

Chapter VI: Implementation (The Action Plan)

Now that the Town's vision, goals and objectives have been researched, compiled, and formulated into a plan, it is necessary to look at how the plan recommendations can become reality. This is achieved through an Action Plan. The Action Plan identifies the tasks and strategies that will implement the Comprehensive Plan.

The comprehensive plan is not intended to be an end in itself. Instead, the plan seeks to establish a clear course of action - a blueprint for action - to implement the community's vision. Without implementation, the effort of all those that participated in this planning process would be in vain.

A. Major Themes

The Action Plan has been organized around the three major themes that have evolved from the planning process. They include Resource Conservation, Livable Neighborhoods, and Growth Management.

Resource conservation includes the protection of open space, farmland, and other significant natural resources such as the Pine Bush, the Watervliet Reservoir, and the Helderberg Escarpment. Accomplishing this agenda will require a multi-faceted approach which emphasizes voluntary rather than regulatory means.

Livable neighborhoods is a theme that recognizes a need to strengthen the sense of community – both in individual neighborhoods and in the Town as a whole.

Growth management recognizes that development should place the least possible burden on public resources. Growth must be coordinated with the public expenditures needed to upgrade or expand the infrastructure required to support the growth. Economic development and the strengthening of the business environment along the Route 20 corridor fit within a balanced growth management approach.

A theme-based approach focuses the plan toward the basic concerns shared by the community.

B. Implementation Schedule

The implementation schedule (table) to follow is a summary of the action plan tasks along with a description of the interrelationships between tasks and the necessary legislation/approvals to carry out these tasks. Full descriptions of the Action Plan tasks are provided following this section.

As noted previously, the implementation schedule is organized by major themes. The tasks are further prioritized by short term, medium term and long term. Time frames are provided as goals for the Town to consider. They are not meant to be rigid nor any type of measure of success. The times frames chosen for the Action Plan are a reflection of the concerns of the community to begin to address some of the issues quickly. By providing general completion dates, the Plan addresses the fact that some issues must be resolved prior to study beginning on others. With this in mind, short term tasks should be completed within the next 1-2 years. Medium term tasks should be completed in the next 3-5 years. Long term tasks are those that are expected to occur in excess of 5 years out and are typically dependent on the outcome of short and medium term tasks, or are simply not of high priority at this time.

The prioritization of action tasks is provided as a means of “getting organized” and as a starting point for the Town. As time goes by, the priorities may shift, bringing some medium or even long term tasks forward and pushing other tasks back. This is certainly reasonable and consistent with the flexibility of the Plan. However, as identified in the table and further discussed in the section to follow, some tasks are dependent on the results of others, so there is some logical order to the tasks. This should be considered when and if the implementation schedule is reorganized in the future.

Table 14 Implementation Schedule

RESOURCE CONSERVATION		
Action	Linkages/ Dependencies	Legislative Agenda—Short and Medium Term
Short Term—next 1-2 years		
Farmland & Open Space Conservation Plan	May be independent but better if linked to the Rural Guilderland Plan that would also include an Economic Development Initiative, Watershed Management, and a utilities study.	Authorize professional services and appropriate funds, establish committee, review and adopt strategy, implement recommendations via local laws (e.g. incentive zoning code, conservation-based development design guidelines, etc.), funding initiatives (reference Town of Pittsford Greenprint Initiative for example), etc.
Watervliet Reservoir Watershed Dialogue and Study	Linked to the Rural Guilderland Plan that includes a Farmland & Open Space Conservation Plan, Rural Guilderland Hamlets Study, Utilities study, and an Economic Development Initiative.	The Town Board would authorize discussions with the City of Watervliet.
Pine Bush Initiative	Independent—links to open space strategy.	As a member of the Pine Bush Preserve Commission, the Town should participate in updating and implementing management plans through.
Medium Term—next 3-5 years		
Term Easement/Tax Abatement Program	Dependent upon outcome of Farmland & Open Space Conservation Plan	Draft local law for conservation easements (reference Town of Perinton for example), review, and adopt.
Recreation Plan	Independent—links to neighborhood master plans	Authorize professional services, appropriate funds, adopt plan, implement through grant programs

		and local action.
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LIVABLE NEIGHBORHOODS		
Action	Linkages/ Dependencies	Legislative Agenda--Short and Medium Term
Short Term		
McKownville Streetscape & Access Management Plan	Independent but linked to the recommendations of the Route 20 Corridor Study	Identify grant money, appropriate matching funds, authorize professional services, establish committee to oversee study or utilize Planning Board, review and adopt plan, and implement through local zoning.
Master Plan for Guilderland Neighborhood	Independent	Authorize professional services, appropriate funds, establish committee, review and adopt plan, implement through local zoning code amendment (update code for neighborhood area—permitted uses and development design guidelines) and funding through state and federal transportation improvement programs, etc.
Guilderland Center Neighborhood Master Plan	Linked to the GEIS for the NEIP.	Authorize professional services, appropriate funds, establish committee, review and adopt plan, implement through local zoning code amendment (update code for neighborhood area—permitted uses and development design guidelines) and funding through state and federal transportation improvement programs, etc.
Westmere Commercial Area Design Charrette	Initiates design concepts/land use policy options that can be carried forward in future Route 20 Redevelopment Plan.	The Town Board should authorize professional services and funding to complete this task. As an alternative to funding this task, the Town might seek professional volunteer assistance to run the charrette from local residents.
Rural Guilderland Hamlet Study	Linked to and partially dependent upon Farmland & Open Space Conservation Plan, Watervliet Reservoir Watershed Dialogue and Study, utilities study, and Economic Development Initiative.	Authorize professional planning services to conduct land use study. Draft zoning code (hamlet development land use and design guidelines, etc.) and infrastructure management policy to implement plan.
Develop Guilderland Pathways Plan	Links to neighborhood master plans at a detailed level.	Continue to support this early implementation activity. Engage consultant as necessary. Develop town-wide pathways plan. Adopt as part of official map per NYS law. Authorize grant applications and inclusion of pathways into public works projects.
Medium Term		
Route 20 Redevelopment Plan	Benefit from design/land use options derived from Charrette	Authorize grant application to Capital District Transportation Committee/NYS DOT, commit to local share, secure professional services, complete and adopt plan. Implement through partnerships with transportation agencies and local property owners and amendment to town zoning code (updated code addressing access management, signage, design guidelines, and incentives for appropriate economic improvements and

