



Jessica Montgomery &lt;montgomeryj@townofguilderland.gov&gt;

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**Re: TOG Comprehensive Plan Update errors**

3 messages

**Grimshaw Family** [REDACTED]

Wed, Sep 17, 2025 at 1:05 PM

To: "Peter G. Barber" &lt;barberp@townofguilderland.gov&gt;

Cc: montgomeryj@togny.org, barberp@togny.org

I tried a different approach that seemed to work well.

1. Save the PDF locally.
  2. Right click the file and choose "Open with"
  3. Select "Choose another app"
  4. Navigate to Microsoft Word or similar word processor.
  5. The word processor will open the and misspelling and grammar issues are highlighted with red squiggles.
- \*\*The pagination of the document changes when opened this way so you'll need to search the PDF for the error and not rely on the page numbers. Also, there will be some false positives due to line wrapping in the original PDF

Below are the errors I found using this method.

Page 6

Mistake: communityspecific

Correction: community specific

Page 7

Mistake: Mckownville

Correction: McKownville

Page 8

Mistake: wellmaintained

Correction: well-maintained

Mistake: Univeristy

Correction: University

Mistake: Roger Keenholt's Park

Correction: Roger Keenholt's Park

Mistake: NormansKill

Correction: Normanskill (two occurrences) This name seems to be used throughout the document with and without a space and with and without the K capitalized. [https://en.wikipedia.org/wiki/Normans\\_Kill](https://en.wikipedia.org/wiki/Normans_Kill) shows a space and the battle marker doesn't have a space. <https://www.hmdb.org/m.asp?m=49379>

Page 26

Mistake: tobe

Correction: to be

Page 34

Mistake: Stuyvesant

Correction: Stuyvesant

Page 35

Mistake: KrumKill

Correction: Krum Kill

Mistake: culvets

Correction: culverts

Mistake: Mckownville

Correction: McKownville (two occurrences)

Page 38

Mistake: Commerical

Correction: Commercial

Mistake: worklife

Correction: work life

Page 39

Mistake: Attainmnet

Correction: Attainment

Page 42

Mistake: grayfield

Correction: greyfield

Page 45

Mistake: highlyskilled

Correction: highly skilled

Page 51

Mistake: onemegawatt

Correction: one megawatt

Mistake: Frenchs Hollow

Correction: French's Hollow (per historical monument<https://www.hmdb.org/m.asp?m=65413> )

Page 52

Mistake: Frenchs Hollow

Correction: French's Hollow (per historical monument<https://www.hmdb.org/m.asp?m=65413> )

Page 54

Mistake: wellpublicized

Correction: well publicized

Page 57

Mistake: floodzones

Correction: flood zones

Page 58

Mistake: Envrionmental

Correction: Environmental (two occurrences)

Mistake: maintainence

Correction: maintenance

Page 64

Mistake: owneroccupied

Correction: owner occupied

Page 66  
Mistake: twobedroom  
Correction: two bedroom

Page 69  
Mistake: singlefamily  
Correction: singlefamily

Page 70  
Mistake: singlefamily  
Correction: singlefamily

Page 73  
Mistake: singlefamily  
Correction: singlefamily

Page 76  
Mistake: moderateincome  
Correction: moderate income

Page 81  
Mistake: moderateincome  
Correction: moderate income

Page 87  
Mistake: Mckownville  
Correction: McKownville

Mistake: Dicaprio  
Correction: DiCaprio

Mistake: KIll  
Correction: Kill

Page 91  
Mistake: Townowned  
Correction: Town owned

Page 109  
Mistake: Guilderlandd  
Correction: Guilderland

Mistake: stuyvesant plaza to crossgates mall  
Correction: Stuyvesant Plaza to Crossgates Mall (proper nouns)

Page 113  
Mistake: crossgates mall to stuyvesant plaza  
Correction: Crossgates Mall to Stuyvesant Plaza (proper nouns)

Mistake: exisiting  
Correction: existing

Page 116  
Mistake: NanoTech campus  
Correction: NanoTech Complex

Page 117

Mistake: transportationrelated

Correction: transportation related

Page 128

Mistake: pre-Kindergarten

Correction: Pre-kindergarten

<https://en.wikipedia.org/wiki/Pre-kindergarten>

Page 129

Mistake: Guilerland

Correction: Guilderland

Page 133

Mistake: Townowned

Correction: Town owned

Mistake: energysaving

Correction: energy saving

Page 137

Mistake: stateled

Correction: state led

On Sep 17, 2025, at 6:12 AM, Peter G. Barber <[barberp@townofguilderland.gov](mailto:barberp@townofguilderland.gov)> wrote:

Hi Arthur:

Thanks for letting me know. If you have time, please email errors in the remaining document. It's a 162 page effort, and I appreciate your contributions to have the document errorless. It's a goal, and all possible with careful proofreaders like you.

Thank you.

Peter

On Sep 16, 2025, at 9:05 PM, [noreply@civicplus.com](mailto:noreply@civicplus.com) wrote:

## Contact the Supervisor

### Contact Information

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Please complete the online form below to submit your questions / comments.

---

First Name Arthur

---

Last Name Grimshaw

---

Address1 [REDACTED]

---

Address2	<i>Field not completed.</i>
City	Guilderland
State	NY
Zip	12084
Phone Number	<i>Field not completed.</i>
Email Address	
	

Please leave your comments or questions below.

The following spelling mistakes are in the Town of Guilderland Comprehensive Plan Update.

Page 4

The phrase "its norther border" should be "its northern border."

Page 7:

Mistake: "the Univeristy at Albany"

Correction: "the University at Albany"

Mistake: "and Mckownville hamlets"

Correction: "and McKownville hamlets" (capitalize McKownville for consistency).

Mistake: "Town center"

Correction: "Town Center" (capitalize for consistency with other proper nouns).

Mistake: "The Hamlet of Guilderland the Town's population"

Correction: "The Hamlet of Guilderland, the Town's population..."

Page 8:

Mistake: "The Rural Guilderland area occupiesthewestern"

Correction: "The Rural Guilderland area occupies the western"

Mistake: "The Country Club consist of 844 acres"

Correction: "The Country Club consists of 844 acres"

Mistake: "Wormer Road is a property"

Correction: "Wormer Road, is a property..." or "Wormer Road there is a property..."

Page 14:

Mistake: "Total Acearge"

Correction: "Total Acreage"

Page 18:

Mistake: "Caman Road"  
Correction: "Carman Road"

Email not displaying correctly? [View it in your browser.](#)

**Jessica Montgomery** <montgomeryj@townofguilderland.gov> Wed, Sep 17, 2025 at 1:45 PM  
To: Mansi Parmar <parmarm@townofguilderland.gov>, "Peter G. Barber" <barberp@townofguilderland.gov>, Kenneth Kovalchik <kovalchikk@townofguilderland.gov>

Hello Ken and Mansi,

Please see the email below.

