

**TOWN OF GUILDERLAND
APPLICATION FOR CHANGE OF ZONE**

APPLICANT INFORMATION

Name: Michael Fiacco

Address: 33-37 Warehouse Row Albany State: NY Zip: 12205 Phone: 802-345-7904

PARCEL INFORMATION

Address and exact location of parcel to be rezoned 3633 Carman Road

Request zoning change from GB to PUD Tax Map # 27.11-1-24.1

Total Acreage: 16.23 Acres Parcel Depth 700'+-

PROPERTY INFORMATION

Describe any existing structures on the property Dilapidated and vandalized residence & outbuildings and steel garage.

Describe the present use of the property Vacant land

Formerly Dutch Mill Nursery/Garden Center/Flea Market & Antiques

Describe the proposed use of property if the rezoning is granted 107 units mixed use with a clubhouse, fitness center, activity areas, maintenance building, 6000SF+/- commercial, over 50% green space, grill and fire pit area, community gathering areas, sidewalk extension

NEIGHBORHOOD DESCRIPTION

Zoning classification of all adjoining parcels:

North: GB & MR East: R15 South: GB & R15 West: Road

Zoning Classification of all parcels directly on opposite side of street or highway:

Opposite side of Lone Pine Road- MR. Opposite side of Carman Road- R40

Character and use of all surrounding parcels:

North: Gas Station, Multifamily South: Retail & Residences

East: Residences West: Road

Approximate distance to nearest parcel of different zoning classification indicating exact location, zoning, character and use of last mentioned parcel: _____

Adjacent parcels to the north, south, east & west are shown as MR, R40 & R15

SUBMISSION REQUIREMENTS

This application must be accompanied by 16 copies of a plot plan containing all the information as outlined on the instruction sheet, a legal description of the property, and a State environmental Review short form.

The application shall be submitted to the Town clerk.

The applicant hereby certifies that he/she is the owner of the above property or has been duly authorized, in writing by the owner of record to make this application

Date: 10/14/2025



Signature of Applicant