		revitalization.)
Planning Coordination with V. of Altamont and School Districts.	Independent but also linked to future utility policy and future growth in and adjacent to Village.	Appoint/designate existing committee or board to serve as coordinating entity (e.g., planning board).
Neighborhood Outreach/Organization Program	Sets stage for other neighborhood studies (McKownville, Westmere, Fort Hunter)	Solicit interest and appoint/recognize neighborhood representative committee. Work with existing organizations and Guilderland Study Circles.
Long Term		
Carman Road (NYS Route 146) Corridor Study	Linked to Fort Hunter Neighborhood Master Plan but could be conducted independently.	Authorize grant application to Capital District Transportation Committee/NYS DOT, commit to local share, secure professional services, complete and adopt plan. Implement through partnerships with transportation agencies and local property owners and amendment to town zoning code (updated code addressing access management, signage, design guidelines, and incentives for appropriate economic improvements and revitalization.)
Neighborhood Master Plan for McKownville	Linked to the recommendations of the McKownville Streetscape & Access Management Plan, neighborhood dialogue, and potentially the Westmere Commercial Area Design Charrette	Authorize professional services, appropriate funds, establish committee, review and adopt plan, implement through local zoning code amendment (update code for neighborhood area—permitted uses and development design guidelines) and funding through state and federal transportation improvement programs, etc.
Neighborhood Master Plan for Westmere	Linked to the recommendations of the Westmere Commercial Area Design Charrette, Route 20 Corridor Study and future plan, and neighborhood dialogue.	Authorize professional services, appropriate funds, establish committee, review and adopt plan, implement through local zoning code amendment (update code for neighborhood area—permitted uses and development design guidelines) and funding through state and federal transportation improvement programs, etc.
Neighborhood Master Plan(s) for Fort Hunter and McCormack Corners	Linked to the recommendations of the Route 20 Corridor Study and future plan and the Carman Road Corridor Study.	Authorize professional services, appropriate funds, establish committee, review and adopt plan, implement through local zoning code amendment (update code for neighborhood area—permitted uses and development design guidelines) and funding through state and federal transportation improvement programs, etc.

GROWTH MANAGEMENT		
Action	Linkages/Dependencies	Legislative Agenda—Short and Medium Term
Short Term		
Document water problems in Rural Guilderland, identify full range of possible solutions, and initiate appropriate actions.	Linked to policy for any potential future water extensions.	Authorize analysis of water quality problems.
Economic Development Initiative	May begin independently but would benefit from the results of the Westmere Design Charrette, the water study, and the Farmland & Open Space plan.	Charge Economic Development Advisory Board with advancing this initiative.
Rural Guilderland Plan	Comprised of the Farmland & Open Space Conservation Plan, Rural Guilderland Hamlets Study, utilities study, Watervliet Reservoir Watershed Dialogue and Study, and Economic Development Initiative.	Authorize professional planning services to conduct land use study. Draft zoning code (hamlet development land use and design guidelines, etc.) and infrastructure management policy to implement plan.
Stuyvesant Plaza/McKownville Area Drainage Study	Independent but a likely component of the McKownville Streetscape and Access Management Study/Plan	Authorize grant applications for stormwater management improvement through NYS DOT and/or NYS DEC. Investigate feasibility of establishing a draining improvement district.
Medium Term		
Intermunicipal Water Agreements	May be important for future discussions of water extensions.	Develop intermunicipal memoranda of understanding outlining potential expanded relationship and terms of future joint activities.
GENERAL AND OTHER CONSIDERATIONS		
Short Term		
Adopt Comprehensive Plan	First order of business. Provides justification for future actions.	Prepare and accept SEQR findings and draft and approve local law adopting comprehensive plan.
Grant Administrator	Linked to successful funding applications.	Appoint new position/modify responsibility of existing position.
Long Term		
Review & Update Comprehensive Plan	Growth dependent	Consider establishing a long range planning committee
On-Going		
Transportation Planning	Some aspects are independent but others may become important in the process of determining traffic solutions for other actions.	Designate representative to Capital District Transportation Committee.
Review and Update Zoning & Subdivision Regulations	Partly dependent upon land use decisions derived from future neighborhood plans and other land use studies.	Review and adopt updated zoning code and subdivision regulations. (See other legislative agenda items for additional detail.)
Technology Improvements	Independent	Budget necessary and appropriate.
Fiscal Model Update and Refinement	Linked to most future land use decisions	Establish a committee that will periodically review and update the model as well as run development scenarios in support of other planning projects.
Continuing Education	Independent	Adopt local law/draft town policy regarding

		continuing education for planning, zoning and other board members.
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C. Action Plan Discussion

The Action Plan is perhaps the most important component of the Comprehensive Plan. This is the chapter of the Comprehensive Plan in which the Plan Recommendations culminate into a specific list of actions that are prioritized to meet the most pressing needs identified during the planning process. The Town of Guilderland has undertaken a very thorough and open comprehensive planning process. Recommendations have been provided for most, if not all, of the important issues. It is now time to organize the recommendations into a plan of action – a blueprint for the future.

Other important considerations in laying out the Action Plan are the number of recommendations and the likelihood of completing them in a timely manner. Related to this are the limited resources available to the Town. This is primarily a funding issue but also includes the availability and dedication of volunteers and staff. The planning process to date has shown that residents of Guilderland are concerned about the future of their Town and have been more than willing to donate their time and expertise. This is highly evident by the number of folks involved directly on the Comprehensive Plan Advisory Board and indirectly as members of subcommittees, Guilderland Study Circles, and other groups involved in getting the process out to the people of the Town. Also worthy of recognition are the members of the Comprehensive Plan Revision Task Force who have helped to take a good plan and make it even better and. Both the organization and clarity of this Action Plan is one of the several achievements of the Revision Task Force. If this level of commitment continues, the likelihood of completing the Action Plan tasks will be high.

The organization of the Action Plan by major themes provides greater opportunity to discuss the interrelationship between tasks and why they were prioritized as short, medium and long term. Recommendations have been pared down into to manageable tasks. Undertaking and completing the short term tasks will be important for the future of other tasks and issues. Many of these projects can be accomplished quickly given appropriate levels of participation and funding. The first task will be the adoption of the Comprehensive Plan by the Town Board.

C.1 Resource Conservation

This major theme relates to the desire of the community to protect natural resources for a number of reasons. Some desire to maintain a rural character in at least a portion of the Town and, therefore, they desire the protection of open space resources, such as the Pine Bush and the Helderberg Escarpment, and the potential opportunity to keep farming viable. Others desire to preserve the resources necessary to maintain the basic requirements of life, not the least of

which is a safe, quality water supply. To achieve resource conservation in accordance with the Plan Recommendations, the following tasks are elaborated.

Farmland & Open Space Conservation Plan (Short Term Action)

The Farmland & Open Space Conservation Plan would identify appropriate, long-term land protection strategies that manage future growth in rural areas of Guilderland. Although much of the undeveloped land and farmland is located in the portion of Town referred to as Rural Guilderland, the plan would be applicable to all areas of Town. As identified in the Inventory & Analysis (Chapter II – Figure 5) there are several agricultural parcels located east of the CSX tracks. The types of tools and techniques that might be considered are described in some detail under the *Growth Management* section of this comprehensive plan. The plan should be developed with active participation from farmers, other landowners, and interested Town residents.

The plan should establish a goal for open space protection in terms of both acres of protected land and the types of open space resources that the Town seeks to protect. The plan should also establish the principles and techniques for how these lands should be protected (for example: incentive based techniques such as acquisition or Purchase of Development Rights). The fiscal model, developed during the comprehensive plan process, explored land use scenarios that included an open space protection program. The fiscal model could be employed again to determine the potential fiscal implications (i.e. impact on taxes) of this program once the Town's protection goals and techniques are refined.