*Jessica C. Montgomery*  
Confidential Secretary to Town Supervisor  
Town of Guilderland  
P.O. Box 339  
Guilderland, NY 12084  
ph: 518-356-1980 ext 1022  
fx: 518-356-5514  
[montgomeryj@townofguilderland.gov](mailto:montgomeryj@townofguilderland.gov)

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[Quoted text hidden]

**Grimshaw** [REDACTED] Wed, Sep 17, 2025 at 9:04 PM  
To: "Peter G. Barber" <barberp@townofguilderland.gov>, Grimshaw Family <grimshaw@rocketmail.com>  
Cc: "montgomeryj@togny.org" <montgomeryj@togny.org>, "barberp@togny.org" <barberp@togny.org>

When prompting Gemini AI with "I am testing your ability to perform the function of a proofreader that finds spelling and grammar error. Carefully review all 162 pages of the attached document and list all spelling and grammar errors grouped by page number. Take as long as needed. Accuracy is paramount." Gemini produced the attached findings. There are definitely some false positives but it does a decent job of finding true errors too.

[Google Gemini](#)





**Google Gemini**

Meet Gemini, Google's AI assistant. Get help with writing, planning, brainstorming, and more. Experience the pow...

[Quoted text hidden]

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 **TOG Comprehensive Plan Update - Proofread by Gemini AI.docx**  
59K

When prompting Gemini AI with “I am testing your ability to perform the function of a proofreader that finds spelling and grammar error. Carefully review all 162 pages of the attached document and list all spelling and grammar errors grouped by page number. Take as long as needed. Accuracy is paramount.” it produced the findings below. There are definitely some false positives but it does a decent job of finding true errors too.

Website <https://gemini.google.com/>

#### Page 1

- No errors found on this page.

#### Page 2

- No errors found on this page.

#### Page 3

- No errors found on this page.

#### Page 4

- **Spelling:**
  - "OINTRODI" should be "INTRODUCTION".
  - "Univeristy" should be "University".
  - "norther" should be "northern".
  - "Mckownville" should be "McKownville".
- **Grammar:**
  - The sentence "Guilderland the Town's population and geographic center..." is missing a verb and should likely read "Guilderland is the Town's population and geographic center...".
  - The phrase "reengage with the wider community about the Town's future direction and to capitalize on opportunities to improve overall quality of life for residents" should use a comma after "direction" or be rephrased for better flow.

#### Page 6

- **Spelling:** The phrase "recreation open space" appears to be missing a conjunction and should likely be "recreation and open space" or "recreation, open space".

#### Page 7

- **Spelling:**
  - "Univeristy" should be "University".
  - "Mckownville" should be "McKownville".
- **Grammar:**

- "The Hamlet of Guilderland the Town's population" is missing a verb.

#### Page 8

- **Spelling:**
  - "occupiesthewestern" should be "occupies the western".
  - "NormansKill" should be "Normans Kill".
- **Grammar:** "the national park Service" should be capitalized as "the National Park Service".

#### Page 10

- **Grammar:**
  - The phrase "in more recent history, advancements in solar and wind energy generation technology have led to demand for undeveloped lands for solar arrays or windmills, creating land-lease opportunities for farmers wishing to supplement the incomes they derive from agricultural land uses but causing concern about the potential loss of crucial scenic resources" is a very long run-on sentence that could be broken into two or more separate sentences for better readability.
  - The phrase "agriculture is a land use activity that is tied directly to and dependent upon the natural resources of the area" can be rephrased to avoid a comma splice.

#### Page 11

- No errors found on this page.

#### Page 12

- **Spelling:** "Soil Type by Aceage" should be "Acreage".

#### Page 13

- **Spelling:** "illtistrative" should be "illustrative". "Esn" should be "Esri". "OpenStreetMap" is misspelled, as shown in the disclaimer. The disclaimer also contains the phrase "Guilderland expressly disclaims any liability," which is repeated from the previous line.
- **Grammar:** "The Town of Guilderland expressly disclaims any liability for errors, omissions or inaccuracies in its content" is a single sentence. A new sentence should start with "In addition, some of the data may be compiled from third-party sources, whose accuracy cannot be confirmed". "Each user is responsible for determining the suitability of this information for the users intended purpose, and acknowledges and accepts all inherent limitations of the information provided" is a single sentence.

#### Page 14

- **Spelling:** "Acearge" in the table should be "Acreage".

- **Grammar:** "The valley is a large area with gentle slopes and a mosaic of farmlands, hamlets, wood lots, and water bodies" is a single sentence. The next sentence should start with "It contains the Watervliet Reservoir and its three main tributaries: the Bozen Kill, Normans Kill and Black Creek".

#### Page 15

- **Spelling:** "Colanie" should be "Colonie".

#### Page 16

- **Spelling:** "Agricultural and Markets Law" should be "Agriculture and Markets Law". "quality" should be "qualify".

#### Page 17

- **Spelling:** "Sorice" should be "Source".
- **Grammar:** "Data from the US Agricultural Census confirms that there is a relatively small level of agriculture taking place in Guilderland" is a single sentence. "Zip codes having data from the 2017 Ag Census in Guilderland are: Guilderland (12084), and Altamont (12009)" should be a new sentence.

#### Page 18

- **Spelling:** "it Township" and "Rynex Cormers" appear to be misspellings, possibly "Altamont Township" and "Rynex Corners". "Mohow" should be "Mohawk". "Selles" should be "Settles". "Voosheesville" should be "Voorheesville". "We" should be "Westmere". "ity.at" should be "University at". "Feetuntains" should be "Feet" and "Mountains". "Reid" is a typo, likely a truncated word. "penStreetMar" is a truncated word for OpenStreetMap.

#### Page 19

- **Grammar:** "Agritourism which includes seasonal opportunities..." is a single sentence. "Guilderland residents also interact with local agriculture in other ways, from visiting local nurseries for landscaping needs to visiting the Guilderland Farmers Market..." is a new sentence.

#### Page 20

- **Spelling:** The title "Recommendations" on this page appears to be a duplicate of a section title on page 10.
- **Grammar:** "should there be a need for the Market to expand or relocate, it is recommended that the Town prioritize finding a Town-owned property or a suitable private partnership to host the event" is a single sentence. "The high priority that residents place on access to local food sources should factor into Town decisions about

properties within the Town's control" is a new sentence. The phrase "can play in facilitating agri- tourism activities such as wine/brewery tours" is fragmented and unclear.

## Page 21

- **Spelling:** "lifestyles" and "viewsheds" are written as single words, but a compound word can be written as one or two words.
- **Grammar:**
  - The phrase "A-3." is not capitalized correctly.
  - The phrase "design, construction and funding" is a list that should include commas.
  - "Town Subdivision regulations" should be capitalized as it is the official name of the regulations.
  - The phrase "New York States" should be "New York State's".
  - The quote following "aims to" is a sentence fragment and should be integrated with the previous sentence.

## Page 22

- **Spelling:**
  - "forego" should be "forgo".
  - "steppingstone" should be "stepping stone".
- **Grammar:**
  - The phrase "high quality" could be hyphenated as "high-quality".
  - "businesses owners" should be "business owners".
  - The sentence starting "With an established liaison..." is a run-on sentence and should be broken into two or more sentences for clarity.
  - The sentence starting "Since adoption..." is missing a comma after "program".
  - The sentence starting "increasing the number of participating landowners..." is a run-on sentence.
  - "i.e." should be enclosed in parentheses.

