



## Gifford Commercial Gateway

*Character: a business district that supports rural/agricultural uses; professional uses such as offices and banks; and neighborhood commercial uses (restaurants, bakeries, hair salons, convenience stores, etc.)*

- Realign and signalize the Giffords Church intersection and develop pedestrian amenities
- Adopt and implement the Access Management and Commercial Design Guidelines for Route 20
- Work with landowners to implement access management improvements
- Develop a gateway feature to announce the business district



## Dunnsville Hamlet

*Character: a rural hamlet with a mix of neighborhood commercial and residential uses; interconnected streets; pedestrian connections and amenities; and a human-scaled design with surrounding open space*

- Expand the local business zoning district in the Dunnsville Hamlet
- Create a four-way fully-signalized intersection
- Develop pedestrian amenities (sidewalks, crosswalks) and connect them with future development
- Apply traffic calming techniques such as narrowing the travel lanes and amenities such as street trees and signage to define the hamlet area

## Route 20 Corridor

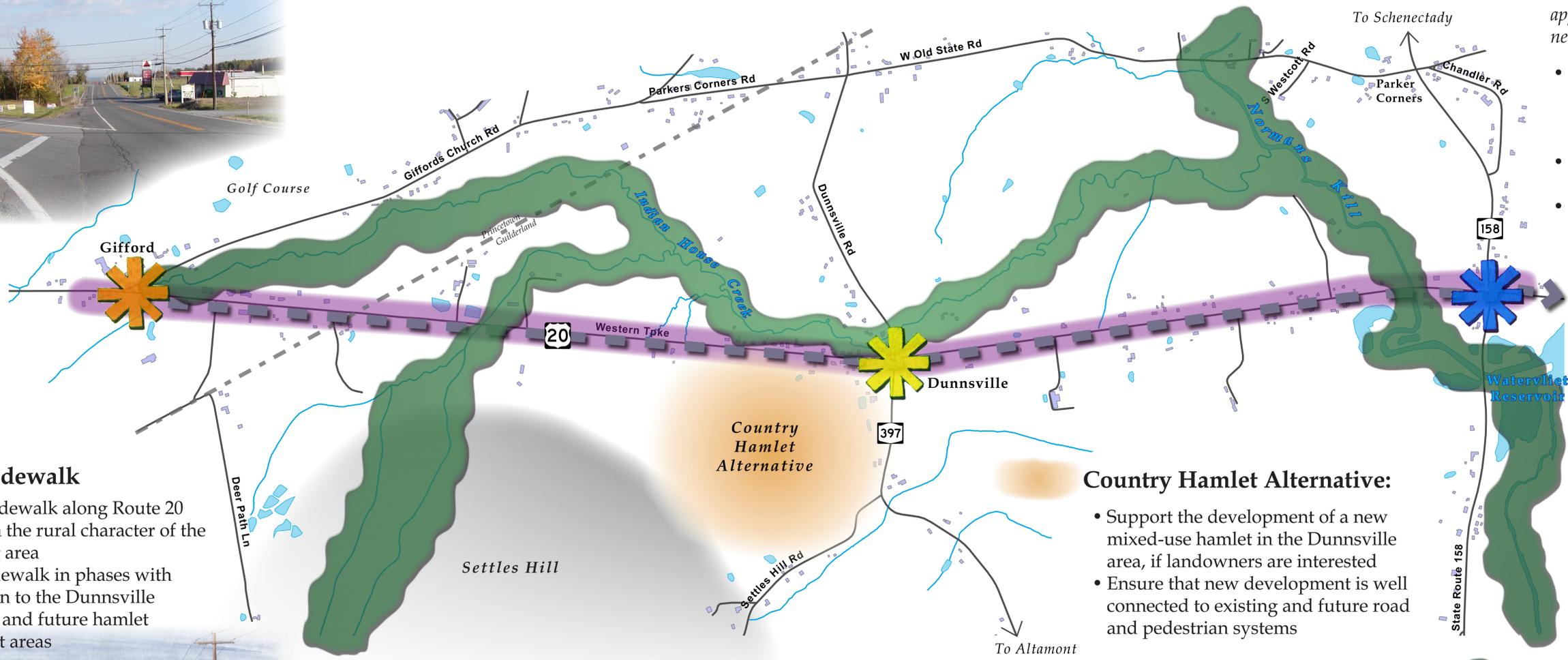
- Increase speed enforcement and patrolling to influence travel behavior along the corridor
- Ensure that there is adequate shoulder width along the length of the roadway (4-5 feet recommended)
- Develop raised landscaped medians, crosswalks, and sidewalks; and other traffic calming improvements at all three intersections along the corridor
- Maintain commercial "nodes" rather than allowing commercial uses to spread throughout the corridor
- Adopt the Access Management and Commercial Design Guidelines for Route 20
- Support "country retail" uses



## Watervliet Reservoir Gateway

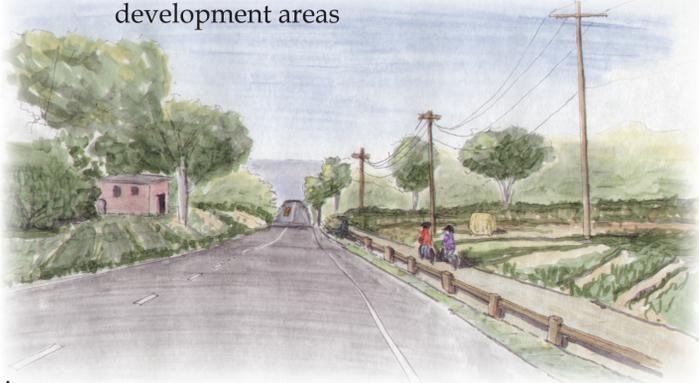
*Character: a center of convenience for the surrounding residential development as well as for passing travelers; providing appropriately-scaled convenience stores and neighborhood commercial establishments*

- Explore options to expand the local business district to allow for desirable uses such as a farm store or neighborhood-scaled convenience store
- Consider a roundabout or other traffic calming improvements
- Develop pedestrian amenities (sidewalks, crosswalks) and connect to existing facilities near Town Hall



## Route 20 Sidewalk

- Develop a sidewalk along Route 20 that takes on the rural character of the surrounding area
- Build the sidewalk in phases with priority given to the Dunnsville Hamlet area and future hamlet development areas



## Rural Guilderland

- Maintain rural Guilderland character and land use patterns, agricultural lands and natural resources
- Support conservation development and/or country hamlet development
- Develop a land conservation funding source to purchase conservation easements from willing landowners



## Country Hamlet Alternative:

- Support the development of a new mixed-use hamlet in the Dunnsville area, if landowners are interested
- Ensure that new development is well connected to existing and future road and pedestrian systems

## Watershed Protection:

- Preserve lands associated with the Watervliet Reservoir and its tributaries
- Consider revising local laws to adopt "better site design" standards

**TOWNS OF GUILDERLAND & PRINCETOWN**  
**ROUTE 20 CORRIDOR STUDY**  
**ROUTE 20 CORRIDOR VISION MAP**