

Town of Guilderland Action Plan Table

The Action Plan Table that follows is a tool to be utilized by the Town to guide the creation of the recommended Five-Year Action Plan and identification of the necessary steps to achieve each recommendation. The purpose is to assist Town leadership and Town staff in prioritizing the use of the Town's human and fiscal resources. The table is organized by recommendation with a column for timeframe to implement (short-, medium- or long-term) as well as an identification of the recommendation lead and potential partners to assist in implementation. Potential funding sources are also listed to support implementation. A 'needed action and status' column has been included to facilitate tracking and review of implementation progress related to each recommendation. The information within the Action Plan can be translated into an annual report to the Town Board on the actions and strategic steps that have been taken toward accomplishing the Comprehensive Plan's goals.

AGRICULTURE													
Recommended Action		Timeframe to Initiate (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Needed Action and Status						
		0-2	2-5	5-10			Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
A1.	Promote agriculture's place in Guilderland's economy by supporting farmers markets, farm stands, and other opportunities for residents to connect with local agricultural businesses.				Guilderland Farmers Market, Albany County Farm Bureau, Agricultural Business Owners	Empire State Development (ESD) Market New York Program							
A2.	Promote and maintain the scenic resources of rural corridors and roads through the use of rural development design guidelines and conservation subdivision practices that prioritize maintenance of rural character.				Guilderland Town Board, Conservation Advisory Council								
A3.	Partner with the Village of Altamont to initiate a feasibility study on the costs and benefits for an interconnection between the water districts to improve the Village's water security. Focus water and sewer capacity improvements to support traditional population centers in Town.				Guilderland Water/Wastewater Department, City of Watervliet, City of Albany, Town of Rotterdam, Village of Altamont								
A4.	Form a standing Town Agricultural Lands Committee, with oversight by the Town, to enhance and advocate for the productive use of agricultural lands and to serve in an advisory role on agricultural land uses.				Guilderland Town Board								
A5.	Expand participation in the Town's Conservation Easement Program through targeted promotion and potential funding incentives.				Conservation Advisory Council, Conservation Easement Review Board, Guilderland Town Board								
A6.	Regulate the development of solar and wind energy installations in agricultural areas of Town.				Guilderland Town Board, NYSERDA								

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A7. Create opportunities for local retail/farm service businesses on US-20 near the Princetown municipal line in a manner that is consistent with rural design guidelines and the character of the surrounding area.				Guilderland Town Board, Guilderland Chamber of Commerce, Agricultural Business Owners								
A8. Consider implementing a flexible, voluntary Purchase of Development Rights (PDR) program to preserve farmland and open space.				Conservation Advisory Council, Conservation Easement Review Board, Mohawk Hudson Land Conservancy, Guilderland Town Board								
A9. Partner with the Albany County and Schenectady County Soil and Water Conservation District to assist local agricultural operations in preventing adverse impacts on Guilderland watersheds from agricultural runoff.				Albany County and Schenectady County Soil and Water Conservation District, Guilderland Town Board								
A10. Update zoning code to align with the vision and goals of the Comprehensive Plan				Guilderland Town Board, Guilderland Planning Board, Town Residents								

BUSINESS, EMPLOYMENT & FISCAL RESOURCES												
Recommended Action		Timeframe to Initiate (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Needed Action and Status					
		0-2	2-5	5-10			Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
B1.	Further develop existing design guidelines, with illustrative examples, to supplement zoning regulations and articulate expectations for commercial development in the Town.				Guilderland Town Board, Guilderland Planning Board, Guilderland Chamber of Commerce, Guilderland Industrial Development Agency (IDA)							
B2.	Encourage the redevelopment and adaptive reuse of existing sites in Guilderland to improve the attractiveness of commercial corridors, grow the local business base, and make efficient use of existing resources.				Guilderland Industrial Development Agency (IDA), Guilderland Planning Department, Guilderland Chamber of Commerce	EPA Brownfields Grants						
B3.	Develop design guidelines for signage with illustrative examples.				Guilderland Town Board, Guilderland Planning Board							
B4.	Develop economic development strategies to attract well-paying, job-creating employers who will be able to provide a diversity of employment opportunities for the Guilderland community.				Guilderland Industrial Development Agency (IDA), Guilderland Chamber of Commerce, Guilderland Town Board							
B5.	Develop resources to facilitate greater participation of small business owners and entrepreneurs in the local economy.				Guilderland Chamber of Commerce, Guilderland Industrial Development Agency (IDA)							
B6.	Facilitate business roundtables with Town leaders and staff to discuss specific issues of interest, such as economic development, transportation improvements, and infrastructure projects.				Guilderland Chamber of Commerce, Guilderland IDA, Guilderland Town Board							
B7.	Identify and establish the desired mix and scale of businesses in a manner that is sensitive to the neighborhood setting and cultural diversity of the Town. This includes supporting home-based businesses.				Guilderland Town Board, Guilderland Chamber of Commerce, Guilderland IDA							