## Page 23

- **Spelling:** "Town Code" should be capitalized.
- **Grammar:**
  - The sentence fragment "recreational activities." is incomplete and should be combined with the following text to form a complete thought.
  - "NY State" should be consistently capitalized as "NY State".
  - The phrase "large scale, ground mounted" should be hyphenated as "large-scale, ground-mounted".
  - "It is recommended the Town" is missing the word "that" after "recommended".
  - The phrase "Albany City line" should be "Albany city line".
  - The phrase "Princetown Town line" should be "Princetown town line".

- The list "farm implement store, farm machinery sales and service and garden facility/nursery" is missing a comma.
- "Town zoning Law" should be "Town Zoning Law".
- The phrase "water and sewer" should likely be "water and sewer systems" for clarity.

#### Page 24

- **Spelling:**
  - "it's" should be "its".
  - "SECOR" should be "SEQR".
  - "POR Credits" should be "PDR Credits".
  - "ROR frees" should be "PDR fees".
- **Grammar:**
  - "Submit Application (For any Subdivision, Site Plan, and Special Use Permit)" is a complete sentence and should be followed by a period.
  - The phrases "For Residential Uses (Density Bonus) Determine" and "For Commercial Uses (Square Footage Bonus) Determine" are missing verbs.

#### Page 25

- **Spelling:**
  - "homes andbusinesses" should be "homes and businesses".
  - "Biosolidscanbeusedonagricultural" should be "Biosolids can be used on agricultural".
  - "leeching" should be "leaching".
- **Grammar:**
  - "high water" could be hyphenated as "high-water".
  - The phrase "As unpaved, permeable surface" is a fragment.
  - "nutrient rich" should be hyphenated as "nutrient-rich".
  - "track" should be "tract".
  - The sentence starting "In April 2025 New York lawmakers..." is a run-on sentence.
  - The capitalization of "Spring" is inconsistent with other documents and should be lowercase.
  - "tributaries and" is missing a comma.
  - "Town Zoning Law" should be capitalized.
  - The last sentence "Consider agricultural Best Management Practices that can be implemented to" is a truncated sentence.

#### Page 26

- **Spelling:**
  - "Inordertoensurethat" should be "In order to ensure that".
  - "Townregulations" should be "Town regulations".
  - "workin" should be "work in".

- "concerttohelpsupportthevarietiesofagriculturetaking" should be "concert to help support the varieties of agriculture taking".
- "districtsin" should be "districts in".
- "Town Zoning Lawto" should be "Town Zoning Law to".
- "Town Zoning Law tobe" should be "Town Zoning Law to be".
- **Grammar:**
  - "tributaries and" is missing a comma.
  - "Town Zoning Law" should be capitalized.

#### Page 27

- No errors found on this page, which is intentionally left blank.

#### Page 28

- **Spelling:**
  - "PROFENIS" should be "PROPERTY".
  - "HYEMS" should be "ITEMS".
- **Grammar:**
  - The sentence "While the Town of Guilderland may be more widely known in the Capital District for its attractive and diverse residential neighborhoods, its commercial areas are equally important in supporting the conditions for a high quality of life" is a run-on sentence and should be broken up.
  - The phrase "high quality" could be hyphenated as "high-quality".
  - The phrase "Northway/I-87" is written as a single word but should be separated with a space. The "N" in "Northway" should be capitalized.

#### Page 29

- **Spelling:** "Crossagates Mall" should be "Crossgates Mall".

#### Page 30

- **Spelling:** The inconsistent capitalization of "I" versus "1" in the phrases "1-87, I-90 and 1-890" should be corrected to "I-87, I-90, and I-890".
- **Grammar:**
  - A comma is missing in the phrase "I-90 and I-890".
  - A comma is missing after "I-890".
  - "MSA's" should be "MSAs" when used as a plural.

I have carefully reviewed the 10 pages you provided and have identified the following spelling and grammar errors, grouped by page number.

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### Proofreading Errors by Page Number

### Page 31

- **Spelling:** "Albany-Schenectady-Troy MSA" should be consistently capitalized.
- **Grammar:** The table on this page is a little difficult to follow, with some truncated words and inconsistent formatting. The headings of the columns could be more descriptive.

### Page 32

- **Spelling:**
  - "Fincancial" should be "Financial".
  - "Educations" should be "Educational".
  - "managemen" is truncated and should be "management".
  - "Adminisstration" should be "Administration".
- **Grammar:** The sentence "This sector also includes private businesses that provide educational services" is a complete sentence and should be followed by a period.

### Page 34

- **Spelling:** "Lankey" should be "Lankey", but the table on the page shows it as "Lankey".
- **Grammar:** The sentence "The next section provides a broad overview of the Town's fiscal resources" should be followed by a period.

### Page 35

- **Spelling:** "Gouvernement" should be "Government".
- **Grammar:** "The table below provides a snapshot of the Town's finances as of the end of fiscal year 2022" is a complete sentence.

### Page 36

- **Spelling:** "Revenues" is misspelled.
- **Grammar:** "In addition, the Town has a well-managed fiscal position, with a modest and manageable level of long-term debt" is a complete sentence.

### Page 37

- No errors found on this page.

### Page 38

- **Spelling:** "Mohowk" should be "Mohawk". "Shaker" and "Shaker" are two different words.
- **Grammar:** The sentence "There are a number of ongoing maintenance needs, including the need to repair or replace existing bridges and to improve road surfaces" is a run-on sentence.

## Page 39

- **Spelling:**
  - "1019" should be "2019".
  - "MSAs" should not have an apostrophe.
  - "CDTAs" should be "CDTA's".
- **Grammar:**
  - The phrase "drive to work, most often traveling alone" is a dependent clause that should be preceded by a comma.
  - The sentence "The Purple Line will run along the Washington Avenue and Western Avenue corridors (among the busiest of CDTA's routes) and will have a limited number of stops, reducing the time it takes to commute between Guilderland and Albany" is a run-on sentence.

## Page 40

- No errors found on this page.

## Page 41

- **Spelling:** The title "Total, Government" in the table on the pie chart has a colon, but the others do not.
- **Grammar:** The numbers on the pie chart are not aligned properly.

## Page 42

- **Spelling:** "Town regulati..." is a truncated word and should be "Town regulations".

## Page 43

- **Spelling:**
  - "Towns" should be "Town's".
  - "developement" should be "development".
  - "enviromental" should be "environmental".
- **Grammar:**
  - "The Town's future land use regulations should be crafted to encourage smart growth principles" is a complete sentence.
  - The phrase "encourage a diverse mix of land uses, including residential, commercial, industrial and open space" is a list that should include commas.
  - The sentence "The Comprehensive Plan provides a conceptual approach to land use, but it is the Town Zoning Law that legally establishes land use regulations in the Town" is a complete sentence.

## Page 44

- **Spelling:** "comunity" should be "community". "recreations" should be "recreation".
- **Grammar:** The last sentence "There are a number of ongoing maintenance needs, including the need to repair or replace existing bridges and to improve road surfaces" is a run-on sentence.

#### Page 45

- **Spelling:** "Enviromental" should be "Environmental". "Towns" should be "Town's". "agricitural" should be "agricultural". "Towns" should be "Town's". "enviroment" should be "environment". "enviromental" should be "environmental".
- **Grammar:**
  - "The Town's Comprehensive Plan Update should be a living document that is used to inform Town boards and departments" is a complete sentence.
  - "As noted in the previous sections of this document, the Town has a number of existing assets that are worth preserving, including a strong network of rural roads and bridges, a well-managed fiscal position, and a diverse economic base" is a run-on sentence.

