



ALBANY COUNTY PLANNING BOARD  
NOTIFICATION

RECOMMENDATION DATE: April 17, 2008

**Case #:** 080400314  
**Applicant:** Dutchman Acres  
**Project Location:** 17 School Rd, west side of CR 202, and both east and west side of CR 201. (across from the Guilderland High School)  
**Tax Map Number:** 38.0-5-27  
**Referring Agency:** Legislative Board (RoseMary Centi)  
**Considerations:** Rezoning request for 41.12 acres from RA-3 to Country Hamlet. The proposed project that would take place is a clustered mixed residential development.

**ACPB Recommendation**

Modify local approval to include

1. Review by the Albany County Department of Public Works for design of highway access, assessment of road capacity, and drainage. Stormwater management and drainage issues along CR 201 and CR 202 in this area are a major concern to the Albany County DPW.
2. In addition, ACDPW may want to determine if some form of traffic control is needed at intersection of CR 201 and CR 202. This would be due to the volume of cars that this development, along with a recently proposed subdivision just south of here will add to the area. The Town needs to coordinate approvals with County DPW.
3. The Town should initiate a combined traffic study of this whole area around Guilderland Center, CR 201/CR 202/SR 146 area. There have been other traffic generating proposals, in addition to this application for rezoning, in the area. Any study should be coordinated with County DPW.

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Leslie Lombardo, Senior Planner for the  
Albany County Planning Board

**NOTE:**

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.

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ALBANY COUNTY PLANNING BOARD  
NOTIFICATION

RECOMMENDATION DATE October 19, 2006

**Case Number:** 10-10/06-048  
**Applicant:** Christopher & Gregg Meyer obo Dutchmen Acres  
**Address:** 17 School Road  
**Project Location:** 17 School Road, Guilderland  
**Project Description:** Rezoning from R-15 to Hamlet for eventual creation of a minor subdivision.  
**Parcel Size:** 38.4 Acres  
**Zoning:** R-15  
**Tax Map Number(s):** 38.15-1-27.1  
**Referring Agency:** Town Clerk (Rosemary Centi)  
**Considerations:** The applicant is requesting a rezone of the 38 acres from R-15 zone to a county hamlet zone. The parcel, after proposed re-zone, will consist of 34 building lots with 5 twin home lots and 29 single family lots. A new road will be constructed with the ingress and egress located off of Depot Road. Land will be set aside for recreational use as well as some walking trails.

**Countywide and**

**Intermunicipal Impacts:** No significant countywide or intermunicipal impacts found.

**ACPB Recommendations:** Defer to local consideration

**Advisory Note:** Notwithstanding the above, the Albany County Planning Board recommends that when considering the site plan, the cul-de-sac be eliminated and a through road is designed to allow for the interconnectivity of the surrounding area. In addition, when considering the site plan, the Black Creek is known to flood this area and access could be affected.

Korie K. McAllister, for the  
Albany County Planning Board

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TOWN OF GUILDERLAND  
TOWN CLERK

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