ENVIRONMENT, CLIMATE CHANGE & RESILIENCY													
Recommended Action		Timeframe to Initiate (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Needed Action and Status						
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C1.	Build on Guilderland's designation as a registered Climate Smart Community (CSC) in the State of New York by completing the criteria for bronze-level CSC certification by 2030.				NYS Department of Environmental Conservation (CSC program administrator), Guilderland Town Board	NYS DEC Climate Smart Communities Grant Program							
C2.	Maintain and improve water quality in the Watervliet Reservoir and its tributaries by partnering with the City of Watervliet and communities within the Reservoir's watershed.				City of Watervliet, NYS Department of Environmental Conservation, municipalities within the Watervliet Reservoir watershed, Guilderland Town Board	NYS DEC Water Quality Improvement Project (WQIP) Program, NYS Environmental Facilities Corporation Water Infrastructure Improvement (WIIA) Program							
C3.	Encourage and incentivize climate resiliency through Town practices, procedures, rules, and regulations wherever practicable.				Conservation Advisory Council, Tree Preservation Committee	NYS Environmental Facilities Corporation Asset Management program.							
C4.	Reduce Guilderland's collective contribution to climate change by decreasing community-wide greenhouse gas (GHG) emissions with forward-thinking environmental, transportation, and energy planning.				Guilderland Town Board	Municipal Zero-Emission Vehicle (ZEV) Program, Climate Pollution Reduction Grants Program (CPRG) through EPA,							
C5.	Prioritize the preservation of natural resources and animal habitat in Guilderland to promote healthy and functioning ecosystems that mitigate costly and harmful conditions such as invasive species, flooding, and soil erosion.				Conservation Advisory Council, Tree Preservation Committee, Albany Pine Bush Preserve Commission, Historic Altamont, Mohawk Hudson Land Conservancy	NYS DEC Hudson River Estuary Program and Community Forest Conservation Grant Program							

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NEIGHBORHOODS & HOUSING													
Recommended Action		Timeframe to Initiate (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Needed Action and Status						
		0-2	2-5	5-10			Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
D1.	Explore tools and approaches to support the Town's Pro-Housing Designation.				Guilderland Town Board, Guilderland Planning Department, NYS Homes and Community Renewal	NYS HCR Pro-Housing Program, NY Forward, DRI, Regional Council Capital Fund, Market NY, NY Main Street							
D2.	Update building design guidelines to promote sustainable green building practices that advance the goals of energy efficiency, water conservation, and the use of building materials which reduce harmful environmental impacts.				Guilderland Water/Wastewater Department, Guilderland Planning Department, Guilderland Town Board, Guilderland Building Department, Stakeholders	NYS Environmental Facilities Corporation Green Innovation Grant Program, NYSEERDA Home Energy Efficiency Program							
D3.	To maximize the Town's investments in public water and sewer, transportation, and pedestrian connections, expand opportunities for housing types other than single-family in appropriate districts, provided there are design standards to ensure new housing is compatible with existing neighborhoods.				Guilderland Planning Department, Guilderland Town Board, Guilderland Water/Wastewater Department, Guilderland Highway Department, Guilderland Building Department, Stakeholders								
D4.	Consider updating zoning regulations to require major subdivisions (5 lots or greater) and large developments to incorporate affordable housing options such as smaller lots, smaller houses, and dwelling units for households earning 80% to 120% of area median income.				Guilderland Planning Department, Guilderland Town Board, Stakeholders								
D5.	Offer a density bonus of additional dwelling units when affordable housing, workforce housing, or senior housing developments are proposed.				Guilderland Planning Department, Guilderland Town Board, Stakeholders								
D6.	Proactively develop policies for Accessory Dwelling Units (ADUs) in the Town – either attached or detached – as an opportunity for alternative housing options in single-family residential neighborhoods while preserving the character of these neighborhoods.				Guilderland Planning Department, NYS Homes and Community Renewal, Guilderland Town Board, Stakeholders	NYS HCR Plus One ADU Program grants							