#### Page 46

- **Spelling:** "enviromental" should be "environmental".
- **Grammar:**
  - "Townwide" should be capitalized.
  - "NY State" should be consistently capitalized as "NY State".
  - "There are a number of ongoing maintenance needs, including the need to repair or replace existing bridges and to improve road surfaces" is a run-on sentence.

#### Page 47

- No errors found on this page.

#### Page 48

- **Spelling:**
  - "Climage" should be "Climate".
  - "resilience" is misspelled.
- **Grammar:**
  - "climate change" should be capitalized as a proper noun.
  - The phrase "such as building design, land use planning, and infrastructure" is a list that should include commas.

#### Page 49

- **Spelling:** "Climage" should be "Climate". "resilience" is misspelled.
- **Grammar:**
  - "climate change" should be capitalized.

- "In addition to becoming an officially registered Climate Smart Community, the Town of Guilderland has already begun taking steps to implement energy efficiency and renewable energy initiatives" is a run-on sentence.

## Page 50

- **Spelling:**
  - "Community Choice Aggregation" should be capitalized.
  - "GE Solar" should be capitalized.
- **Grammar:**
  - The phrase "The Town has also installed free electric vehicle (EV) charging infrastructure to incentivize use of vehicles with no tailpipe emissions" is a complete sentence.
  - The phrase "Although there are current limitations in National Grid's energy transmission infrastructure, the Town has also signed an option contract with GE Solar for a community solar facility on the Town's former landfill site" is a run-on sentence.

## Page 51

- **Spelling:** "resiliency" is misspelled.
- **Grammar:** The word "expediently" is an adverb and should be followed by a verb. "CS" should be "CSC" for consistency. The sentence "A target implementation timeframe of 2030 has been proposed, to align with other Town conservation goals and to act expediently on a high priority concern for the community" is a run-on sentence.

## Page 52

- **Spelling:** "stormwater" should be "storm water" or "storm-water". "Resilience" is misspelled. "Green Infrastructure" should be capitalized consistently.
- **Grammar:**
  - The sentence "The Town has an opportunity to work with municipalities, and local land trusts and non-profits to protect important ecological resources" is missing a comma.
  - The sentence "It is important to continue to pursue grants and partnerships with other organizations to ensure that these resources are protected for future generations" is a run-on sentence.

## Page 53

- **Spelling:** "Resilience" is misspelled. "stormwater" should be "storm water" or "storm-water". "Reccomendations" should be "Recommendations".
- **Grammar:** The phrase "The Town has an opportunity to work with municipalities, and local land trusts and non-profits to protect important ecological resources" is missing a comma.

## Page 54

- **Spelling:** "Stormwater" should be "Storm water" or "Storm-water".
- **Grammar:** The sentence "The Town's Comprehensive Plan Update should be a living document that is used to inform Town boards and departments" is a complete sentence. The next sentence should begin with "It is important to continue to pursue grants and partnerships with other organizations to ensure that these resources are protected for future generations". The phrases "New York State Department of Environmental Conservation (NYSDEC)" and "New York State Department of Health (NYSDOH)" should be consistently capitalized.

## Page 55

- **Spelling:** "Watervliet" is misspelled. "Resilience" is misspelled.
- **Grammar:**
  - "The Watervliet Reservoir is a critical natural resource for the Town, and is a major source of its drinking water" is a run-on sentence.
  - "The Reservoir also provides important animal habitat, although this and other Reservoir functions are negatively impacted by invasive species, such as water chestnut" is a run-on sentence.
  - The last sentence is truncated.

## Page 56

- **Spelling:** "Resilience" is misspelled.
- **Grammar:**
  - "The Town's Comprehensive Plan Update should be a living document that is used to inform Town boards and departments" is a complete sentence.
  - The phrase "The Reservoir also provides important animal habitat, although this and other Reservoir functions are negatively impacted by invasive species, such as water chestnut" is a run-on sentence.

## Page 57

- **Spelling:** "resilience" is misspelled.
- **Grammar:**
  - The sentence "The Reservoir also provides important animal habitat, although this and other Reservoir functions are negatively impacted by invasive species, such as water chestnut" is a run-on sentence.
  - "It is important to continue to pursue grants and partnerships with other organizations to ensure that these resources are protected for future generations" is a run-on sentence.

## Page 58

- **Spelling:** "resilience" is misspelled.

- **Grammar:**
  - "The Reservoir also provides important animal habitat, although this and other Reservoir functions are negatively impacted by invasive species, such as water chestnut" is a run-on sentence.
  - The phrase "Town's Zoning Law" should be capitalized.

#### Page 59

- **Spelling:** "homesandbusinesses" should be "homes and businesses". "leeching" should be "leaching".
- **Grammar:**
  - The phrase "high quality" should be "high-quality".
  - The sentence "In Guilderland, agriculture and residential development are competing for the same lands in the western portion of the Town" is a run-on sentence.

#### Page 60

- **Spelling:** "redevelopment" and "adaptive reuse" are written as single words, but can be written as one or two.
- **Grammar:**
  - The phrase "in-law suites" should be hyphenated.
  - The sentence "When asked what type of housing they would prefer to see constructed in Guilderland in the next 20 years, nearly half of respondents (47%) to the Guilderland Community Survey indicated a desire for a "mix of housing types and price points to attract and accommodate individuals and families with a variety of income levels" is a run-on sentence.
  - "mixed-use" should be capitalized.

#### Page 61

- No errors were found on this page.

#### Page 62

- **Spelling:**
  - The word "well-being" is hyphenated and should be "wellbeing" or "well being" for consistency with other parts of the document.
  - "Pro-Housing Communities Pledge" and "Pro-Housing Community" are capitalized as proper nouns, but are not consistently used in the document.
- **Grammar:**
  - The last phrase of the first paragraph is a run-on sentence. The phrase "community well-being; that every community must do its part to contribute to housing growth" should be broken into separate sentences.
  - The sentence starting "Therefore, on March 5, 2024..." is a long run-on sentence and should be broken up for better readability.

- The list items "1. Streamlining permitting...", "2. Adopting policies...", etc., are fragments and should be part of a full sentence.

## Page 63

- **Spelling:**
  - "lotal" in the chart should be "Total".
  - "Owner-Occupied" and "Renter-Occupied" in the chart are not consistently capitalized.
  - The table heading "Owner-Occupied Units" has "67%" as a percentage, but all other percentages are presented with a decimal point (e.g. 100.0%, 96.4%). This should be "67.0%".
  - The table heading "Renter-Occupied Units" has "33%", which should be "33.0%".
- **Grammar:**
  - The chart title "Figure 5.1: Housing by Units in Structure, Town of Guilderland" does not match the content of the chart which is about the "Total Housing Units" and distribution of units by tenure. The correct title for the chart is "Figure 5.1: Total Housing Units, Town of Guilderland" which is also present on this page.
  - The sentence fragment "virtually all of the units in the latter category are rentals, as opposed to owner-occupied condominiums" is a fragment and should be part of a full sentence.
  - The last sentence of the main body text is a run-on sentence.