A primary focus of this work should be the identification and preservation of appropriate parcels in the Town for open space or agricultural use. The plan would establish a completely voluntary program for land conservation. The most successful approaches to land conservation are incentive based, whereby the landowner is compensated for the lost development potential of the property while retaining the right to own and work the land. Farmers and other large landowners would have the opportunity to apply for these incentives. Consideration for judging applications to this program could be based on the following criteria which stem from the State's funding criteria:

- ♦ Viability of farmland (soil type, productivity)
- ♦ Development pressure
- ♦ Buffer for significant natural public resource containing important ecosystem or habitat characteristics. Examples include: the Pine Bush Preserve, the Watervliet Reservoir and its tributaries, the Helderberg Escarpment and its viewshed, Town parks and other public recreation facilities and open space including a potential future townwide trail system, and important habitat such as wetlands
- ♦ Size of parcel
- ♦ Percentage of total farm acreage available for agricultural production

The *Pittsford Greenprint*, like a blueprint for a house, is a detailed, parcel-by-parcel analysis of the town's open space, agricultural, natural, and recreational resources. plan.



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- ♦ Proximity to other farms which are already protected by a conservation easement or which might reasonably be expected to enter into a farmland preservation agreement in the future.
- ♦ Level of farm management demonstrated by current landowner, and
- ♦ Likelihood of property's succession as a farm if ownership changes.

Of these criteria, the State gives priority to parcels that preserve viable agricultural land, are located in areas facing significant development pressure, and serve as buffers for natural public resources.

Linkages: This plan can occur independently of other plans and programs identified in the Action Plan. However, it is intended that the plan/study occur concurrently or as a component of the Rural Guilderland Hamlets Study, that would also be combined with the Watervliet Reservoir Watershed Dialogue and Study, an Economic Development Initiative for Rural Guilderland, and a utilities study. The Farmland & Open Space Conservation plan will have beneficial implications to management of the Watervliet reservoir watershed, protection of the Helderberg Escarpment watershed, preservation/protection of the Pine Bush, and growth management relative to the future potential extension of water to Rural Guilderland.

Legislative Agenda: The Town would fund the plan. Implementation of the plan could be funded by several sources. The Town is encouraged to reference the Town of Pittsford's Greenprint Initiative as an example for the study.

Watervliet Reservoir Watershed Dialogue and Study (Short Term Action)

The Town of Guilderland should seek to establish a formal dialogue with the City of Watervliet (owner of the reservoir) regarding the future of the reservoir and the watershed. The dialogue should focus around the long-term management of this resource, and opportunities for partnership in the management, use and possible expansion of the reservoir, with an initial emphasis on land use within the watershed and efforts to identify issues and solutions to activities that may impact water quality. These discussions may identify additional actions the Town can undertake to further protect this water resource.

Because the watershed for the Watervliet Reservoir extends beyond Guilderland's borders, the Town and the City of Watervliet may wish to promote an intermunicipal study of the watershed area. This study would engage the local municipalities that encompass portions of the watershed, and Albany and Schenectady counties, in a detailed look at measures that would protect this public water resource for the future. The study should address issues such as: current environmental conditions and land use activities, existing land use management techniques in the communities, measures for reducing non-point source pollution (through both regulation and the identification of Best Management Practices), measures for preventing accidents and spills where Route 20 and Route 158 come in close proximity to the reservoir itself, and incentives and methods for investing landowners in the watershed with a sense

of the value of this resource to their quality of life (for example, potential passive recreational uses of lands around the reservoir). In recognition of the local nature of land use planning and zoning, the study should also provide recommendations specific to each municipality within the watershed.

There are several potential sources of funding and coordination for such a study. The Town could start by reaching out to the Albany County Water Quality Coordinating Committee and the Capital District Regional Planning Commission (CDRPC). CDRPC has performed similar studies in Rensselaer and Saratoga Counties. In those cases, the projects were funded by grants from the New York State Department of Environmental Conservation (NYSDEC) which utilized funding originating from federal allocations from the Environmental Protection Agency (EPA) under Section 604(b) of the National Water Quality Act. Another potential source of funding for this study would be the New York State Department of State's new Quality Communities Demonstration Program. A priority of this grant program is to encourage collaboration among municipalities, and one of the principles that the program seeks to advance is the protection of critical environmental resources.

Linkages: This dialogue with the City of Watervliet is linked to the Farmland & Open Space Conservation Plan, Rural Guilderland Hamlets Study, Economic Development Initiative, and utilities study.

Legislative Agenda: The Town Board would authorize discussions with the City of Watervliet.

Pine Bush Initiative (Short Term)

The Town of Guilderland is fortunate to have the Pine Bush resource in the community. It is a significant piece of preserved open space, providing numerous passive recreation and educational opportunities. It is a suburban park that will increase in its importance to the community as the Town and region continue to grow in population and as increased development reduces the availability of open space. Given the uniqueness of the ecology, the open space value provided to the Town, and the high priority given to its protection on a State level, it is in the Town's best interest to support the efforts of the Pine Bush Preserve Commission to continue preservation and management of the Pine Bush. To accomplish this goal, the Town should consider the following:

- Assist and cooperate with the Pine Bush Preserve Commission in implementing the *Management Plan* and *Protection and Project Review Implementation Guidelines*. This should occur by including a requirement in the site plan and subdivision review processes that new development occurring within the Project Review Area, as defined and illustrated in the *Protection and Project Review Implementation Guidelines*, undergo consultation with the Town and Pine Bush Preserve Commission in the early planning stages (sketch plan) of plan development. The purpose of this consultation is to provide Commission staff an opportunity to comment on the site and

proposal in the early planning stages to make suggestions that are consistent with efforts for management of the Pine Bush ecosystem. This will benefit both the Town's review process and the individual developer by providing early input. Currently, input from Commission staff typically occurs during the public hearing/meeting on the project, once plans have been advanced, at times resulting in the need to significantly revise the layout at a direct cost to the developer/project sponsor.

- As a legislatively established member of the Albany Pine Bush Preserve Commission, the Town should support the Albany Pine Bush Preserve Protection and Project Review Implementation Guidelines and Final Environmental Impact Statement (1996) and the Commission's 1993 management Plan/Final Environmental Impact Statement. Furthermore, the Town should cooperatively develop and implement an updated Albany Pine Bush Preserve Commission Management Plan for 2001.
- Promote the Pine Bush Interpretative Center as an "Ecotourism" opportunity.
- Consider the use of Growth Management techniques such as the Transfer of Development Rights, as a method of preserving important Pine Bush habitat or open space.
- The Town should continue to invest in the voluntary acquisition of the few remaining parcels located within the Pine Bush Primary Protection Area.
- Encourage continued agricultural operations within the Pine Bush.

Linkages: The recommendation to utilize growth management tools to protect important Pine Bush habitat and open space would benefit from the completion of the Farmland and Open Space Conservation Plan (short term action). Otherwise, the remaining recommendations could occur independently of other actions.

Legislative Agenda: The Town Board should draft and adopt amendments to the site plan review procedures and the subdivision regulations to reflect the coordination recommendations provided above.

Term Easement/Tax Abatement Program (Medium Term Action)

The Town could consider developing a term easement/tax abatement program as described under the Growth Management section of this document. This program would provide immediate tax incentives for landowners who agree to keep their land undeveloped for a period of years. This is a temporary solution for farmland and open space protection and should be considered in light of the Town's goals for farmland and open space protection and the success of other programs that provide permanent easements. Term easement programs are particularly attractive to a community when important parcels (a community derived evaluation) have immediate potential to be developed. Term easements can also serve as intermediate programs until permanent easement programs can be established. Like most growth management programs discussed in the Comprehensive Plan, term easements are completely voluntary. A willing landowner can approach the Town (or vice versa) to discuss the potential of

establishing an easement. Conversely, the Town must establish the criteria for defining important open space or farmland or specifically identify suitable parcels.

