

TOWN OF GUILDERLAND PLANNING BOARD  
TOWN HALL, GUILDERLAND, N. Y. 12084.

stamp

Carl J. Walters, Town Supervisor

Joseph J. Rose, Chairman Town Planning Board  
Albert Brevetti  
Donald Cropsy  
Walter C. Handy  
Raymond Porter  
Ward L. Wells

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

# DEVELOPMENT PLAN

FOR THE

# TOWN OF GUILDERLAND

BROWN & ANTHONY CITY PLANNERS, INC.

AND

MATTHEW J. DELANY CITY PLANNERS, INC.

## INTRODUCTION

The Development Plan is the culmination of the planning process. It is the crystallization of the goals and objectives formulated on the basis of the survey and analysis of the physical, social and economic conditions, the diagnosis of these conditions and on the resident opinion surveys. It is, in fact, a physical framework for the growth and development of the community for the coming decades.

Nevertheless, the plan should not be regarded as a static document, but rather as a guide to assist the planning board in making decisions. It must be critically reviewed and modified as the local circumstances change with the passage of time.

A plan has no legal status. It is merely an advisory document and it must be translated into a zoning ordinance to become effective in guiding private development.

There are separate plans for the Town and the Village. They are, however, coordinated to ensure compatible development in the two communities, where they abut.

The Development Plan has four sections; (1) Land Use Plan, which delineates the areas suitable for residential, commercial, recreational, industrial and other uses, (2) Traffic and Transportation Plan, which remedies the defects in existing roads and proposes new systems of highways in accordance with functional classifications to assist traffic circulation and provide adequate parking, especially in commercial areas, (3) Communities Facilities Plan, to regulate growth of schools and recreation areas in accordance with the needs of future residents and (4) Public Utilities Plan to coordinate land development with the provision of water and sewerage facilities. Together, they provide for the physical, social and economic needs of the community in the years to come. No specific timetable has been attached to the development of each part of the plan since it is the interrelationships, rather than the time limit, that is of importance.

Guilderland is a town of approximately 58 square miles located on the south-western side of the Albany/Schenectady/Troy metropolitan area. It has, therefore, experienced rapid growth in the manner of many suburban towns, in the past decade or more. To date, with the exception of the area around the Village of Altamont, the present population of approximately 20,000 persons, resides in the eastern sector of the town. Guilderland is, for the most part, residential in character, except for some commercial development on its main thoroughfare, Western Avenue. There is an abundance of buildable land within the town to accommodate the projected population of 40,000 persons by the year 1985. The important factor is to control this growth in an orderly manner for the economic and visual benefit of the entire town and its residents.

## LAND USE PLAN

The development concept which was chosen for Guilderland was considered best suited to the existing conditions and the aspirations for future growth. It is the Hamlet Concept, which concentrates growth around the historical nuclei of urbanization in the town, namely, the hamlets of McKownville, Westmere, Guilderland, Guilderland Center, Fort Hunter, and the Village of Altamont. Also included is the comparatively recent new node of McCormacks Corners, which due to its geographical position, has been designated the Town Center and site of the town's new public buildings.

The concentration of future development around the existing hamlet areas permits the interspersing of open space between urbanized areas to provide visual relief from continuous development, which frequently becomes monotonous, when it is permitted to spread unchecked. The concentrations also permit the placing of commercial and industrial sites in areas best suited to their respective demands for space and highway facilities and to their buf-

ferring from residential neighborhoods. The western half of the Town outside the Village of Altamont and the Hamlet of Guilderland Center, remain predominantly rural and agricultural in use. Residential areas, on lots ranging from 10,000 to 20,000 sq. ft. are planned for the eastern half of the town, where public utilities can be provided at reasonable cost. Provision is also made for multi-family units, where in addition to utilities, access can be made to major highways, thus eliminating heavy traffic on local streets. Commercial development has been restricted to main highways with concentrations in the hamlet centers. Industrial land has been planned for areas isolated from residential development and close to rail and major roads, either existing or proposed.

#### TRAFFIC AND TRANSPORTATION PLAN

The two main traffic problems in Guilderland at present are caused by commutation to Albany and Schenectady employment centers and by the commercial development scattered along Western Avenue and Carman Road, which are the main business districts in the Town. In future years these problems will increase with new development and especially with the arrival of industry, which has hitherto been non-existent. Therefore an essential requirement of a traffic plan for the Town is the imposition of a grid system of highways and streets upon the existing network to insure separation of through traffic from local traffic in an orderly manner, thus promoting current and future rapid and safe traffic circulation. The existing pattern of highways presents a sound basis for a comprehensive system of roads consisting of limited-access and arterial highways and collector and local streets. Limited access highways, such as the N. Y. State Thruway, carry heavy volumes of through traffic. Arterial highways, such as Western Avenue, have a similar function. Local streets channel traffic to collector streets from residential neighborhoods and thence into arterial highways.