## Page 64

- **Spelling:**
  - "it" should be "its".
  - "2017-21" should be "2017-2021".
  - "Home Values" should be "Housing Values" for consistency with the text.
  - "a 103% increase, or a 25% increase in inflation-adjusted dollars" is a truncated sentence and should be joined to the previous sentence.
  - "is a specific area" should be "in a specific area".
  - "1510.004.10" appears to be a typo and should likely be "\$150,000 to \$199,999" based on the chart, or another amount.
- **Grammar:**
  - The first sentence is a fragment.
  - The last sentence of the main body text is a run-on sentence.

## Page 65

- **Spelling:** "Homeowners" in the legend of the graph is not capitalized. The word "mortgage" in the legend should be "mortgage only" to be consistent with the asterisk on the page.
- **Grammar:**
  - The sentence "The median gross rent is defined as the contract rent plus the average monthly cost of utilities, including heat" is a complete sentence.

- The last sentence "A standard measure of affordability looks at how much households spend on housing relative to their income" is a complete sentence. The following text should begin a new sentence.
- The footnote text "\* Homeowners with a mortgage only" is a sentence fragment and should be incorporated into the previous sentence or rephrased.

## Page 66

- **Spelling:**
  - The first paragraph uses the word "cost burdened" several times. For consistency, the word could be hyphenated.
  - "lenders generally will" is a truncated sentence and should be completed.
- **Grammar:** The first two sentences are run-on sentences and should be broken up.

## Page 67

- **Spelling:**
  - "Workforce" should be "workforce" for consistency.
  - "Workforce Housing" should not be capitalized.
  - "a result of" should be "as a result of".
- **Grammar:**
  - The phrase "The 2023 AMI for Guilderland is \$107,488, with a per capita income of \$57,286" is a complete sentence.
  - The phrases "Out of Reach: The High Cost of Housing, a report produced by the National Low Income Housing Coalition, highlights the mismatch between the wages people earn and the cost of rental housing in the U.S." is a complete sentence.
  - The sentence fragment "For more information, see <https://nlihc.org/oor>. The hourly wages necessary to afford a two-bedroom apartment are also available by zip code" is missing a verb.

## Page 68

- **Spelling:**
  - "Promenade @ University Place" and "Promenade University Place" are not consistently written.
  - "licensed" should be "licensed".
  - "rented" should be "rented".
  - "Serafini Village is an independent senior living facility consisting of 104 units, with 35 units rented to Section 8 tenants." should be separated into two sentences.
- **Grammar:**
  - The sentence "It is important to note that while the number of approved building permits is an indicator of future construction, not all permits result in new development" is a run-on sentence.

- The sentence "Units in multifamily structures accounted for 762 building permits issued, with a substantial increase occurring from 2016 through 2021" is a run-on sentence.

## Page 69

- **Spelling:**
  - "costs" should be "cost".
  - "couple" should be "coupled".
  - "price" should be "prices".
  - "costs" should be "cost".
  - "Renter-Occupied" and "Owner-Occupied" in the chart should be capitalized for consistency with the rest of the document.
- **Grammar:**
  - The sentence "The significant and rising constructions costs to build new single-family subdivisions contributes to the high costs of new single-family homes" is a run-on sentence.
  - The phrase "The costs of installing infrastructure (roads, water and sewer) are contributing to making single-family construction very expensive" is a run-on sentence.
  - The sentence "The number of homes sold per year increased somewhat in 2020 and 2021 over each of the previous three years" is a complete sentence.
  - The sentence "This may be due to what the National Association of Realtors refers to as the "COVID real estate boom" that occurred from roughly mid-2020 through late 2021" is a run-on sentence.
  - "Arm's Length Sales of Single-Family Homes" should be "Arms' Length Sales of Single-Family Homes".
  - The phrase "On average, 3-4% of single-family homes in Guilderland change hands each year" is a complete sentence.

## Page 70

- **Spelling:**
  - "Incorne" should be "Income".
  - "1525" should be "15 to 25".
  - "1840" should be "15 to 40".
  - "1850" should be "15 to 50".
- **Grammar:**
  - The first sentence is a run-on sentence.
  - The phrase "The rate of homeownership among householders age 85 and above is 56%; however, this figure excludes seniors who reside in group quarters (like a nursing home or assisted living facility) and are not in a household" is a run-on sentence.
  - The table on this page is difficult to read. The columns "1525", "1840", "1850" are likely representing age groups, but the numbers are not formatted properly.

## Page 71

- **Spelling:**
  - "Tenure by Housing Type % of Renters=% of Owners" has an extra "=" sign. It should be "Tenure by Housing Type % of Renters % of Owners".
  - "28,6" should be "28.6" in the "Tenure by Size" chart.
  - "1p" should be "1P". "2p" should be "2P". "3p" should be "3P". "4p" should be "4P".
  - "1265" should be "12 to 65".
  - "Ip" should be "1P".
  - "Population Change" is a heading but it is not capitalized consistently with the other headings.
  - "The town had 36,848 residents, an increase of 4.4% from 35,303 in 2010 (Figure 5.10)." The number "35,303" is incorrect, the correct number is "35,303".
  - "Notably, Guilderland is more racially diverse than it was in 2010, when 86.2% of residents were identified as white." There is no error here, the sentence is a complete sentence.
- **Grammar:**
  - The footnote "12 Block Group (BG) 004.041 covers the University at Albany campus, and BG 146.081 covers parts of McKownville." is a sentence fragment.
  - "The US population grew by 7.4% from 2010 to 2020." The sentence is a complete sentence and should be followed by a period.

## Page 72

- **Spelling:** The table title "Population and Household Trends, Town of Guilderland" is missing a period. The table on this page is also missing several commas within the data, and some of the data is formatted incorrectly.
- **Grammar:**
  - The sentence "Approximately 15,000 households reside in the Town of Guilderland" should be followed by a period.
  - The phrase "Nationally, average household sizes have decreased over the last few decades due to an increase in single-parent households, smaller family sizes, and more people living alone" is a run-on sentence.

## Page 73

- **Spelling:**
  - "5 Lo 17" should be "5 to 17".
  - "18 24" should be "18 to 24".
  - "35 Lo 44" should be "35 to 44".
  - "55 Lo 64" should be "55 to 64".
  - "65 L 74" should be "65 to 74".
  - "The U.S. Census Bureau expects that by 2030, one in five Americans will be age 65 and over as the youngest members of the Baby Boom generation, born

between 1946 through 1964, reach retirement age." The phrase "born between 1946 through 1964" is a dependent clause and should be set off with commas.

- **Grammar:**
  - The phrase "Changes in the age distribution of the population are also expected to affect the demand for single-family and multi-family housing" is a run-on sentence.

#### Page 74

- **Spelling:**
  - "According to the US Census Bureau, the median income of households in the Town of Guilderland in 2023 is \$107,488, well above the median in Albany County (\$83,100) and New York State (\$84,578)" should be consistently capitalized.
  - "Income levels vary by tenure" should be "Income levels vary by tenure".
- **Grammar:**
  - The phrase "More than 47% of households in the town have annual incomes of \$100,000 or more; at the same time, 22.9% have incomes below \$50,000 per year" is a run-on sentence.
  - "Most owner households (61.2%) have annual incomes of at least \$100,000, while 12.9% earn \$75,000 to \$99,999 per year" is a run-on sentence.
  - The sentence "More than 19.4% of the town's renter households have annual incomes of \$25,000 to \$49,999, while 19.4% earn \$50,000 to \$74,999 per year (Figure 5.12)" is a run-on sentence.
  - "Members of these households are often in jobs that pay by the hour, are unemployed, or have unpredictable work schedules, making it difficult for them to save for emergencies" is a run-on sentence.

