<b>IV-37</b>
D.1	Plan Premises.....	IV-37
D.2	New York State Highways & Thruway.....	IV-38
D.3	Western Avenue Corridor Study.....	IV-40
	<i>McKownville Professional Office.....</i>	<i>IV-42</i>
	<i>Westmere Commercial.....</i>	<i>IV-43</i>
	<i>Westmere Professional Office.....</i>	<i>IV-44</i>
	<i>Route 155 Commercial.....</i>	<i>IV-45</i>
	<i>Guilderland Emerging Center.....</i>	<i>IV-45</i>
	<i>Route 146/McCormack Corners.....</i>	<i>IV-46</i>
	<i>Growth Area.....</i>	<i>IV-46</i>
	<i>Reservoir.....</i>	<i>IV-47</i>
	<i>Rural Guilderland.....</i>	<i>IV-47</i>
D.4	Major Town & County Collector Roads.....	IV-48
D.5	Rail Corridors.....	IV-49
D.6	Guilderland Pathways.....	IV-50
D.7	Potential Adverse and Beneficial Future Growth Impacts.....	IV-51

<b>E. Plan Recommendations by Planning Area.....</b>	<b>IV-52</b>
E.1 General Recommendations.....	IV-52
E.2 McKownville.....	IV-53
E.3 Westmere.....	IV-54
E.4 Guiderland.....	IV-58
E.5 Fort Hunter/McCormack Corners.....	IV-59
E.6 Hunger Kill .....	IV-61
E.7 Guiderland Center.....	IV-63
E.8 Village of Altamont.....	IV-64
E.9 Rural Guiderland .....	IV-65
<i>Rural Guiderland Hamlets.....</i>	<i>IV-69</i>
<i>Watervliet Reservoir.....</i>	<i>IV-71</i>

**Chapter V: Alternatives ..... V-1**

A. No-Action Alternative .....	V-1
B. Alternative Non-Residential Uses .....	V-2
C. Alternative Residential Land Uses.....	V-2

**Chapter VI: Action Plan .....VI-1**

**A. Major Themes..... VI-1**

**B. Implementation Schedule..... VI-1**

**C. Action Plan Discussion .....VI-6**

C.1 Resource Conservation.....	VI-6
<i>Farmland &amp; Open Space Conservation Plan.....</i>	<i>VI-7</i>
<i>Watervliet Reservoir Watershed Dialogue and Study....</i>	<i>VI-8</i>
<i>Pine Bush Initiative.....</i>	<i>VI-9</i>
<i>Term Easement/Tax Abatement Program.....</i>	<i>VI-10</i>
<i>Recreation Plan.....</i>	<i>VI-11</i>
C.2 Livable Neighborhoods.....	VI-11
<i>McKownville Streetscape &amp;</i>	
<i>Access Management Plan.....</i>	<i>VI-12</i>
<i>Guiderland Neighborhood Master Plan.....</i>	<i>VI-12</i>
<i>Guiderland Center Neighborhood Master Plan.....</i>	<i>VI-13</i>
<i>Westmere Commercial Area Design Charrette.....</i>	<i>VI-13</i>
<i>Rural Guiderland Hamlet Study.....</i>	<i>VI-14</i>
<i>Guiderland Pathways Plan.....</i>	<i>VI-15</i>
<i>Route 20 Redevelopment Plan.....</i>	<i>VI-16</i>
<i>Planning Coordination with the Village of Altamont and</i>	
<i>School Districts.....</i>	<i>VI-17</i>
<i>Neighborhood Outreach/Organization Program.....</i>	<i>VI-17</i>
<i>Carman Road Corridor Study.....</i>	<i>VI-18</i>
<i>McKownville Neighborhood Master Plan.....</i>	<i>VI-18</i>
<i>Westmere Neighborhood Master Plan.....</i>	<i>VI-19</i>

	<i>Fort Hunter and McCormack Corners Neighborhood Master Plan(s)</i> .....	VI-20
C.3	Growth Management.....	VI-21
	<i>Document Water Problems in Rural Guilderland</i> .....	VI-21
	<i>Economic Development Initiative</i> .....	VI-21
	<i>Rural Guilderland Plan</i> .....	VI-23
	<i>Stuyvesant Plaza/McKownville Area Drainage Study</i> .....	VI-24
	<i>Intermunicipal Water Agreements</i> .....	VI-24
C.4	General Considerations.....	VI-24
	<i>Adopt Comprehensive Plan</i> .....	VI-24
	<i>Grant Administrator</i> .....	VI-25
	<i>Review and Update Comprehensive Plan</i> .....	VI-25
	<i>Transportation Planning</i> .....	VI-25
	<i>Review and Update Zoning and Subdivision Regs</i> .....	VI-26
	<i>Technology Improvements</i> .....	VI-26
	<i>Fiscal Model Update and Refinement</i> .....	VI-27
	<i>Continuing Education</i> .....	VI-27

## References

## Glossary of Planning Terms

## Appendices

- A. Fiscal Model**
- B. Sample Scope for Area Specific GEIS**
- C. Sample Scope of Neighborhood Master Plan**
- D. Sample Development Guidelines**
- E. Sample Stormwater Management Guidelines**
- F. Livable Communities**
- G. Survey Results**

## ***List of Figures***

<b><u>Figure</u></b>	<b><u>Following Page</u></b>
1. Guilderland Population 1940-2020 .....	on page II-4
2. Age Characteristics .....	on page II-5
3. Existing Land Use.....	II-10
4. Existing Zoning.....	II-11
5. Agricultural Resources.....	II-16
6. Steep Slope Areas.....	II-21
7. Surface Water Features.....	II-23
8. 100-Year Floodplain.....	II-25
9. State Regulated Wetlands.....	II-33
10. Hydric Soils.....	II-34
11. Community Facilities .....	II-35
12. Transportation Network.....	II-43
13. Water System.....	II-48
14. Municipal Sanitary Sewer System .....	II-49
15. Parks and Golf Courses .....	II-52
16. Comprehensive Plan .....	IV-1
17. Planning Areas .....	IV-52

## ***List of Tables***

<b><u>Table</u></b>	<b><u>Page</u></b>
1. Educational Attainment .....	II-6
2. Distribution of Housing Type.....	II-7
3. Selling Price of Home in Selected Capital District Areas .....	II-8
4. Selling Price of Single Family Houses.....	II-9
5. Existing Land Use.....	II-11
6. Guilderland Central School District Enrollment Update....	II-36
7. Private School Enrollment Update.....	II-36
8. Work Trips by Origin & Destination.....	II-45
9. Current and Projected Water Supply and Demand.....	II-49
10. Town of Guilderland Parks Inventory.....	II-53
11. Household Income Levels.....	II-54
12. Employment Projections by Place of Work.....	II-55
13. 1990 Employment by Industry & Place of Residence.....	II-56
14. Implementation Schedule .....	VI-2