Linkages: A term easement program is one of many possible growth management tools that may result from the Farmland and Open Space Conservation Plan. Although it is possible to establish this program without the Farmland and Open Space Conservation Plan, it would be difficult to establish the criteria for determining the value (importance) of the land.

Legislative Agenda: The Town Board would draft and adopt a local law for term easements. The Town could reference the programs established in the towns of Perinton and Clifton Park as examples.

Recreation Plan (Medium Term)

A detailed assessment of recreational needs and opportunities should be developed. Active and passive recreational opportunities, programs, and recommendations should be generated and funding sources identified. In addition to larger centralized facilities, the plan should seek to build on the organizing principle of neighborhoods which has been articulated in this plan. The availability of accessible neighborhood recreational opportunities has been identified as a desire of many of the Town's residents.

Linkages: The Recreation Plan should be linked to plans conducted for the various neighborhoods. However, it is not anticipated that all of the neighborhood plans/outreach programs will be completed at the same time. The Recreation Plan is envisioned as a town-wide plan or master document from which future neighborhood recreation needs can be addressed.

Legislative Agenda: The Town Board will need to authorize professional services and associated funding to prepare the plan. Once complete, the Town Board should adopt the plan and implement in accordance with the plan recommendations, funded through grants and local action.

C.2 Livable Neighborhoods

This is a common theme throughout the Comprehensive Plan that relates to the definition and redefinition of residential neighborhoods and other interacting land uses, such as commercial areas. Residential areas were once very distinct but the forces of suburban sprawl have blurred neighborhood boundaries and, in some instances, significantly changed the character of the neighborhood. The purpose of the action items associated with this theme is to begin to redefine the neighborhood, taking into consideration all the forces that impact residential areas and to provide linkages to community resources. Examples of livable neighborhoods are provided in Appendix F.

McKownville Streetscape & Access Management Plan (Short Term Action)

In accordance with the Plan recommendations that evolved from the Route 20 Corridor Study provided in Chapter IV.C.3, the Town has pursued funding from the Capital District Transportation Committee (CDTC) and has been awarded a grant to evaluate the McKownville section of Route 20 from the City line to the NYS Thruway. The scope of the project will include streetscape/pedestrian improvements, access management to reduce multiple driveways, and a drainage study to relieve current stormwater drainage problems.

McKenzie Towne, in Calgary, Canada, is a great example of human-scaled community design. Inverness, pictured below, is the first completed "village" in this large, mixed-use project.



Photo by World Idea Networks

Linkages: This study/plan is directly related to the recommendations of the Route 20 Corridor Study. The recommendations for the McKownville segment of the corridor resulting from this action will become a component of the overall plan for the corridor for managing traffic and improving the pedestrian and neighborhood environment. The results of this study should be incorporated into the future neighborhood master plan for this area.

Legislative Agenda: Authorize matching funds and retain professional services.

Guilderland Neighborhood Master Plan (Short Term Action)

This neighborhood, which includes the older Guilderland hamlet around the intersections of Route 20 with Foundry Road and Schoolcraft Street, and the newer development around the Library, YMCA, and elementary school, should receive the more detailed attention of a neighborhood master plan. A Neighborhood Master Plan Advisory Board should be established by the Town Board to initiate this process.

The Neighborhood Master Planning Process should seek the active participation of neighborhood residents, business owners, Town officials, and interested/concerned Town residents. The master planning process should start by defining the extent of the neighborhood center and should address the land use, transportation (including all modes), architectural and urban design, and economic development opportunities for Guilderland at a detailed level. The importance of Route 20, as both a transportation resource and community barrier, will be central to the development of this plan. A definition of a neighborhood master plan is provided in the Glossary and an example of the contents of a neighborhood master plan is provided in Appendix C.

Linkages: The Neighborhood Master Plan must be linked to the Comprehensive Plan recommendations. Significant guidance is provided in this document for the development of future plans and studies that will help the

Town more clearly identify future land use. Specific attention should be paid to the recommendations for the Pine Bush (IV.B.4), the Route 20 Corridor Study (IV.C.3), Drainage Corridors (IV.B.3), Cultural Resources (IV.A.6), and Neighborhood Centers (IV.A.3). It is intended that this plan be intimately linked to access management plans and other roadway/pedestrian safety recommendations for Route 20. Although the Route 20 Redevelopment Plan is a medium term action item, the Guilderland Neighborhood Master Plan can address many of the issues associated with the segment of Route 20 within the neighborhood boundaries. These recommendations or improvements would become part of the overall Route 20 Plan.

Legislative Agenda: To engage this action, the Town Board should authorize professional services and the appropriate funds, and appoint a Neighborhood Master Plan Committee. To implement the plan, the Town Board will need to review and adopt the plan, amend zoning as necessary to reflect land use recommendations and development design guidelines, and seek funding for other projects such as roadway improvements.

Guilderland Center Neighborhood Master Plan (Short Term)

A Neighborhood Master Plan Advisory Board should be established by the Town Board to initiate a neighborhood master plan for Guilderland Center.

The neighborhood master planning process should seek the active participation of neighborhood residents, business owners, Town officials, Guilderland school district, NEIP, and interested/concerned Town residents. The master planning process should start by defining the extent of this neighborhood center and should address the land use, transportation (including all modes), architectural and urban design, and economic development opportunities for Guilderland Center at a detailed level. A definition of a neighborhood master plan is provided in the Glossary and an example of the contents of a neighborhood master plan is provided in Appendix C.

Linkages: Since the current and future activities of the Northeast Industrial Park (NEIP) have a significant impact on Guilderland Center, the Generic Environmental Impact Statement being prepared by NEIP should reflect neighborhood concerns, particularly as they relate to truck traffic along Route 146. These recommendations/concerns for Guilderland Center are expressed in Chapter IV. A.3 of this Comprehensive Plan.

Legislative Agenda: To engage this action, the Town Board should authorize professional services and the appropriate funds and appoint a Neighborhood Master Plan Committee. To implement the plan, the Town Board will need to review and adopt the plan, amend zoning as necessary to reflect land use recommendations and development design guidelines, and seek funding for other projects such as roadway improvements.

Westmere Commercial Area Design Charrette (Short Term Action)

Mashpee Commons, at the western end of Cape Cod (Massachusetts), was constructed on the site of a defunct shopping mall. This project, completed over the last decade, has succeeded by creating an attractive pedestrian realm with a variety of activities including shops, offices, a movie theater, restaurants and cafes, and a post office. Although not yet a "real" community, planned future phases will create several human-scaled, and fully linked residential neighborhoods around this community center.



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The Westmere Commercial area encompasses the Route 20 corridor between Fuller Road and Johnston Road. It is an area congested by traffic, committed to the automobile for mobility and access, significantly bisected by the Northway, controversial in terms of land use conflicts with residential neighborhoods, and yet, very successful from a commercial and fiscal perspective. It is a vibrant area in need of a fresh approach and, perhaps, a change in character. A design charrette should be conducted for this area. A charrette involves interactive sessions where individuals having a stake in the future of the area (residents, business owners, Town officials, and other government and special interest representatives) meet and discuss planning and design options. Issues that impact design are discussed and debated, usually resulting in several alternatives.