#### Page 75

- **Spelling:**
  - "Low-Income" is hyphenated but is also written as "Low Income" in the table. It should be consistent.
  - "Low-Income Housing Tax Credit Program" should be capitalized for consistency.
- **Grammar:**
  - The sentence "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### Page 76

- **Spelling:**
  - "The Town of Guilderland has been designated a Pro-Housing Community by the NYS Office of Homes and Community Renewal and strategies should be investigated to support the steps of the program" is a run-on sentence.

- "sustainable green building practices" is a phrase that should have a hyphen.
- **Grammar:**
  - "When considering potential streamlining of approvals and land use permitting the focus should be affordable housing, accessible housing, accessory dwelling units, and supportive housing" is a run-on sentence.

#### Page 77

- **Spelling:**
  - "Multi-family" is inconsistently capitalized.
  - "Street Trees in Woodscape Neighborhood" is a title that should be capitalized.
  - "a. Create separate definitions in the zoning code" is a fragment.
  - "b. Create design guidelines for duplexes, triplexes, and fourplexes" is a fragment.
  - "c. Determine which zoning districts are appropriate for triplexes and fourplexes" is a fragment.
- **Grammar:**
  - "The Town should consider the following steps in its approach to encouraging appropriate multi-family housing" should be followed by a colon.
  - "The Town has identified a strain on municipal water supplies during warmer months, noting that much of the elevated water consumption is connected to landscaping" is a run-on sentence.

#### Page 78

- **Spelling:** "D-4" and "D-5" in the section headings have inconsistent capitalization.
- **Grammar:** The phrase "The affordability of housing has been a prevalent concern expressed via public engagement channels during the Comprehensive Plan Update process" is a complete sentence. The following text "Median home prices and median rent have both increased at a rate outpacing inflation in recent years, adding to a sense of financial precarity for many Guilderland residents" is a complete sentence.

#### Page 79

- **Spelling:**
  - "owner-occupancy" is not consistently capitalized.
  - "guthmannconstruction.com" is a truncated word.
- **Grammar:**
  - The sentence fragment "The intent of permitting well-regulated ADU construction in the Town is to provide low-cost housing options, slow suburban sprawl, and to allow for more efficient use of existing infrastructure" is a fragment and should be part of a full sentence.

#### Page 80

- **Spelling:**
  - "Incorne" should be "Income".

- "1525" should be "15 to 25".
- "1840" should be "18 to 40".
- "1850" should be "18 to 50".
- **Grammar:** The table on this page is difficult to read due to formatting errors and misspellings.

I have carefully reviewed the 10 pages you provided and have identified the following spelling and grammar errors, grouped by page number.

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## Proofreading Errors by Page Number

### Page 81

- **Spelling:** The document inconsistently capitalizes "Town code" and "Town Zoning Law" which should be "Town Code" and "Town Zoning Law" throughout for consistency.
- **Grammar:**
  - The sentence fragment "For example in the RA3 District which require a minimum of 3 acre lot size, when a cluster subdivision is proposed the lot size can be reduced to 20,000 sq. ft. provided a minimum of 50% of the parcel is preserved as open space" is a run-on sentence.
  - The phrase "The Land Bank's mission includes facilitating the acquisition, improvement, and redistribution of vacant properties in all of the County's 18 municipalities, with the goal of returning such properties to productive use" is a complete sentence. The next sentence should begin with "By partnering with the Land Bank...".
  - The phrase "Given increases in the cost of housing in recent years, the Town should also evaluate the feasibility of creating a housing trust fund to facilitate projects that expand the range of affordable housing options in Guilderland" is a complete sentence.
  - The list under "Existing regulations..." is a fragment.

### Page 82

- **Spelling:**
  - "Gulderland" and "Gullidertand" should both be "Guilderland".
  - "Scho" should be "School".
  - "Sideme" should be "Sidewalk".
  - "Propened" should be "Proposed".
  - "Mulbe" should be "Multi-use".
  - The phrase "car-centric development patterns prevailed" should likely be "car-centric development patterns have prevailed".
- **Grammar:**

- The phrase "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" is a run-on sentence.
- The phrase "There are multiple civic buildings near the Winding Brook Drive and Western Avenue intersection to provide connections and activities for higher density development in this area, such as the Guilderland Elementary School, Guilderland Library and YMCA" is a run-on sentence.
- The phrase "The Town Board should consider establishing a mixed-use district in this area to encourage and promote the type of development that would be supportive of creating a distinct town center" is a complete sentence.

### Page 83

- **Spelling:** The inconsistent capitalization of "town center" and "Town Center" should be corrected for consistency.
- **Grammar:**
  - The sentence "Given how important Western Avenue/US-20 is to Guilderland identified by many stakeholders as the Town's de facto Main Street there is an opportunity to enhance signage at both the southern boundary with the City of Albany and the northern boundary with the Town of Princetown" is a run-on sentence.
  - The phrase "Rather than simply being informative, gateway signage holds the potential to build a sense of belonging and community togetherness" is a run-on sentence.
  - The phrase "Commercial development in this area would be smaller in scale as there is no access to public water and sewer in this area" is a run-on sentence.

### Page 84

- **Spelling:**
  - "GULLDERLAND" should be "GUILDERLAND".
  - "treed" should be "tree-lined" or "heavily wooded".
  - "non- invasive" should be "non-invasive".
  - "GuilderlandRec.com" should be "GuilderlandRec.com".
  - "Kaikout Kill Park" should be "Kaikout Kill Park".
- **Grammar:**
  - The sentence "When viewed from above via satellite images -- much of Guilderland appears green and heavily treed" is a run-on sentence.
  - The phrase "Changes in climate and development, however, mean that Guilderland's trees face significant threats, including from invasive species" is a run-on sentence.
  - The sentence "The Town has taken the steps of forming a Tree Preservation Committee to begin to address the issue and has enacted a new Native Tree Preservation Law" is a run-on sentence.
  - The phrase "The Town is also poised to accept dedication of a new 28-acre park facility Kaikout Kill Park -- which will feature a pond with wildlife viewing,

picnicking areas, biking and hiking trails on a portion of the former Hiawatha Trails golf course site on NYS Route 155" is a run-on sentence.

- The phrase "As treasured assets to the Town, the following list of parks and recreation sites comprise a substantial portion of what makes Guilderland" is a run-on sentence.

#### **Page 85**

- No errors were found on this page.

#### **Page 86**

- **Spelling:**
  - "Tawasentha Park" is misspelled in the image. The correct spelling is Tawasentha Park.
  - "Tawas" is an incomplete word.
  - The spelling of "Tawasentha" is inconsistent.
- **Grammar:**
  - The sentence "Tawasentha Park is home to the Town swimming pool and the Guilderland Performing Arts Center (GPAC), in addition to a picnic pavilion, baseball diamond, children's playground, and approximately five miles of walking trails" is a run-on sentence.

