



Jessica Montgomery <montgomeryj@townofguilderland.gov>

Fwd: Comprehensive Plan Comments

1 message

Peter G. Barber <barberp@townofguilderland.gov>
To: Jessica Montgomery <montgomeryj@togny.org>

Wed, Nov 12, 2025 at 11:20 AM

Peter G. Barber
Supervisor, Town of Guilderland
Town Hall
PO Box 339, [5209 Western Turnpike](#)
[Guilderland, NY 12084](#)
Phone: 518-356-1980
Fax: 518-356-5514
barberp@townofguilderland.gov

----- Forwarded message -----

From: **Robyn Gray** <[REDACTED]>
Date: Mon, Nov 10, 2025 at 5:52 PM
Subject: Comprehensive Plan Comments
To: Peter G. Barber <barberp@togny.org>, Christine Napierski <napierskic@togny.org>, Jake Crawford <crawfordj@togny.org>, Amanda Beedle <beedlea@togny.org>, <santosg@togny.org>

Dear Town Board Members,

Here are my comments regarding the Comprehensive Plan Update.

Page 146 G-5. 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.

Although this appears to be the most serious flooding problem we have, there are other areas in the town that warrant looking at as well. For example, the homes near the High School have all spoken at various board meetings and have told the town of the flooding they experience in their homes. What is clear is that this is also a problem and should be on the radar for remediation and involvement from other stakeholders as well. With this in mind, the town needs to be mindful of the environmental conditions in other parts of town that may need to be looked at as well.

Town of Guilderland Action Plan Table pages 150-165

Page 150-151

A-1- Potential Lead and Partners- Should include Town Residents who are in the Agricultural business
A-2- Potential Lead and Partners- Should include the Conservation Advisory Council
A-3- Potential Lead and Partners- Should include local farmers/agricultural businesses
A-7- Potential Lead and Partners- Should include Farmers and Residents who live in this area of town
A-10- Potential Lead and Partners- Should include Residents of the town as Stakeholders

Page 152-153

B-1-10- Potential Lead and Partners- These all relate to Business in our town. The Chamber of Commerce should, as a major stakeholder in the business community take an active role in these actions. In some instances, the IDA should as well. They should be working to encourage businesses to develop in current areas that are zoned for business such as Carman Road.

Page 154

C-2- The Town of Guilderland is not mentioned as a Potential Lead or Stakeholder. The Town should be included as a stakeholder as this property is within the confines of the town.

Page 155-157

- D-2- Potential Lead and Partners- Community Shareholders should also be included (from the Comp Plan Committee??)
- D-3 - 6 - Potential Lead and Partners- The Building/Zoning Department as well as community stakeholders should also be included in this group
- D-7 - 13 - Potential Lead and Partners- The Building and Zoning Department is absent from these actions when they should be an integral part of this with the Planning Department
- D-14- This should be deleted as this was NOT discussed in any way during the Comp Plan process
- D-15 - 16- Potential Lead and Partners- Community Stakeholders should also be included, not just the Planning Department

Page 158-160

- E- 1-Potential Lead and Partners- Not only should the Parks and Recreation Department be a partner, but neighborhood stakeholders as well. Including residents will help to include types of facilities and programs that the public will want and enjoy because they have been engaged rather than just given offerings
- E-2- Potential Lead and Partners- If you are looking to initiate formal opportunities for input by residents, they should also be stakeholders
- E-3- 4 - Potential Lead and Partners- Include Residents as stakeholders
- E-7 - Potential Lead and Partners- Include the Parks and Recreation Dept as a partner
- E-15- Potential Lead and Partners- Include the Town Historian or designee as a partner

Page 161-162

- F- 1- Potential Lead and Partners- Include Residents who use these as a partner to share their experiences and what is needed from that perspective
- F - 6- Potential Lead and Partners- Include Parks and Recreation as a partner

Page 163-164

- G- 1- Potential Lead and Partners- This is probably one of the most important updates that will come from this plan as it involves updating the Zoning based on the approval of the plan.
- 1- Include stakeholders from the community at large for their perspective on zoning and how it looks from their perspective- very often a simple observation that is overlooked can make a big difference in the actual outcome.
 - 2- In reviewing the town code look very carefully at where certain items are placed and where they fall for implementation, enforcement etc. For example, Noise Ordinances should not be under Zoning. This should be a stand alone item in the code. This makes enforcement easier and does not allow variances where variances should not be given. Look at other towns to see how they handle this section of their code. You will find most have them as a stand alone section in their code. Guilderland should do the same.
 - 3- Variances should be limited to area and use. Interpretations and Special Use Permits are also under their purview.
 - 4- Signs should also be taken out of Zoning, much like Noise. If we want to control how our town looks, we need to limit every business coming in and asking for larger signs that do nothing for the enhancement of our town.

Page 165

- H- 1- Potential Lead and Partners- The Building and Zoning Department as well as the Zoning Board of Appeals should also be included as partners in the implementation of the review and amendment of the town code, perhaps with a community stakeholder.

H-2- Potential Lead and Partners- Establishing a body and/or mechanism to guide the plan should be inclusive of other town departments as well as community stakeholders. Let's face it, not everyone knows all of what is going on as evidenced by various boards not being aware of certain activities occurring (ZBA granting a Noise variance most recently), so having residents taking part is essential to the governance and participation by the public in our town.

Another area that should be addressed, but I am unsure where it would fit in is the quid pro quo of developers being able to develop if they donate land to the town. This acreage sits vacant, is generally unusable for development, but could possibly be turned into usable town parks similar to Tawasentha and Abele Park. What comes to mind is the Albany Country Club Development going before the Planning Board. If these developers want to donate land, let them develop the land into usable parks for the residents of this town. For example, there are no parks anywhere near Westmere. Mckownville just got a park. There is nothing near Route 155. Let's have the developers put in usable parks with equipment, paths, restrooms, etc. for the residents to use. This would be a much more fair and equitable 'deal' rather than just turning over property. Let's make our town accessible to all who want a playground or usable park close by. If we can have developers put in sidewalks, let's have them develop parks as well.

Thank you for the opportunity submit these comments.

Robyn Gray

