

**TOWN OF GUILDERLAND**  
**LOCAL LAW NO. \_\_ of 2023**  
**(Rezone of 34.9 acres located at 6283 Farm Lane from**  
**Residential Overlay District (RO40) to Rural Agricultural 3 (RA3))**

Be it enacted by the Town Board of the Town of Guilderland as follows:

The parcel totaling 34.9 acres out of 128.4 acres located at 6283 Farm Lane (Tax Map Nos. 50.00-3-2) as shown on the “Proposed Zoning Change Layout” prepared by Renua Energy dated August 24, 2023 (“Lot”), which is currently zoned as Residential Overlay District (RO40) shall be rezoned as Rural Agricultural (RA3) subject to the following conditions:

1. Adherence to the application which involves a proposed major solar energy system (“Proposed Use”), see Zoning Code § 280-40, that will require the Planning Board’s final approval of a subdivision that creates the Lot and the Zoning Board of Appeals’ issuance of a special use permit for the Proposed Use on the Lot.
2. The applicant shall construct a 10-foot-wide public multi-use trail, subject to approval by the Director of Parks & Recreation, that connects the Western Turnpike Golf Course with Foundry Road or Nott Road. The location of the multi-use trail shall be determined by the Planning Board, in consultation with Director of Parks & Recreation, as a condition of subdivision approval, shown on the final subdivision plat filed in the Albany County Clerk’s Office, and set forth in an easement and maintenance agreement agreed upon by the Town and the applicant. The multi-use trail shall be installed prior to the Proposed Use becoming operational. The applicant shall bear all costs for preparing and filing the easement with the Albany County Clerk’s Office.
3. Nothing contained herein shall be construed to direct, limit or restrict the statutory, regulatory or other legal authority of the Planning Board, Zoning Board of Appeals, Director of Planning, or Chief Building & Zoning Administrator.
4. The Town Clerk shall cause the Official Map of the Town of Guilderland to be amended consistent with this Local Law and made available for public inspection.
5. The Lot shall revert to Residential Overlay District (RO40) if a building permit is not issued for the Proposed Use within (3) years of the effective date of this Local Law. The Town Board may by resolution extend this provision by one (1) additional year.
6. This Local Law shall take effect upon filing with the New York State Department of State.