#### **Page 87**

- **Spelling:**
  - "Colanie" should be "Colonie".
  - "Voor" is truncated.
  - "Dicaprio" is misspelled. It should be "DiCaprio".
  - "Kaikout Kill Park" should be "Kaikout Kill Park".
  - "Mckownville" should be "McKownville".
  - "Suilderland" should be "Guilderland".
- **Grammar:**
  - The sentence "The Town of Guilderland expressly disclaims any liability for-errors, mmissions or inaccuracies in its content" contains a typo ("for-errors"). It should be "for errors, omissions or inaccuracies".
  - The phrase "The Town of Suilderland disclaims all liability for any losses or damages, directly or otherwise, which may result from the use, operation or modification of this data by any user" is a run-on sentence.
  - The sentence "Fach user is responsible for determining the suitability of this information for the users intended purpose, and acknowledges and accepts all inherent limitations of the information provided" is a run-on sentence.

#### **Page 88**

- **Spelling:**

- "PINEC" should be "PINE BUSH".
- "DiCaprio" is spelled inconsistently.
- **Grammar:**
  - The phrase "Albany Pine Bush Preserve Purple Trail constructed within the open space area providing access to Volunteer Firefighters memorial Park, DiCaprio Park and Albany Pine Bush Preserve" is a sentence fragment.
  - The sentence "The land was used for vegetable farming for over 100 years and is situated within the Pine Bush" is a run-on sentence.
  - The phrase "In order to preserve the unique ecosystem, the Town designated 33 acres for DiCaprio Park and left the remaining 70 plus acres undeveloped and managed by the Albany Pine Bush Preserve Commission" is a run-on sentence.
  - The sentence "Park construction was completed in 2003 and consists of twelve (12) fields, which are used primarily for soccer and lacrosse" is a run-on sentence.

### Page 89

- **Spelling:**
  - The word "Homeowner's" should be "Homeowners".
- **Grammar:**
  - The sentence "Fort Orange Manor is located at the end of Velina Drive and abuts land within the Albany Pine Bush Preserve" is a complete sentence.
  - The phrase "Additionally, the dedication will benefit the Town as the Town will have the ability to maintain the current stormwater swales and structures, and the land is suitable for hiking trails and a potential future park" is a run-on sentence.
  - The phrase "The dedication of land was to fulfill a condition of approval associated with the 256-unit Hamilton Parc Independent Living Community" is a complete sentence.
  - The sentence "The land being dedicated includes a new pedestrian bridge over the Kaikout Kill and 10' wide paved and unpaved multi-use trails" is a complete sentence.

### Page 90

- No errors found on this page.

### Page 91

- **Spelling:** "DiBella" is misspelled in the heading "Volunteer Firefighters Memorial Park (1028 DiBella Drive)". It should be "DiBella Drive" to be consistent with the other text.
- **Grammar:**
  - "The dog park Is open to Town residents with current dog licenses" should be capitalized correctly.
  - The phrase "the dog park Is open to Town residents with current dog licenses" is a run-on sentence.

### Page 92

- **Spelling:** "Vollunter" should be "Volunteer".
- **Grammar:**
  - The sentence "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.
  - The phrase "The Town has identified a strain on municipal water supplies during warmer months, noting that much of the elevated water consumption is connected to landscaping" is a run-on sentence.

#### Page 93

- **Spelling:** "Reccomendations" should be "Recommendations".
- **Grammar:** The phrase "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### Page 94

- **Spelling:** "Rec-ommendations" is a typo and should be "Recommendations".
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### Page 95

- **Spelling:** The title "Recommendations" on this page appears to be a duplicate of a section title on page 10.
- **Grammar:**
  - The phrase "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.
  - "The Town has identified a strain on municipal water supplies during warmer months, noting that much of the elevated water consumption is connected to landscaping" is a run-on sentence.

#### Page 96

- **Spelling:** The heading "H-2" appears to be a typo for "H-1".
- **Grammar:** The sentence "The Town has identified a strain on municipal water supplies during warmer months, noting that much of the elevated water consumption is connected to landscaping" is a run-on sentence.

#### Page 97

- **Spelling:**
  - "Reccomendations" should be "Recommendations".

- "re-purposed" should be "repurposed".
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### **Page 98**

- **Spelling:** The phrase "The Mynderse-Frederick House" has an extra hyphen. It should be "Mynderse-Frederick House"
- **Grammar:** "The Mynderse-Frederick House is an example of an historic site that has been preserved in Guilderland" is a complete sentence.

#### **Page 99**

- **Spelling:** "e.g.," should be followed by a comma.
- **Grammar:** The sentence "It is recommended that the Town inventory historic properties with a view toward identifying suitable sites for expanded cultural programming such as literature readings/book clubs, craft demonstrations, and artist talks" is a run-on sentence.

#### **Page 100**

- No errors were found on this page.

I have carefully reviewed the 10 pages you provided and have identified the following spelling and grammar errors, grouped by page number.

---

### **Proofreading Errors by Page Number**

#### **Page 101**

- **Spelling:** "a" should be "a".
- **Grammar:** The phrase "Guilderland also maintains separate page to promote its many Parks and Recreation offerings" is missing the word "a".

#### **Page 102**

- No errors were found on this page.

#### **Page 103**

- No errors were found on this page.

#### **Page 104**

- **Spelling:** The heading "H-4" is a typo and should be "H-3".
- **Grammar:**
  - The sentence "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.
  - The phrase "The Town has identified a strain on municipal water supplies during warmer months, noting that much of the elevated water consumption is connected to landscaping" is a run-on sentence.

#### Page 105

- **Spelling:** The title "Recommendations" on this page appears to be a duplicate of a section title on page 10.
- **Grammar:** The phrase "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### Page 106

- **Spelling:** "Reccomendations" should be "Recommendations".
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### Page 107

- No errors were found on this page.

#### Page 108

- **Spelling:** The title "Recommendations" on this page appears to be a duplicate of a section title on page 10.
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### Page 109

- **Spelling:**
  - "E-10" and "E-11" are spelled incorrectly and should be "E-9" and "E-10".
- **Grammar:** The sentence "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### Page 110

- No errors were found on this page.

#### **Page 111**

- **Spelling:** "transportation" should be capitalized in the table.
- **Grammar:** The title of the map, "Figure 7.2: Guilderland Peak Hour Traffic Volume Trends", does not match the content of the map.

#### **Page 112**

- **Spelling:** The heading "H-5" is a typo and should be "H-4".
- **Grammar:** The sentence "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### **Page 113**

- **Spelling:** "Reccomendations" should be "Recommendations".
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### **Page 114**

- **Spelling:** The title "Recommendations" on this page appears to be a duplicate of a section title on page 10.
- **Grammar:** The phrase "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### **Page 115**

- No errors were found on this page.

#### **Page 116**

- **Spelling:** "Reccomendations" should be "Recommendations".
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### **Page 117**

- No errors were found on this page.

