

Dutch Mill Acres PUD Land Use Compatibility Analysis

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Land Uses within a ¼ Mile Radius of Lone Pine Road & Carman Road Intersection



Fort Hunter Fire Department – R15 District



Carman Courts Mobil Home Park – MR District



Jennings Corner Apts, Carman Road Apts & Mallards Pond Condominiums – MR District



Lone Pine Neighborhood

Dutch Mill Acres Site



1/4 Mile Radius Zoning



Carman Wine & Liquor – GB District

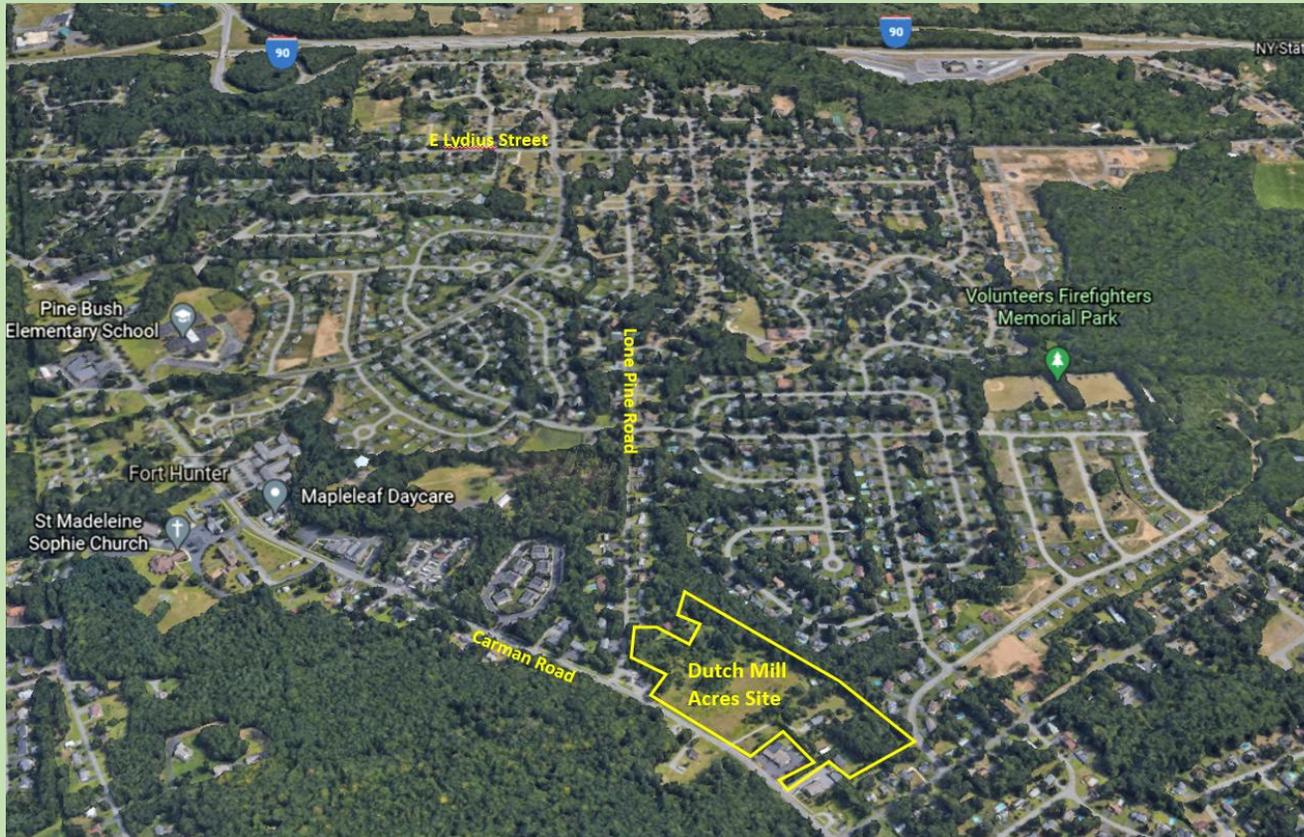


Mobil Convenience Store w/ fuel pumps – GB District



Con Rel Shopping Plaza – GB District

Random Acres & Lone Pine Neighborhoods Aerial Photos – 1982 vs 2020



Source: Google Earth

2020 Aerial Photo of the Random Acres & Lone Pine Neighborhoods



Source: Schenectady County Internet Mapping System

1982 Aerial Photo of the Random Acres & Lone Pine Neighborhoods

- Prior to the Random Acres and Lone Pine Subdivisions being approved the neighborhood consisted of agricultural lands and heavily forested areas, as seen in the 1982 aerial photo.
- The 1982 aerial photo shows early development of the first phase of the Lone Pine Subdivision, as seen on Marilyn St and Amanda Ln in the 1982 photo.
- The 2020 aerial photo shows the impacts of the full build-out of the Lone Pine & Random Acres Subdivisions related to tree removal and loss of agricultural lands.

Lone Pine Road Traffic

Lone Pine Road is classified as a residential collector street between Carman Road and East Lydius Street for the Random Acres and Lone Pine Subdivisions.

Random Acres Subdivision

1. Developed in 6 phases between 1966 and 1991
2. 245 single-family lots within the subdivision
3. ITE Trip Generation Manual (based on 245 lots)
 - Daily = 2,332 trips
 - AM Peak Hour = 184 trips
 - PM Peak Hour = 245 trips

Lone Pine Subdivision

1. Developed in 7 phases between 1966 and 2002
2. 350 single-family lots within the subdivision
3. ITE Trip Generation Manual (based on 350 lots)
 - Daily = 3,332 trips
 - AM Peak Hour = 263 trips
 - PM Peak Hour = 350 trips

Total Lots in Random Acres and Lone Pine Subdivisions = 595

Total Daily Trips in Random Acres and Lone Pine Subdivision = 5,664

Total AM Peak Hour Trips in Random Acres and Lone Pine Sub = 447

Total PM Peak Hour Trips in Random Acres and Lone Pine Sub = 595

Lone Pine Road 2021 Average Annual Daily Traffic = 1,524



Source: Town of Guilderland Interactive Mapping System