



Peter G. Barber <barberp@togny.org>

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## February 4th meeting & Comprehensive Plan

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B.G.S. [REDACTED]

Fri, Jan 31, 2025 at 3:51 PM

To: Peter Barber <barberp@togny.org>, Christine Napierski <napierskic@togny.org>, beedlea@togny.org, santosg@togny.org, crawfordj@togny.org  
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Dear Town Board members,

We are not able to attend the 2/4 meeting and we request this inquiry be placed in the file for the Public Hearing on the Comprehensive Plan.

On page 202 of the latest version, the map shows an undefined red zone titled "proposed town center" This puzzling area on the map includes our home and our entire three block neighborhood.

In the text it reads:

### Proposed Town Center

Guilderland experienced periods of elevated population growth during past decades when car-centric development patterns prevailed. The result, as members of the CPUC and the public have noted, is the lack of a distinct center in Guilderland – a place for Town residents to meet and gather. Exploring the feasibility of a Town Center development – comprising a mix of retail, residential, entertainment, and other services – was identified as a key future priority, to begin to focus the civic energies of the community. In keeping with the goal of using existing infrastructure efficiently, the intersection of Western Avenue/US20 and State Route 155 was identified as a potentially suitable location for a Town Center with available water, sewer, and transportation infrastructure to support the mix of envisioned uses.

Can someone please clarify exactly what this may mean to our home, our neighbors, our street and our entire immediate neighborhood? What is intended by the very vague and unclear proposal?

As best as we can see, it appears to be an extension of a business district into what is clearly a residential area. What exactly is "the mix of envisioned uses"?

Will this lead potentially to being the subject of another rezone to either a TOD (Transit Oriented District) or a PUD (Planned Unit Development) in this area?

We believe this needs much more clarification and open public discussion.

Sincerely,  
Bette and Greg Shields  
[REDACTED]

