

# TOWN OF GUILDERLAND

## Planning Department

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**Peter G. Barber**  
Supervisor

**Kenneth Kovalchik, AICP**  
Town Planner

## MEMORANDUM

To: Peter G. Barber, Supervisor  
& Town Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: February 2, 2026

SUBJ: 3633 Carman Road Planned Unit Development  
**Planning Board Sketch Plan Report to Town Board**

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### Background

The applicant is requesting a change of zone of a 16.2 +/- acre parcel located at 3633 Carman Road from a General Business (GB) District to Planned Unit Development (PUD). The current land use on the parcel includes a single-family residence and a number of accessory buildings. Surrounding zoning consists of property located in the R15 District to the east (Lone Pine Subdivision); parcels to the North, on the north side of Lone Pine Road, are located in the MR District and consist of single-family dwellings and the Mallards Pond Condominiums; parcels to the south, on the south side of Spawn Road, are located in the R15 District; Parcels to the West, on the west side of Carman Road, are located in the R40 District.

The sketch plan was revised from the December 10, 2025 meeting to the January 28, 2026, incorporating Planning Board and public comments, with revisions as follows:

- Two 12-unit buildings; seven 10-unit buildings; mixed use building consisting of 8,000 square feet of commercial space and 8-units; and a mixed-use building consisting of 6,000 square feet of commercial space and 5-units.
- The site totals 16.2 acres and the applicant is proposing to disturb 5.36 acres, which leaves approximately 67% of the site as green space.
- The applicant is proposing to redirect the existing drainage ditch that traverses the site from Lone Pine Road and discharges to an existing storm sewer pipe in the rear yards near 415/417 Danna Joelle Drive. A portion of the drainage ditch will be redirected onto the development site and then reconnect near the surge pond.
- Buildings have been removed from the east side of the development nearest to the existing residential homes on Danna Joelle Drive, allowing for greater setbacks from the existing home to proposed buildings and allowing for greater amounts of greenspace.

- Stormwater infiltration areas and linear drainage swales are proposed to handle onsite stormwater management. A stormwater management plan prepared in compliance with the NYS Stormwater Design Manual will be prepared once the engineered preliminary plans are completed after the sketch plan review and Town Board density determination.
- 21 banked parking spaces are shown on the plans in 3 different locations of the site.
- Landscaping and snow storage areas are shown.

### **Test Pit/Preliminary Infiltration Report**

On December 18 and 19 the applicant completed infiltration test pits in 5 locations spread throughout the site. The test pits were dug to test for depth to groundwater and a preliminary infiltration analysis. The test pits were witnessed by the applicant's engineer. The results, analysis and conclusions include:

1. Any test pit with 0.5 in/hour or less will NOT be used for any stormwater infrastructure.
2. Test pits 2, 3, and 4 had the best results in terms of infiltration compared to the remainder of the site. Further investigation and tests by a professional geotechnical engineer shall be made once plans are being finalized.
3. With depth to groundwater being around 7 to 8 feet in depth, stormwater infrastructure will maintain a 2' separation from this level. This gives around 5 to 6 feet of design level for stormwater design. This could include stormwater piping, dry swales, or a bioretention pond with infiltration into groundwater.
4. Current site plans show dry swales and infiltration pipe galleries within the areas that show infiltration.

### **Existing Drainage Ditch**

At the December 10<sup>th</sup> Planning Board meeting the existing drainage ditch that extends from Lone Pine Road to the rear yards of homes on Danna Joelle Drive was discussed. At that time, it was unknown if the drainage ditch was receiving water from the west side of Carman Road. On December 17<sup>th</sup> town staff met with the applicant and applicant's engineer on the development site for a site visit. The town was able to confirm the drainage ditch accepts stormwater runoff from Lone Pine Road and the Mobil gas station located at the intersection of Carman Rd/Lone Pine Rd. No water from the west side of Carman Road drains to the ditch. Town staff also discussed the ditch with the property owner at 3012 Lone Pine Road, whose family has lived on the property for 70 years, and a section of the ditch runs through their property. The property owner is supportive of the applicant's proposal to realign the drainage ditch around their property, which will alleviate existing drainage issues they have with the ditch. The drainage ditch flows to an inlet for an existing town storm sewer pipe in the rear yards of 415/417 Danna Joelle Drive. The storm sewer pipe extends to the storm sewer system on Danna Joelle Drive, within an existing 30' wide utility easement on the side yards of each property.

### **Density Determination**

Town Zoning Law density per acre, as follows:

- The Townhouse District permits 6 units per buildable acre.
- The Multiple-Residence District permits 12 units per buildable acre.
- Mixed-use buildings permit 8 units per acre.

The applicant is proposing a development consisting of townhouse style units and a mixed-use building with commercial uses on the first floor and apartments on the 2<sup>nd</sup> floor. As proposed the density units per acre is approximately 6.6.

**Planning Board Sketch Plan Recommendations:**

The Planning Board reviewed the Dutch Mill Acres sketch plan at their December 10, 2025 and January 28, 2026 meetings and offer the following comments on the sketch plan:

1. Relocate the proposed parking spaces along the north driveway entrance to the development, on the north side of the commercial building, to allow efficient means of ingress/egress for vehicles.
2. Update the traffic study to reflect the current proposed commercial square footage.
3. Include the intersections of Carman Road/Lone Pine Road and Carman Road/Spawn Road in the traffic study and analyze: AM/PM Peak Hour traffic, turning movements, Level of Service and analyze/discuss pedestrian safety considerations.
4. On the site plan show the delineated federal wetland that exists in the northeast corner of the property and that extends to Danna Joelle Drive.

**Next Steps**

The Planning Board has completed their sketch plan review and report to the Town Board pursuant to §280-17.E.3 of Town Zoning Law. The next step in the PUD review process is for the Town Board to determine the appropriate land use intensity and dwelling unit density pursuant to §280-17.E.4.b of Town Zoning Law.