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D7.	Consider Updating the definition of manufactured housing units and adding a definition of modular building to Town Zoning Law to better reflect current NYS Department of State regulations and the current state of the housing industry.				Guilderland Planning Department, Guilderland Town Board, Guilderland Building Department								
D8.	Amend zoning regulations to address if/where the development of tiny homes should be permissible within the Town of Guilderland.				Guilderland Town Board, Guilderland Building Department, Guilderland Planning Board, Guilderland Planning Department								
D9.	Partner with an appropriate housing agency, such as the Albany County Rural Housing Alliance, Habitat for Humanity Capital District to facilitate the rehabilitation of older homes and rental units occupied by low- and moderate-income households.				Albany County Rural Housing Alliance, Habitat for Humanity, Guilderland Town Board, Guilderland Building Department								
D10.	Partner with existing non-profit organizations (e.g., Albany County Land Bank) and/or establish a Town housing trust fund to address critical housing needs and support a variety of affordable housing activities.				Albany County Land Bank, Guilderland Town Board								
D11.	Add an inclusionary zoning requirement for affordable residential units in Planned Unit Developments (PUD).				Guilderland Town Board, Guilderland Building Department, Guilderland Planning Board, Guilderland Planning Department								
D12.	Consider using density restrictions rather than minimum lot sizes in the RA3 and RA5 District along with the provision for density bonuses that incentivize affordable housing types, open space protection, and other desired amenities.				Guilderland Planning Department, Guilderland Town Board, Guilderland Planning Board								

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D13.	Promote the creation of more modestly sized and affordable housing types by revising minimum lot size regulations that prevent construction on smaller lots.				Guilderland Planning Department, Guilderland Town Board, Guilderland Planning Board, Guilderland Building Department								
D14.	Explore the feasibility of a mixed-use Town Center near the intersection of Winding Brook Drive and Western Avenue, to create a compact community node with residential, commercial, and other amenities				Guilderland Town Board, Guilderland Water/Wastewater Department								
D15.	Promote an enhanced sense of place and community with new, attractive gateway signage at the Town's northern and southern boundaries on Western Avenue/US-20.				Guilderland Town Board, Guilderland Highway Department, Albany County Department of Public Works, NYSDOT, Stakeholders								
D16.	Explore the feasibility of a new, sustainably built mixed-use neighborhood node in northern Guilderland.				Guilderland Planning Department, Guilderland Town Board, Stakeholders								

PARKS, RECREATION, OPEN SPACE & HISTORIC RESOURCES													
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E1.	Maintain and upgrade the Town's existing recreational facilities and programs.				Guilderland Parks & Recreation Department, Guilderland Town Board, Stakeholders	Environmental Protection Fund Grant Program for Parks, Preservation and Heritage (EPF)							
E2.	Initiate formalized opportunities for residents to provide input on the Town's changing recreational needs, in light of a changing demographic profile in Guilderland and prevailing national trends.				Guilderland Parks & Recreation Department, Guilderland Town Board, Stakeholders								
E3.	Formalize regular coordination between the Town of Guilderland Parks & Recreation Department and representatives of the University at Albany, Guilderland Public Library, the Guilderland YMCA, school districts, and other local organizations, in order to provide a well-publicized range of year-round recreational opportunities, especially for youth and older Town residents.				Guilderland Parks & Recreation Department, UAlbany, Guilderland YMCA, Guilderland Public Library, school districts, Stakeholders								
E4.	Identify potentially underutilized Town-owned resources and explore the creation of new recreational opportunities for Town residents, particularly in the Westmere area of Guilderland.				Guilderland Parks & Recreation Department, Guilderland Town Board, Stakeholders								
E5.	Develop a network of multi-use trails in Guilderland to link neighborhoods, public transportation nodes, Town Park/open space areas, commercial and entertainment centers, and regional trail systems.				Guilderland Traffic Safety Committee, Guilderland Planning Department, Guilderland Parks & Recreation Department, NYS Department of Transportation (DOT), Guilderland Town Board, Guilderland Highway Department, CDTA, Albany County Department of Public Works	Recreational Trails Program through the Office of Parks, Recreation and Historic Preservation (OPRHP)							