The purpose of the charrette is to discuss and sketch out land use and design options for lands within the Westmere Commercial Area including Crossgates Mall. A study area would have to be defined prior to the charrette. Many ideas can be expressed in terms of appropriate land use, vehicular access and circulation solutions, improvements to the pedestrian environment, and architectural standards or guidelines. It may be used as a precursor to a corridor plan or a neighborhood master plan. A well planned charrette would involve the services of a landscape architect, a civil engineer, and a planner to facilitate the process. This can be accomplished by retaining the professional services of these individuals or by soliciting volunteers from the professional community in the Town. It is important for participants to understand the major issues associated with the area prior to the charrette so that the process can focus on potential solutions.

Linkages: The recommendations of the Comprehensive Plan for the Westmere Commercial Area (IV.A.7) and the Western Avenue (Route 20) Corridor Study (IV.C.3) should be used to establish the parameters of the charrette.

Legislative Agenda: The Town Board should authorize professional services and funding to complete this task. As an alternative to funding this task, the Town might seek professional volunteer assistance to run the charrette from local residents. Professional planners, landscape architects, and civil engineers are the most logical choices to lead the charrette. This has been a successful approach for an older suburban area north of Buffalo. A design charrette was conducted by a landscape architect and an engineer who were neighbors and concerned with the future of the commercial environment and the effects this had on the older residential neighborhoods.

Rural Guilderland Hamlet Study (Short Term Action)

The intent of the Rural Guilderland Hamlet Study is to identify areas in Rural Guilderland where concentrated or hamlet style development might occur. Although current information collected during the Inventory & Analysis phase of the comprehensive planning process clearly identifies a lack of water and sewer treatment capability to serve out-of-district users at this time and

discussions with Schenectady County Planning also indicate that it is unlikely that sewer service would be available from Rotterdam or Princetown in the near future, it is still appropriate to have a study in place for Rural Guilderland to proactively address potential development and to prevent unnecessary land use impacts that are contrary to the vision for the Town's Comprehensive Plan.

As a separate action plan task, the Rural Guilderland Hamlet Study would focus on land use and attempt to identify suitable areas for concentrated development that would prevent significant impact to rural character and other important environmental and visually significant areas. However, this effort is much more effective when conducted in concert with the Farmland & Open Space Conservation Plan, a study of utilities (feasibility of extending services), a study of areas suitable for economic development (Economic Development Initiative), and the results of discussions with the City of Watervliet relative to efforts for protecting water quality. Therefore, the recommended approach is to prepare the Rural Guilderland Plan (**C.3 Growth Management**) that would combine all of the above studies into one project.

Research and discussions that occurred during the comprehensive planning process suggested that Dunnsville might be an appropriate area to create a hamlet. Initially, efforts focused on just this area but it is clear that Rural Guilderland as a whole planning area should be reviewed to determine if other areas might also prove suitable. Dunnsville provides a good starting point in defining the criteria for identifying hamlet areas.

Linkages: In addition to the direct linkage to the studies mentioned above, there are also possible linkages to the Route 20 Corridor Study recommendations in Chapter IV.C.3 and direct linkage to the recommendations for Rural Guilderland in Chapter IV.A.5.

Legislative Agenda: To engage this action, the Town Board should authorize professional services and the appropriate funds and appoint a Rural Guilderland Hamlet Committee.

Guilderland Pathways Plan (Short Term Action)

The Town should establish a Guilderland Pathways committee to begin to formulate a strategy for the development of a comprehensive pathways plan. Initial work by this committee should be to identify sources of funding and technical assistance for the development of this plan. Albany County, the Capital District Transportation Committee, and the Hudson River Valley Greenway should be approached as possible partners in this effort. The committee could also begin to refine the pathways concept as presented in this plan. The nodes of activity that the Town would like to connect, and more specific opportunities for connecting them (such as the Normanskill Stream Corridor below the reservoir) could be identified.

Linkages: This plan should be linked to neighborhood master plans, although the detail in terms of pedestrian movement within the neighborhood is less

important to the Pathways plan. The key elements of the plan are major linkages between neighborhoods and other community resources such as shopping centers, government centers, and parks.

Legislative Agenda: The Town Board should continue to support ongoing implementation activities and authorize professional services as necessary to develop the town-wide Pathways Plan for Town Board adoption.

Route 20 Redevelopment Plan (Medium Term Action)

This study is envisioned as a cooperative planning effort. A Western Avenue Corridor Advisory Board should be established to spearhead the planning process. With active participation from the Guilderland Economic Development Advisory Council, business owners, the Chamber of Commerce, and residents, the Town should initiate a coordinated study of redevelopment options for NYS Route 20. The redevelopment plan would build on the general recommendations of the Comprehensive Plan - in particular the Route 20 corridor management component and the suggestions for the Westmere Commercial Area - to address specific land use, transportation (all modes), economic redevelopment, and architectural and urban design opportunities/criteria for the built portion of the Town's main economic corridor. The focus of this work should be from the Town's border with Albany through the Guilderland neighborhood.

A goal of the study would be to generate a vision for commercial redevelopment in the corridor, and to identify ways that this development can interface with adjoining residential neighborhoods. Additionally, opportunities for neotraditional housing (e.g., apartments above store fronts), senior housing and other higher density residential development/infill that is complimentary to the commercial and office activity along Route 20 and which would benefit from the proximity of goods and services and public transportation should be considered. By working out the details in advance of future proposals, and stating clearly what constitutes "a desirable project" (in terms of scale, design, impact, etc.), a more predictable, "shovel-ready" economic development environment can be created.

The identity and character of the neighborhoods of Westmere and McKownville should be used as organizing principles for the study. A primary issue that must be addressed by the study is the function of Route 20 as the Town's main east-west transportation artery. Any redevelopment/intensification of commercial activity in this corridor is dependent upon maintaining this transportation function through the identification of specific access management solutions. Therefore, it is suggested that the Capital District Transportation Committee be engaged in this process. Funding and technical expertise through CDTC may be available.

Linkages: The Route 20 Corridor Study provided in Chapter IV.C.3 of the Plan Recommendations divides the Route 20 corridor into segments based on their predominate land use and other unifying characteristics. There have been

four segments identified between the Albany City line and Route 155: McKownville Professional Office Corridor, Westmere Commercial Corridor, Westmere Professional Office Corridor, and Route 155 Commercial Corridor. The results of the Westmere Commercial Area Design Charrette would benefit the development of this plan.

Legislative Agenda: The Town Board should authorize the preparation of a grant application to CDTC/NYS DOT, commit to the local share of the grant, authorize professional services, and review and adopt the plan. Once adopted, the Town Board should implement the plan recommendations through partnerships with transportation agencies and local property owners. Amendments to the zoning ordinance may also be required to address access management, signage, design guidelines, and incentives for appropriate economic improvements and revitalization.

