

TOWN OF GUILDERLAND

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MEMORANDUM

TO: Stephen J. Feeney, Chairman
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

Date: January 22, 2026

SUBJ: **Sketch Plan Review Dutch Mill Acres Planned Unit Development Application –
3633 Carman Road**

Dutch Mill Acres Planned Unit Development Summary

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 layout the Planning Board reviewed at the December 10, 2025 meeting consisted of:

- 107 two-story residential units consisting of a mix of eight 4-unit buildings; five 8-unit buildings; one 6-unit building; mixed use building consisting of 6,000 square feet of commercial space and 13-units and a mixed-use building with a community center, fitness center, rental office and 16-units.
- On-site amenities will consist of a clubhouse, fitness center, outdoor patio, fire pit/grilling areas and pet friendly gathering spaces.
- New sidewalk on Carman Road along the subject parcel frontage approximately 525 linear feet.
- Sidewalks internal to the site.
- A 100ft setback to existing residential properties with a 50' wide no cut area.
- All access to the site will be from Carman Road.

The sketch plan has been revised based on 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 are 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. The test pits were witnessed by the applicant's engineer. The results, analysis and conclusions

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 10th 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 17th 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 site. 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.

Next Steps

Once the Planning Board has completed the sketch plan review the Board shall issue a sketch plan report to the Town Board pursuant to §280-17.E.3, which the Town Board will take into consideration when making a density determination for the proposed PUD.