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E6.	Update the definitions of open space in Town zoning, subdivision regulations, and the Conservation Easement Agreement Exemption so that the definitions are consistent and accurately reflect the varieties and purposes of open space.				Guilderland Planning Department, Guilderland Town Board, Conservation Advisory Council								
E7.	Update the residential cluster/conservation development and open space/parkland section of the Town code.				Guilderland Planning Department, Guilderland Town Board, Guilderland Parks and Recreation Department								
E8.	Consider forming a Conservation Overlay District to protect steep slopes along the Helderberg Escarpment and the Settles Hill areas of town from non-farm development.				Guilderland Town Board								
E9.	Incorporate the preservation of Helderberg Escarpment viewsheds into subdivision, site plan, and special use permit reviews.				Guilderland Town Board								
E10.	Create an action plan for the identification, voluntary acquisition, and management of properties that comprise a comprehensive open space and natural resource preservation system.				Conservation Advisory Council, Guilderland Planning Department, Guilderland Town Board								
E11.	The Town Board should adopt a Local Law codifying the land use application referral and review process by the Albany Pine Bush Preserve Commission Technical Committee.				Guilderland Town Board								
E12.	Evaluate the adequacy of existing historic sites in Guilderland to support access and programming for residents – e.g., recitals, small-scale performances, and other cultural/educational events – factoring in the needs of youth, older residents, and those with disabilities.				Guilderland Historical Society/Historian	Technical Assistance Grants from The New York State Council on the Arts (NYSCA) and the Preservation League; NYSCA Preserve New York Program							

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E13.	Promote the use of suitable historic sites as community gathering places for festivals, special observances, and educational opportunities.				Guilderland Historical Society/Historian						
E14.	Pursue available funding sources and develop strategies for the sustained financial support of the Town's historical cultural sites and programs.				Guilderland Historical Society/Historian	Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF)					
E15.	Partner with higher education institutions in the region to foster engagement with historic and/or archaeological sites in Guilderland.				Guilderland Historical Society/Historian, UAlbany, SUNY Schenectady, Union College, Town Historian						
E16.	Ensure that land use regulations and incentives serve to support and protect historic/ archaeological sensitive areas in the Town.				Guilderland Planning Department, Guilderland Town Board						
E17.	Cultivate greater public awareness of Guilderland's historic sites and resources, celebrating past contributions from a broad range of individuals and groups.				Guilderland Historical Society/Historian						
E18.	Consider rezoning Town parks, open space, and similar types of holdings by the Albany Pine Bush Preserve, Mohawk Hudson Land Conservancy, New York State, and other groups to a new zoning classification such as "Parkland."				Guilderland Town Board						
E19.	Establish a program for acquiring key properties in Town to preserve as open space by prioritizing land that offers significant ecological, recreational, scenic, and community benefits. It will be funded through a dedicated mechanism and guided by clear, publicly vetted criteria.				Guilderland Town Board, Albany Pine Bush Preserve Commission, Mohawk Hudson Land Conservancy, The Nature Conservancy, Save the Pine Bush, Historic Altamont						