Planning Coordination with Village of Altamont and School Districts (Medium Term Action)

The Town should work with the village and the school districts to formalize an ongoing dialogue about issues of mutual concern. This may become very important depending on the outcome of water supply issues in Rural Guilderland. The Town of Guilderland and Village of Altamont should come to agreement on the types of uses and intensity of development that should be allowed along the borders between these two municipalities. Likewise, as the community grows there will be an impact on school facilities and staffing, which can result in significant impacts on the quality of education. Coordinated planning efforts between the school districts and the Town should help the school districts maintain their current excellent level of service.

Linkages: This effort is linked to the recommendations provided for Rural Guilderland in Chapter IV.A.5 and future growth management initiatives.

Legislative Agenda: The Town Board should designate committees or a board (e.g., Planning Board) as the coordinating entities.

Neighborhood Outreach/Organization Program (Medium Term Action)

Based on the dialogue that has occurred within this planning effort, and perhaps building on the exemplary model of public participation that the Study Circles has provided, ongoing neighborhood-based outreach and organization should be encouraged by the Town. These localized forums could become important vehicles for bringing neighborhood concerns to the Town in the future and could serve as the first step in preparing neighborhood plans for other areas of the Town as emphasized in the Plan Recommendations (McKownville, Westmere, Fort Hunter/McCormack Corners).

Linkages: The procedures and results of the community outreach program conducted for the Comprehensive Plan should be reviewed to provide some

guidance for this task. Neighborhood outreach is an essential step in laying the groundwork for the preparation of other neighborhood plans.

Legislative Agenda: The Town Board should solicit interest and appoint/recognize representatives for neighborhood committees. The committees and the Planning Board could work with existing organizations and Guilderland Study Circles to complete this task.

Carman Road (NYS Route 146) Corridor Study (Long Term Action)

The identity and character of the neighborhoods of McCormack Corners and Fort Hunter should be used as organizing principles for the study. A primary issue that must be addressed by the study is the function of Route 146 as a major route to the Thruway. It is also the major truck route from the Northeast Industrial Park (NEIP) to the Thruway. Therefore, it is suggested that the Capital District Transportation Committee be engaged in this process. Funding and technical expertise through CDTC may be available.

Linkages: Similar to the Guilderland Center Neighborhood Master Plan recommendation, Route 146 could be addressed as a major component of the Fort Hunter/McCormack Corners Neighborhood Master Plan.

Legislative Agenda: The Town Board should authorize the preparation of a grant application to CDTC/NYS DOT, commit to the local share of the grant, authorize professional services, and review and adopt the plan. Once adopted, the Town Board should implement the plan recommendations through partnerships with transportation agencies and local property owners. Amendments to the zoning ordinance may also be required to address access management, signage, design guidelines, and incentives for appropriate economic improvements and revitalization.

McKownville Neighborhood Master Plan (Long Term Action)

It is intended to eventually address each of the major neighborhood areas within the Town. The medium term recommendations for neighborhood outreach and discussions will set the stage for these additional master plans. A Neighborhood Master Plan Advisory Board should be established by the Town Board to initiate this process.

The Neighborhood Master Planning Process should seek the active participation of neighborhood residents, business owners, Town officials, and interested/concerned Town residents. The master planning process should start by defining the extent of the neighborhood center and should address the land use, transportation (including all modes), architectural and urban design, and economic development opportunities at a detailed level. The importance of Route 20 as both a transportation resource and community barrier will be central to the development of this plan. A definition of a neighborhood master

plan is provided in the Glossary and an example of the contents of a neighborhood master plan is provided in Appendix C.

Linkages: The Neighborhood Master Plan must be linked to the Comprehensive Plan recommendations. Significant guidance is provided in this document for the development of future plans and studies that will help the Town more clearly identify future land use. Specific attention should be paid to the recommendations for the Route 20 Corridor Study (IV.C.3), Cultural Resources (IV.A.6), and Neighborhood Centers (IV.A.3). If completed as suggested in this Action Plan, the McKownville Streetscape & Access Management Plan will be complete and should be a component of the Neighborhood Master Plan. Likewise, the Westmere Commercial Area Design Charrette may result in recommendations that impact the McKownville neighborhood.

Legislative Agenda: To engage this action, the Town Board should authorize professional services and the appropriate funds, and appoint a Neighborhood Master Plan Committee. To implement the plan, the Town Board will need to review and adopt the plan, amend zoning as necessary to reflect land use recommendations and development design guidelines, and seek funding for other projects such as roadway improvements.

Westmere Neighborhood Master Plan (Long Term Action)

It is recommended that community dialogue occur in this neighborhood as a precursor to the Neighborhood Master Plan. Initial consideration should also be given to the establishment of sub-areas since the Westmere Planning Area is so large and is realistically composed of several neighborhoods. Separate Neighborhood Master Plans for each sub-area is not recommended since the entire Westmere area has many commonalities that permit all the neighborhoods to be comfortably synthesized into a single plan.

The Neighborhood Master Planning Process should seek the active participation of neighborhood residents, business owners, Town officials, and interested/concerned Town residents. The master planning process should start by defining the extent of the neighborhood center and should address the land use, transportation (including all modes), architectural and urban design, and economic development opportunities at a detailed level. The importance of Route 20 and Route 146, as both a transportation resource and community barrier, will be central to the development of this plan. A definition of a neighborhood master plan is provided in the Glossary and an example of the contents of a neighborhood master plan is provided in Appendix C.

Linkages: The Neighborhood Master Plan must be linked to the Comprehensive Plan recommendations. Significant guidance is provided in this document for the development of future plans and studies that will help the Town more clearly identify future land use. Specific attention should be paid to the recommendations for the Route 20 Corridor Study (IV.C.3), Drainage Corridors (IV.B.3), Cultural Resources (IV.A.6), and Neighborhood Centers

(IV.A.3). The Westmere Commercial Area Design Charrette, recommended as a short term action, may provide some significant alternatives/potential design and land use solutions for the heart of this Planning Area. These results should be considered in the formulation of the Neighborhood Master Plan.

Legislative Agenda: To engage this action, the Town Board should authorize professional services and the appropriate funds, and appoint a Neighborhood Master Plan Committee. To implement the plan, the Town Board will need to review and adopt the plan, amend zoning as necessary to reflect land use recommendations and development design guidelines, and seek funding for other projects such as roadway improvements.

***Fort Hunter and McCormack Corners Neighborhood Master Plan(s)
(Long Term Action)***

Like Westmere, this is a large planning area and consideration should be given to dividing this area into sub-areas or neighborhoods. It is really composed of the older Fort Hunter area and the newer McCormack Corners area. Neighborhood boundaries are no longer apparent. Neighborhood Master Plans for each sub-area are not recommended, although there may be sufficient reason to separate Fort Hunter from McCormack Corners. This should be determined through neighborhood dialogue.

The Neighborhood Master Planning Process should seek the active participation of neighborhood residents, business owners, Town officials, and interested/concerned Town residents. The master planning process should start by defining the extent of the neighborhood center and should address the land use, transportation (including all modes), architectural and urban design, and economic development opportunities at a detailed level. The importance of Route 20 and Route 146, as both transportation resources and community barriers, will be central to the development of this plan. A definition of a neighborhood master plan is provided in the Glossary and an example of the contents of a neighborhood master plan is provided in Appendix C.