There is need for a north-south limited access highway in the Town to supplement the present system comprising the NY State Thruway and the Northway. The location of the Selkirk-Schenectady Expressway shown on the map is schematic and represents the most suitable location for the highway, close by the proposed industrial park at the Voorheesville Depot.

To relieve traffic congestion on Western Avenue arterial, two additional highways have been proposed parallel to it, one to the north along Lydius Street, which joins Washington Avenue extension in the Pine Bush and one to the south, utilizing sections of Veeder Road and Nott Hill Road. Route 146, the major arterial servicing the western sector of the Town has been rerouted north of the Village of Altamont and the Hamlet of Guilderland Center to remove unnecessary through traffic from residential neighborhoods.

A number of new collector streets have been proposed in the eastern sector of the Town in order to funnel traffic from residential sections onto arterial highways without forcing it to use local roads. Control of off-street parking is accomplished through a zoning ordinance. Sidewalks should be provided on arterial highways and collector streets where residential density requires them.

#### COMMUNITY FACILITIES PLAN

Community facilities include educational, recreational, religious and municipal property. The Plan makes proposals for the public sector; private facilities such as churches, schools and recreation are permitted through the zoning ordinance rather than specifically allocated to designated areas in the Plan. Local municipal pride is reflected in the quality, design, location and maintenance of public properties. Therefore, much attention should be given to their siting.

Public Schools: On the basis of current and projected student enrollment in the Guilderland School District, only one new elementary school site is required in the Plan. The general location of the

site suggested in the Plan at the intersection of Old State Road and a proposed collector street from Hartmans Corners to Lydius Street is in an area of great potential for residential development. Public Recreation: The Town has acquired Tawasentha Park. An additional 290 acres are required to provide adequate accommodation for the Town's population by the year 1985. Sites suitable for parks have been selected at Glass Pond, Watervliet Reservoir, along the Normanskill and Bozenkill and by the sides of the many small creeks in the residential areas of the Town, where the land is not suitable for construction purposes. Small play areas or tot-lots are planned for McKownville and Westmere in existing subdivisions. Such facilities will be included automatically in all new housing developments. A playfield has been proposed on French's Mill Road near Western Avenue. The Town should ensure coordination with the School Board to fully utilize school playground facilities in recreational programs.

Public Buildings: McCormacks Corners has been designated the new Town center and therefore it should contain the new municipal buildings. A site on Western Avenue has been selected for the new Town Hall. Additional land for other municipal buildings has been earmarked nearby.

### PUBLIC UTILITIES PLAN

Development in the Town has purposely been restricted in the Plan mainly to the eastern sector to insure the most economical provision of public water and sewerage facilities. The two exceptions are the Village of Altamont and the Hamlet of Guilderland Center. Altamont and its adjacent areas can be serviced by the Village facilities. In Guilderland Center the existing development plus the proposed residential and industrial development makes installation of services mandatory.

McKownville, Birchmont and Three Hill Terrace are served by public water and public sewerage is planned.

Westmere has a plentiful public water supply and it is included in the Albany County Comprehensive Sewerage Study. Guilderland and Fort Hunter have public water supplies which require improvement. Together with McCormacks Corners they were included in the Westerly Area Water Supply study. A comparative cost analysis should be undertaken to decide whether these three hamlets might best be served as a group from ground water sources; the Town of Rotterdam water supply; a reservoir on the Normanskill at Johnston Road; release of water from Watervliet Reservoir; an extension of the Albany City water supply or some combination of the above sources. Guilderland and McCormacks Corners are included in the Comprehensive Sewerage Study for Albany Metropolitan Area in a section on the Hungerkill basin. The study proposes service areas similar to the hamlet areas in the Land Use Plan. It uses the creeks as routes for main sewer lines, which assists in implementing the recreation plan through the dual use of the pipe-carrying rights-of-way.

Fort Hunter is included in the Rotterdam Area Comprehensive Sewerage Study.

Refuse Disposal: The Capital District Regional Planning Board is undertaking a comprehensive solid waste study, which includes the Town of Guilderland. The Town should tie in with the study's proposals.

### IMPLEMENTATION TOOLS

The ZONING ORDINANCE, which legally controls the use and size of each parcel of land, development densities and size and location of buildings. SUBDIVISION REGULATIONS specify standards for subdivision design including lots, streets, utilities and landscaping. The OFFICIAL MAP, when adopted by the Town Board, prohibits private development in areas of future public use for streets, parks and drainage. HOUSING AND BUILDING CODES specify standards for construction and occupancy of all buildings.