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City developed
hamlet developed

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Capital District Regional Planning Commission
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Town of Guilderland
and
Village of Altamont

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EXISTING CHARACTER

The Town of Guilderland has experienced the pressure of suburbanization since the end of World War II. Hamlets of Mckownville, Westmere, McCormack Corners, and Fort Hunter are the rapid growth areas of the Town, lying close to the Cities of Albany and Schenectady. The two major highways, Routes 20 and 146, provide direct access to the two cities and have attributed to the extensive development of these hamlets. Development in the Village of Altamont has been clustered in the center since the era of rail transportation. The Village contains 650 acres of land of which 30% is developed (mainly in residential uses) while the Town has 36,200 acres of land of which 12% is extensively developed in residential, commercial, industrial, and institutional uses. The Village's population has increased moderately from 1,130 in 1950 to the current population size of approximately 1,700. The Town's population has substantially increased from 6,160 in 1950 to the current size of 21,000. The number of local jobs is approximately 180 and 2,330 in the Village and Town respectively. The major types of employment are retail trade and government. Because of the relatively low number of jobs available in the Village and Town and commuting between communities, the majority of the employed residents of the Village and Town are employed in the Cities of Albany and Schenectady, and the Town of Colonie.

Single-family housing including mobile homes is the predominant type both in Village (77%) and the Town (90%). Two-family housing is also common in the Village (17%). Recently, apartments began to appear at a few locations in the Town such as Woodlake, Presidential Estates, and Oxford Heights. Most of the residents in the labor force in 1970 were white collar workers both in the Village (61%) and the Town (64%), which is greater than the regional average (56%). The average income of the Village (over \$15,000) and the Town (over \$13,000) families in 1970 was also greater than the Regional average (\$12,000).

FUTURE PROSPECTS

The Town will continue to experience the pressure of urban sprawl, as long as the suburbanization trend continues. Dispersed low-density development will prevail along highways and local roads. The consequences are that the Town will face higher costs of public services, diminished natural resources, and deteriorating environmental and visual quality.

The Village will experience gradual expansion. Preservation of the original development atmosphere and conservation of unique features will be the issues in future Village development.

REGIONAL DEVELOPMENT PLAN RECOMMENDATIONS

The future prospect of Guilderland stated above is the general trend applicable to most of the rapid growth communities of the Region. In the Plan, the general planning policies were established for alleviating unfavorable trends in these communities. Major planning proposals include that compact clusters should be formed from existing large-scale developed areas through the infill process. The density standards should be compatible with the existing levels. Concentration of community services and facilities within compact cluster areas only. The natural environment should be protected by the establishment of agricultural districts, forest districts, acquisition of scenic and unique resource areas: control of urbanization on sensitive resource lands such as aquifer recharge areas.

REGIONAL OVERVIEW

The Plan recommends that the existing land development patterns and highway system provide the framework for future urban growth because the population increment will be relatively small. New compact urban centers and corridors will be created in previously developed areas through the investment strategies of redevelopment, infill and rehabilitation. Consequently, there will be more new growth in the central area of the Region and more conservation and preservation of the natural environment in suburban and rural areas.

LOCAL IMPLICATIONS

Under the above general conditions that will prevail if the Regional Development Plan is implemented, the Town of Guilderland will continue to be one of the rapid growth communities in the Region. However, the future rate of growth will be slower than the current growth rate both in the Town and Village. The population will be approximately 29,200 in the Town and 2,000 in the Village by the year 2000, an increase of about 8,500 from the combined current population size. The number of local job opportunities will be increased to about 11,000 by the year 2000 in the Town and Village in order to serve the increased population. The major type of employment will be in retail trade and services such as government, education and health.

Infill development should be encouraged within existing developed areas. A medium-size regional activity center should be established, doubling the size of the current facilities in the general area of Stuyvesant Plaza and Twenty Mall. Higher intensity uses should be located adjacent to Route 20 east of the intersection with Route 155. Lower intensity development of residential uses should be in the area east of the Normans Kill. The area along the Normans Kill should be preserved for recreation and conservation uses as a link with other unique area such as the Pine Bush.

The proposed major urban boundary under the Plan should be considered as a general guide for the Town's land development policy. This closely follows the Normans Kill and the D and H railroad. Major development should be permitted only in the eastern portion of the Town.

Rehabilitation, preservation, and conservation should be applied to existing structures both in the Village and Town in accordance with their physical condition. A minor degree of infill development should occur in the Village with a compatible character and density.

Public policy should promote this type of development pattern by providing public services and facilities only in the proposed infill area within the major urban boundary. Local zoning controls governing private development should follow this principle. Staging of development by section should also be accommodated in the ordinance. In essence, land which is less suitable for development should not be developed before those lands with greater development capability.

Town of Guilderland and Village of Altamont
Estimate of Land Characteristics (in areas)

	1973	2000
Residential	2690	3290
Commercial	380	480
Industrial	740	840
Institutional	550	650
Developed Land	4360	5260
Vacant Suitable for Development	18270	17370
Balance	14250	14250
Total	36880	36880