Linkages: The Neighborhood Master Plan must be linked to the Comprehensive Plan recommendations. Significant guidance is provided in this document for the development of future plans and studies that will help the Town more clearly identify future land use. Specific attention should be paid to the recommendations for the Pine Bush (IV.B.4), the Route 20 Corridor Study (IV.C.3), Drainage Corridors (IV.B.3), Cultural Resources (IV.A.6), and Neighborhood Centers (IV.A.3). The Carman Road Corridor Study should be incorporated into the Neighborhood Master Plan.

Legislative Agenda: To engage this action, the Town Board should authorize professional services and the appropriate funds, and appoint a Neighborhood Master Plan Committee. To implement the plan, the Town Board will need to review and adopt the plan, amend zoning as necessary to reflect land use recommendations and development design guidelines, and seek funding for other projects such as roadway improvements.

C.3 Growth Management

Growth management components of the Action Plan include those tasks that deal directly with the type, amount, and rate of growth within the Town. Growth management is an essential component of plans for most developing communities. The need for growth management stems from undesirable growth patterns (e.g., suburban sprawl) that stray from traditional development in growth centers such as hamlets, town centers, villages and cities, consuming large areas of land and impacting community resources, as well as other important rural land uses such as farming. Growth management is also important in developed portions of the Town where opportunities existing for economic development and redevelopment, where the scale and design of development requires revisiting in the broader context of a neighborhood. This component of the Action Plan was addressed in C.2 Livable Neighborhoods.

Document Water Problems in Rural Guilderland (Short Term Action)

The Town of Guilderland should evaluate areas of the Town where water quality/quantity is an issue for residents who are not served by municipal water. The extent and nature of any water quality/quantity problems should be clearly documented and a variety of possible solutions presented for consideration by the Town. In this initial stage, the study should include a comparison of potential costs and benefits of each of the possible alternatives in terms of cost effectiveness and of resolving the health and safety issue.

Linkages: This is the first step in the consideration of future water extensions and related policy for growth. This study is linked to the Farmland & Open Space Conservation Plan, Rural Guilderland Hamlets Study, Economic Development Initiative, and Watervliet Reservoir Watershed Dialogue and Study.

Legislative Agenda: The Town Board should authorize professional services and appropriate funds to complete this work.

Economic Development Initiative (Short Term Action)

The Town's Economic Development Advisory Council should be charged with a detailed study of possible sites for business development. There are two aspects (tasks) to this initiative. One is to identify areas in the Town where utilities are available and infill or redevelopment might be considered. An example is the recommended design charrette for the Westmere Commercial Area and the potential for redevelopment and infill in this area. The second aspect or task is the process of identify potential sites for office and industrial parks. The site selection process for this task should consider infrastructure and transportation issues and impact on residential neighborhoods and community character.

The ultimate goal for both tasks of the economic development initiative should be to identify the Town's market niches and identify and subsequently market suitable sites for desirable business uses. The committee should also collaborate with economic development agencies within the County and State to aid in promoting the selected areas for economic development and to identify potential funding sources.

The second task (identifying industrial/business park sites) should be conducted concurrent or as part of the Rural Guilderland Hamlets Study, Farmland & Open Space Conservation Plan, Watervliet Reservoir Watershed Dialogue and Study, and utilities study (collectively referred to as the Rural Guilderland Plan). The intent of the economic component of planning for Rural Guilderland is to help identify areas where economic development might reasonably occur in relation to utilities and traffic patterns. When reviewed as a whole (considering land use, open space, utilities, and environmental and watershed protection), planning for Rural Guilderland will provide greater benefits. It is not intended to implement the full scope of the economic development initiative in the short term. Current known limitations in water supply and sewage treatment will take some time to be resolved. However, should an opportunity arise that can overcome the utility limitations without significantly impacting ratepayers, then at least a plan will be in place that will help to direct development.

For the Rural Guilderland task of this Economic Development Initiative, the Economic Development Advisory Council should focus on potential economic development sites in light of transportation and utility issues. Their recommendations may be contrary to other aspects of the Rural Guilderland Plan but this can be addressed when all information becomes available. The Economic Development Advisory Council should not be required to deal with all of the possible factors that impact the siting of appropriate sites. This would overwhelm their process.

Once a plan is in place for Rural Guilderland and opportunities for water and sewer become available, the SEQR process should be used to evaluate the impacts of new development and redevelopment. If any undeveloped sites (greenfields) are identified as potentially developable, the Town should conduct a GEIS to evaluate the development potential of these sites. It is possible to evaluate one or several sites within the same GEIS. The purpose of the GEIS should be to evaluate the cumulative impacts of development within a specific area which when completed provides "shovel ready" sites satisfying SEQR requirements. The GEIS would evaluate both the type and amount of development suitable for the selected sites. The costs of providing mitigation for development should also be identified and allocated in an equitable manner. This approach will allow the Town to provide/pay for necessary improvements (e.g., road and utility infrastructure) as the need arises.

Linkages: This task is partly linked to the results of the Westmere Commercial Area Design Charrette and the Route 20 Redevelopment Plan from which recommendations may emerge for economic development and redevelopment. It is also an important component for future planning in Rural Guilderland and

is linked to the Farmland & Open Space Conservation Plan, Rural Guilderland Hamlets Study, Watervliet Reservoir Watershed Dialogue and Study, and utilities study.

The Inventory & Analysis (Chapter II) provides significant documentation on community resources (natural and built environment). This information can be used to begin the process of searching for possibly suitable sites (both developed and undeveloped areas). This effort should take into consideration the issues at NEIP, particularly access, and all of the recommendations for land use, transportation and natural resources provided in the Comprehensive Plan. Since much of the undeveloped land in the Town is residentially zoned, the siting of a business or technology park could have broad reaching impacts on residential character and the goals of redefining residential neighborhoods. Guilderland Center is a good example of how outside uses (not just NEIP) have significantly changed the character of the neighborhood.

Legislative Authority: The Town Board should authorize the Economic Development Advisory Council to begin this task.

Rural Guilderland Plan (Short Term Action)

The recommended approach for developing a land use plan for Rural Guilderland is to prepare a Rural Guilderland Plan. The Rural Guilderland Plan would combine the Rural Guilderland Hamlet Study, Farmland & Open Space Conservation Plan, a study of utilities (feasibility of extending services), a study of areas suitable for economic development (Economic Development Initiative), and the results of discussions with the City of Watervliet relative to efforts for protecting water quality. It is envisioned as a single planning study that would undergo an adoption process by the Town Board for incorporation in the Comprehensive Plan (an addendum). Therefore, like the neighborhood master plans, the Rural Guilderland Plan would be guided by the principles established for the Comprehensive Plan. It is recommended that Rural Guilderland be subdivided into planning areas, identified in similar manner to the Planning Areas shown on Figure 17. This will illustrate general areas based on topographic, land use, and other factors that suggest a reasonable cohesiveness. Within the planning areas, further information should be collected to identify appropriate land use.

Linkages: The Rural Guilderland Plan is linked to the Route 20 Corridor Study recommendations in Chapter IV.C.3 and the recommendations for Rural Guilderland in Chapter IV.A.5.

Legislative Agenda: To engage this action, the Town Board should authorize professional services and the appropriate funds and appoint a Rural Guilderland Committee. To implement the plan recommendations for Rural Guilderland, the Town Board will need to review and adopt the plan as part of the Comprehensive Plan, amend zoning as necessary to reflect land use recommendations and development design guidelines, and seek funding for other projects.

