



**Guilderland Pathways
Committee**

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To: Planning Board
From: Guilderland Pathways Committee
Date: May 26, 2004
Subject: Dutchmen Acres

The Pathways Committee reviewed this proposed subdivision at its meeting on May 25, 2004.

This undeveloped parcel is a critical part of Guilderland Center, as it abuts the Black Creek and is within easy walking distance of the center of Guilderland Center, which we take to be the School Road-Route 146 intersection.

The Town's Comprehensive Plan calls for the development of a Guilderland Center Neighborhood Master Plan (page VI-13) as a short term action. It would be unfortunate if this parcel were developed in a way that turned out to be inconsistent with such a master plan.

While it is impossible to know what that master plan would recommend, our vision for the hamlet would include a mix of relatively dense housing to complement the existing housing, the cultural resources, churches, convenience shopping, the High School and Keenholts Park and French's Hollow golf course. All of these components would be connected to each other by sidewalks and off-road paths. The plan should also protect and utilize the Black Creek as a recreational amenity. A goal of the plan would be to relocate through traffic and school bus and commercial traffic now going through the center of the hamlet, perhaps onto a bypass along the northeastern edge of the NEIP between Van Buren Drive and Depot Road.

With this vision in mind, we make the following recommendations:

1. Place a pedestrian connection between this development and the south end of Neilson Place.
2. Install a sidewalk along the frontage on School Road.
3. Install a sidewalk along the frontage on Depot Road.
4. Develop a public walking path along the entire Black Creek frontage, with access points from this development at both the east and west end. The goal would be to eventually extend the path along the Black Creek through the Moak Farm parcel to reach Van Wormer Drive, creating a continuous path between Route 146 at Depot Road and School Road. Provide sufficient depth to the lots abutting the Black Creek to minimize privacy issues with the path. Install the path before any abutting lots are sold.

5. Reserve space for pedestrian connections between this parcel and the southern and western portions of the Moak Farm, in anticipation of ultimate residential development on the farm.
6. Try to avoid fronting residences on Depot Road. This objective might be facilitated by using a clustered development on this parcel, clustering from R-15 to R-10. Clustering could also provide more flexibility in avoiding the wetlands scattered around the parcel.