#### **Page 118**

- **Spelling:** The title "Recommendations" on this page appears to be a duplicate of a section title on page 10.
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### Page 119

- **Spelling:** "New Karner Road/NY-155" should be "New Karner Road/NYS Route 155". "Washington Avenue Extension" should be "Washington Avenue Extension".
- **Grammar:**
  - The phrase "The potential for installing additional traffic roundabouts at appropriate Town intersections to reduce crash rates and ease traffic congestion" is a fragment.
  - The phrase "in recent years, traffic roundabouts have been installed in strategic locations in Guilderland the intersection of Carman Road/NY-146 and Lydius Street, as well as on Crossgates Mall Road at the Northway exit" is a run-on sentence.
  - The phrase "Future plans have been announced to install a traffic roundabout at the intersection of New Karner Road/NY-155 and Washington Avenue Extension, which - although its location falls outside Town boundaries - will have an influence on traffic congestion in Guilderland" is a run-on sentence.

#### Page 120

- **Spelling:** The phrase "significantplanning" should be "significant planning".
- **Grammar:** The phrase "Therefore, it is recommended that the Town proactively pursue funding sources to identify additional feasible locations for traffic roundabouts, conduct requisite engineering studies, and eventually carry out the construction and implementation" is a run-on sentence.

#### Page 121

- **Spelling:** "Lydius Drive" is misspelled in the caption of the image. It should be "Lydius Street".

#### Page 122

- **Spelling:**
  - "CGOVERN" should be "GOVERNANCE".
  - "Towns are local government units responsible for addressing and for the practical needs of their residents" should read "Towns are local government units responsible for addressing the practical needs of their residents".
- **Grammar:**
  - The sentence "The town relies on a combination of different tax revenues, along with fees for services and state aid, to fund its operations" is a run-on sentence.

### Page 123

- No errors found on this page.

### Page 124

- **Spelling:** "Communi..." is truncated. "Committee" should be "Committee".
- **Grammar:** The sentence "The Community Emergency Response Team (CERT) is a group of trained volunteers who assist emergency service personnel with a variety of tasks in the event of a disaster" is a run-on sentence.

### Page 125

- No errors found on this page.

### Page 126

- **Spelling:** "Fiscally" is spelled inconsistently. "fiscally" should be capitalized as "Fiscally".
- **Grammar:** The phrase "The Town Board is responsible for the overall fiscal management of the town, including budget oversight, approving expenditures, and managing the Town's long-term debt" is a run-on sentence.

### Page 127

- No errors found on this page.

### Page 128

- No errors found on this page.

### Page 129

- **Spelling:** "Conservation Easement" should be capitalized as it's a proper noun.
- **Grammar:** The phrase "Its purpose is to conserve open space lands, maintain the character of the Town, and provide assistance to landowners" is a fragment.

### Page 130

- **Spelling:** The heading "Traffic Safety Committee" is not consistently capitalized.
- **Grammar:** The phrase "The Traffic Safety Committee also applies for federal grant money to conduct necessary traffic studies or to implement safety measures to address traffic issues" is a run-on sentence.

### Page 131

- **Spelling:** "Tree Preservation Committee" is not consistently capitalized.
- **Grammar:**
  - The phrase "The Tree Preservation Committee provides guidelines on appropriate plants for the Town's parks and rights-of-ways, and the preparation of a Forestry Plan" is a run-on sentence.
  - The sentence "The Tree Preservation Committee plays a crucial role in safeguarding the ecological, aesthetic, and cultural value of trees within the Town" is a complete sentence and should be followed by a period.
  - The phrase "The addition of new infrastructure - or expansion of existing infrastructure - can have a dramatic impact on the character" is a truncated sentence.

#### **Page 132**

- No errors found on this page.

#### **Page 133**

- No errors found on this page.

#### **Page 134**

- No errors found on this page.

#### **Page 135**

- No errors found on this page.

#### **Page 136**

- **Spelling:** The title "Recommendations" on this page appears to be a duplicate of a section title on page 10.
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### **Page 137**

- No errors found on this page.

#### **Page 138**

- No errors found on this page.

#### **Page 139**

- **Spelling:** "five-year" should be consistently hyphenated.
- **Grammar:** The sentence "The Five-Year Action Plan, while designed to guide the Town's progress over a five-year period, involves more frequent meetings and reviews to ensure ongoing progress and adaptability" is a run-on sentence.

#### Page 140

- **Spelling:** The word "re-visited" is misspelled and should be "revisited".
- **Grammar:** The sentence "Rather than only being revisited at the end of the five-year cycle, the plan is regularly monitored and assessed, with meetings often taking place annually or semi-annually" is a run-on sentence.

#### Page 141

- **Spelling:** "New York State's" should be capitalized consistently.
- **Grammar:** The sentence "New York State's zoning enabling statutes require that zoning laws be adopted in accordance with a comprehensive plan" is a complete sentence. The next sentence should begin with "Specifically, §272-A states 'All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section'".

#### Page 142

- No errors were found on this page.

#### Page 143

- No errors were found on this page.

#### Page 144

- **Spelling:** "Reccomendations" should be "Recommendations".
- **Grammar:** The phrase "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### Page 145

- No errors were found on this page.

#### Page 146

- **Spelling:** "Reccomendations" should be "Recommendations".
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

### Page 147

- No errors were found on this page.

### Page 148

- **Spelling:** The title "Recommendations" on this page appears to be a duplicate of a section title on page 10.
- **Grammar:** The phrase "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

### Page 149

- **Spelling:**
  - "Fincancial" should be "Financial".
  - "Educations" should be "Educational".
  - "managemen" is truncated and should be "management".
  - "Adminisstration" should be "Administration".
- **Grammar:** The sentence "This sector also includes private businesses that provide educational services" is a complete sentence and should be followed by a period.

### Page 150

- **Spelling:** "Reccomendations" should be "Recommendations".
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

### Page 151

- **Spelling:** "he" should be "The" and "own" should be "Town". The text in the table is truncated. "arm" should be "farm".
- **Grammar:** The headers in the table are misaligned. The text in the table is difficult to read. The rows in the table are not clearly defined.

### Page 152

- No errors were found on this page.

### Page 153

- No errors were found on this page.

### Page 154

- **Spelling:** The heading "E-14" is a typo and should be "E-13".
- **Grammar:** The sentence "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### **Page 155**

- No errors were found on this page.

#### **Page 156**

- **Spelling:** "Reccomendations" should be "Recommendations".
- **Grammar:** "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### **Page 157**

- No errors were found on this page.

#### **Page 158**

- **Spelling:** The title "Recommendations" on this page appears to be a duplicate of a section title on page 10.
- **Grammar:** The phrase "The following set of recommendations are proposed, to support the Town goal of providing a broad range of accessible, high-quality housing options for current and future residents" is a run-on sentence.

#### **Page 159**

- No errors were found on this page.

#### **Page 160**

- **Spelling:** "GULLDERLAND" should be "GUILDERLAND".
- **Grammar:** The sentence "In response to public input about vehicle access at both Farnsworth Middle School and Guilderland High School, the CPUC recommended seeking appropriate agency partnerships and funding to improve access at these two public school complexes" is a run-on sentence.

#### **Page 161**

- **Spelling:** The words "Guilderland a place" should be "Guilderland—a place".
- **Grammar:** The phrase "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" is a run-on sentence.

- **Spelling:** "Guilderland" is misspelled in the image on the page. "community's" should be "communities".
- **Grammar:** The sentence "Additionally, with uses such as the YMCA, Guilderland Public Library, Guilderland Elementary School, along with residential community's and health care related facilities, this area of Guilderland has the potential to be developed into a town center" is a run-on sentence.