Stuyvesant Plaza/McKownville Area Drainage Study (Short Term Action)

The Town should complete a stormwater drainage study of the Stuyvesant Plaza/McKownville Area to analyze and correct drainage problems found in the area.

Linkages: Depending on the complexity of the problem and available budget, it is anticipated that this task can be incorporated into the McKownville Streetscape and Access Management Plan (a short term action under Livable Neighborhoods).

Legislative Agenda: If conducted independently, the Town Board should authorize the preparation of grant applications for stormwater management improvement through NYSDOT and/or NYSDEC.

Intermunicipal Water Agreements (Medium Term Action)

The Town should initiate dialogue on developing additional intermunicipal agreements with adjoining municipalities to supplement the emergency water supply.

Linkages: The importance of this task is dependent on the outcome of the short term water quality/quantity documentation and future considerations to provide municipal water to the western portions of Town. This effort should be consistent with the recommendations for Rural Guilderland (Chapter IV.A.5) and the outcome of the Farmland & Open Space Conservation Plan (Short term action under Resource Conservation).

Legislative Agenda: Dependent upon the linkages identified above, the Town Board should authorize the Superintendent of Public Works to initiate discussion with adjoining municipalities.

C.4 General Considerations

This category of Action Plan tasks include items that have bearing on the entire town or are on-going in nature (e.g., staff education).

Adopt Comprehensive Plan (Short Term Action)

This may be the most important action of all, since without an official plan, the Town will have no clear guidance to address the issues facing the future of the Town. This would certainly be inconsistent with the Town's motto: *Prospice Gelria* – Look Forward.

Linkages: Links to all recommendations and Action Plan tasks.

Legislative Agenda: Initiate SEQR process and associated public comment period, initiate county referral (§ 239-m), prepare Final GEIS/Plan, prepare SEQR Findings and adopt plan.

Grant Administrator (Short Term Action)

There are a variety of regional, state, and federal grant programs that could provide funding for implementing various components of the Plan. These programs are highly competitive with numerous communities competing for limited sources of funding. Therefore, to put the Town of Guilderland in a position to be highly competitive and take full advantage of all funding opportunities, the Town may consider establishing a full time position for a Grant Administrator. As an alternative, the Town might consider utilizing the services of firms that specialize in grant administration on an as-needed basis.

Linkages: This position may be crucial to the successful implementation of several Action Plan tasks.

Legislative Agenda: The Town Board should budget for and authorize the establishment of a Grant Administrator position or authorize funding for professional services on an as-needed basis.

Review and Update Comprehensive Plan (Long Term Action)

Although the Comprehensive Plan attempts to take a long-term view of growth and development issues, no one cannot anticipate all of the possibilities that the future holds for Guilderland. The Town should review the Comprehensive Plan as growth and the results of further studies dictate.

Linkages: The action is linked to the results of other short and medium term actions as well as changing growth conditions.

Legislative Agenda: The Town Board should appoint a committee to review the Comprehensive Plan and to recommend whether revisions are necessary.

Transportation Planning (On-going Action)

The Town should continue having dialogue with the NYS Department of Transportation regarding the proposed Route 155 project. Additional opportunities for public input should be strongly encouraged, and issues raised by residents during this process should be addressed. The Town should also seek greater participation in the activities of the Capital District Transportation Committee to address Town concerns/priorities such as the Route 20 Redevelopment Plan (described above), the possible development of

transportation alternatives in this portion of the Capital District and the region's long-range mass transportation plans.

Linkages: Building relationships with CDTC, CDTA, and NYSDOT will be important steps towards meeting the recommendations of the Route 20 Corridor Study (Chapter IV.C.3) and the Route 20 Redevelopment Plan (action plan item under Livable Neighborhoods). This action task is also linked to most of the transportation recommendations identified in Chapter IV.C of the Comprehensive Plan.

Legislative Agenda: The Town Board should designate a liaison with CDTC, CDTA, and NYSDOT.

Review and Update Zoning and Subdivision Regulations (On-Going Action)

The Town Board should establish a committee to review and update the Town's zoning and subdivision regulations. There are a number of zoning and subdivision regulation recommendations identified within this plan. These include the use of techniques such as conservation development, incentive zoning, residential development design guidelines, and performance standards. These recommendations should be considered and, where appropriate, language developed for amendment to the Town's existing code. Furthermore, based on the outcome of the programs identified in this Action Plan, additional changes to the Town's land use regulations, at a very specific level, will likely emerge.

Linkages: Linked to adoption of the Plan and the outcome of future Action Plan tasks.

Legislative Agenda: The Town Board would review and update the zoning code and subdivision regulations and create new Local Laws as necessary.

Technology Improvements (On-Going Action)

In order to facilitate the continued dialogue between town officials, residents and adjoining municipalities required for the successful implementation of the Plan, it is recommend that the Town take advantage of the latest technological improvements.

This effort should include regular updating of the Town of Guilderland Internet Web Site to allow for ongoing community input on the implementation of the Plan. Furthermore, the Town should invest in personal computers for Town employees. The Town currently has Internet Email and a voice mail system.

Linkages: This task is linked to the effectiveness of community outreach efforts.

Legislative Agenda: The Town Board should budget to technological improvements.

Fiscal Model Update and Refinement (On-Going Action)

The fiscal model can become a very informative and useful tool for the Town. It possesses the capability of evaluating and comparing a number of land use scenarios to identify the relative tax impacts of each. When used as one component of the numerous factors related to decision-making, the model will provide valuable information. As designed, the inputs can be manipulated to reflect current trends and better information as it becomes available. The model is also open ended in that it can be expanded (refined) to become much more powerful.

To truly benefit from the model, the Town should establish a committee that would be responsible for understanding how to use the model and how to update inputs. The Town should seek professional assistance when attempting to expand the purpose or function of the model beyond its current state.

Linkages: The model should prove to be very useful in evaluating land use scenarios and should be incorporated in the process of establishing land use plans as identified in this chapter.

Legislative Agenda: The Town Board should establish a Fiscal Model Committee and further authorize the use of the model as applicable for the various planning studies.

Continuing Education (On-Going Action)

Planning Board, Zoning Board of Appeals, and Town Board members, Guilderland Conservation Advisory Council, and Town staff should be encouraged to pursue educational programs to update their knowledge of planning and zoning techniques and laws on a continuing basis. This is of particular importance as the Town continues to grow and change and as it considers the use of new planning tools in response to this change. New members of the Planning Board and Zoning Board of Appeals could even be required to attend nearby workshops on fundamental principles of planning and zoning at the Town's expense. Several organizations offer such educational programs either by coming to local communities or at workshops/conferences held for this purpose. These organizations include, but are not limited to: the Albany County Department of Economic Development, Conservation and Planning, the Capital District Regional Planning Commission, the Capital District Transportation Committee, the New York Planning Federation, Albany Law School's Government Law Center, the NYS Department of State Division of Local Government, the Upstate Chapter of the American Planning Association, the Hudson River Valley Greenway, and the American Farmland Trust.

Linkages: This is linked to the success of implementing the recommendations of the Comprehensive Plan and the forthcoming recommendations and solutions of the various Action Plan tasks.

Legislative Agenda: The Town Board should budget for continuing education and define priorities.