TRANSPORTATION & MOBILITY												
Recommended Action	Timeframe to Initiate (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Needed Action and Status						
	0-2	2-5	5-10			Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
F1. Enhance pedestrian mobility by working to link Town community centers, recreation facilities, neighborhoods, shopping, and employment areas with sidewalk networks and multi-use trails. Explore opportunities to connect Guilderland bike/pedestrian infrastructure to the Albany County Rail Trail and other regional trail networks.				Traffic Safety Committee, Guilderland Planning Department, Guilderland Town Board, Guilderland Highway Department, Guilderland Parks and Recreation Department, Stakeholders	Surface Transportation Block Grant (STBG)							
F2. Develop a Complete Streets Policy for Guilderland in recognition of the community's desire for a broad range of transportation options.				Traffic Safety Committee, Guilderland Highway Department, Guilderland Planning Department, Guilderland Fire Districts, Guilderland Town Board	Safe Streets for All (SS4A)							
F3. Install benches, bicycle racks/parking, bike share nodes, bus shelters, and other appropriate street furniture in strategic locations to incentivize and support transportation options in Guilderland.				Capital District Transportation Authority (CDTA)								
F4. Upgrade road and pathway signage as appropriate to promote safe driving behavior and awareness of pedestrians/cyclists.				Guilderland Highway Department, Guilderland Parks and Recreation Department	Safe Streets for All							
F5. Enhance pedestrian walkways and safe crossings westward from Stuyvesant Plaza, facilitating greater foot traffic for businesses along Western Avenue.				Traffic Safety Committee, NYS DOT, Guilderland Highway Department								
F6. Encourage and incentivize the integration of shared bike/pedestrian paths in housing developments, linking residential areas to one another as well as to parks, community services, and retail.				Guilderland Planning Department, Guilderland Planning Board, Guilderland Zoning Board, Guilderland Town Board, Guilderland Highway Department, Guilderland Parks and Recreation Department								

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		0-2	2-5	5-10			Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
F7.	Consider the capabilities and characteristics of electric-powered bicycles as a factor in the design of bicycle infrastructure in Guilderland.				Traffic Safety Committee, Guilderland Planning Department, Guilderland Highway Department, Guilderland Parks and Recreation Department, Guilderland Town Board							
F8.	Partner with regional employers and CDTA to increase the use and the reach of public transportation for daily commuting, including potential expansion of the Universal Access bus pass system in Guilderland.				CDTA, Chamber of Commerce, Guilderland IDA, Guilderland Town Board							
F9.	Promote the use of mobility services such as CDTA Flex on demand, CDPHP Cycle bike share, ride-hailing services and electric car share.				CDTA							
F10.	Pursue funding from the Capital Region Transportation Council (CRTC), NYS DOT, and the NY Thruway Authority to address identified transportation-related issues in Guilderland.				CRTC, NYS DOT, NY Thruway, Capital District Thruway communities	BridgeNY Program, Congestion Mitigation and Air Quality Improvement (CMAQ) Program						
F11.	In partnership with NYS DOT and the Guilderland School District, explore options to improve vehicular traffic flow to Guilderland public schools, including options for a secondary access route to Farnsworth Middle School for buses and/or emergency vehicles.				Guilderland School District, NYS DOT, Albany County Department of Public Works, Guilderland Highway Department							
F12.	Review and update Town's standards and regulations for Guilderland roadways.				Guilderland Planning Department, Guilderland Highway Department, Guilderland Emergency Medical Services, Guilderland Fire Districts, Guilderland Town Board							

GOVERNANCE													
Recommended Action		Timeframe to Initiate (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Needed Action and Status						
		0-2	2-5	5-10			Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
G1.	Update the Town Zoning to be consistent with the Comprehensive Plan Update.				Guilderland Town Board, Guilderland Planning Board, Zoning Board of Appeals, Guilderland Planning Department, Stakeholders								
G2.	Continue to provide all areas of the community with a high level of fire, police, and emergency medical response services, while also adapting to the challenges of climate change				Guilderland Emergency Medical Services, Guilderland Police Department, fire districts								
G3.	Continue to coordinate with the Town of Rotterdam and the City of Albany to ensure sustainable agreements for the delivery of high-quality drinking water.				Town of Rotterdam Department of Public Works, City of Albany Water Department, Guilderland Water/Wastewater Department, Guilderland Town Board								
G4.	Continue to coordinate with the City of Watervliet for the effective management of the Watervliet Reservoir's water supply, water quality, and recreational assets.				City of Watervliet Water and Sewer Department, Guilderland Water/Wastewater Department, CDRPC, Guilderland Town Board								
G5.	Coordinate with the NY State Department of Transportation and other stakeholders to address persistent flooding events on Western Avenue in the Mckownville area of Guilderland.				NYS DOT, Guilderland Highway Department, NYS DEC, Mckownville Improvement Association, City of Albany, Stuyvesant Plaza, Crossgates Mall, Albany Nanotech, NYS Thruway Authority								
G6.	Continue to ensure that a high percentage of Guilderland households and businesses have access to high-speed internet connection.				NYS Department of Public Service								

