

February 20, 2025

Town of Guilderland
P.O. Box 339
5209 Western Turnpike
Guilderland, NY 12084

Attn: Ken Kovalchik, AICP - Town Planner

Re: Guilderland Comprehensive Plan

Mr. Kovalchik:

After seeing an article in the February 13, 2025 edition of the Altamont Enterprise titled "Guilders residents call for small houses rather than large apartment complexes," I felt compelled to comment on the Guilderland Comprehensive Plan.

I have been a resident of the town since 2001. As an aging town resident, I would like to remain in the town and downsize to a smaller home. I do not want to rent due to the current high cost and unknown future costs, leaving retired and aging residents like myself with limited options available.

Currently, I see apartment rental complexes and large single-family homes being built in town. I believe it would benefit the town and its residents if efforts were made to balance the overall housing marketplace - the town plan could include a concerted effort to build single-family homes of varying sizes as well as various-sized rental units.

Smaller single-family homes offer opportunities for downsizing seniors and more affordable housing for first-time homeowners and single parents. Such homes will help to support a diverse population.

In addition, while the local government is somewhat limited in restricting the locations of specific business types, it is unfortunate to see 'prime' real estate along Western Ave being developed into storage facilities (i.e., the former Governors Motor Inn site and now the M & M Motel site). It would be nice to see instead or, in addition, Western Avenue - one of the town's main corridors - developed to include businesses with a broader public appeal. Fostering businesses with broader public appeal could bring about economic and social benefits to the town and its residents.

Sincerely,



Patrick M. O'Dea