

TOWN OF GUILDERLAND**Planning Department**

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Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

MEMORANDUM

TO: Peter G. Barber, Supervisor
& Town Board

FROM: Kenneth Kovalchik, AICP, Town Planner

Date: February 24, 2026

SUBJ: **Town Board Consideration of Acceptance of a Planned Unit Development Application at 20-24 New Karner Road – Pine Bush Parc, LLC**

20-24 New Karner Road Planned Unit Development Summary

An application for a change of zone has been submitted requesting a change in zone of 50.9 +/- acres from the Business Non-Retail Professional (BNRP) District to a Planned Unit Development (PUD) District and Open Space (OS) District. Three parcels are included in the application: 20 New Karner Road at 6.32 acres; 22 New Karner Road at 39.76 acres; and 24 New Karner Road at 4.53 acres. The three parcels are currently undeveloped and consist of mature wooded forests. The Kaikout Kill bisects the 22 New Karner Road parcel. No development is proposed on this parcel. According to the applicant's project narrative this 39-acre parcel is proposed to be rezoned as Open Space and conveyed to the Albany Pine Bush Preserve Commission.

Surrounding zoning and land uses consist of the following. The parcel to the north is located in the R40 District and consists of a National Grid substation. Parcels further to the north include office/warehouse uses in Charles Park located in the Industrial District. The parcel to the south consists of a shopping plaza located in the BNRP District. Parcels farther to the south are located in the Local Business (LB) District and include a financial institution and retail establishment. The parcels to the east include medical office uses in the BNRP District. Parcels further to the east, across New Karner Road consist of a residential single-family development in the R15 District, undeveloped land in the Local Business District and Post Office and shopping plaza in the Local Business District.

The project will consist of the following:

- Approximately 11 acres of the 50 acres site will be included in the area to be developed. The remaining 39 acres will be preserved and rezoned to Open Space.

- 210 units consisting of one four-story building (closer to New Karner Road) and one five-story building at the rear of the development area of the site and closer to the national Grid substation parcel.
- 15% of the units (32 units) will be designated as workforce housing and reserved for households making between 80% and 120% of the Area Median Income (AMI).
- The closest building to New Karner Road will be approximately 245' from the road. Existing vegetation will be maintained to buffer the buildings from New Karner Road.
- A cross section detail was provided showing the relation of the two buildings to New Karner Road and surrounding buildings. The site gradually decreases in elevation from New Karner Road to the rear of the 11-acre development site. The Finished floor elevation of the four-story building (building nearest to road) is 260' and the elevation of New Karner Road is 268' feet. This will assist in decreasing the visual impacts of the building from the roadway as the building is lower in elevation.
- A visual impact analysis was prepared including building renderings as viewed from 11 New Karner Road (Post Office), 16 Gladwish Ave, 10 New Karner Road (adjacent shopping plaza) and aerial view. The renderings show the existing mature trees that will be maintained will screen the buildings from New Karner Road and adjacent uses.
- Access to the site will be from two new curb cuts from New Karner Road. This section of road is a County Road and will require review and approval of the curb cuts from the Albany County Department of Public Works.
- The site is located within the Albany Pine Bush Preserve Management Area (Area 3) and recommended for Full Protection.

Previous Pine Bush Senior Living PUD Approval – Local Law No. 7 of 2017 & Local Law No. 2 of 2021

In May 2017 the Town Board approved a Planned Unit Development consisting of (1) 56 unit assisted living facility; (2) 40-unit memory care facility; (3) 96-unit independent living facility; and (4) senior educational and resource facility. Also required as part of the PUD was the conveyance of 39.9 acres of land to the Albany Pine Bush Preserve Commission (APBPC) and a one-time payment of \$48,000 (\$250 per unit) to the Albany Pine Bush Preserve Commission. The applicant was also required to install a 5' wide and 850' lineal feet concrete sidewalk along New Karner Road.

In August 2021 the Town Board approved an amendment to Local Law No. 7 of 2017. The amendment included removing the previously approved 96-unit independent living facility with 86 affordable independent living units, along with the previously approved 56 unit assisted living facility and 40-unit memory care facility. The 39.9 acres of open space and payment of \$48,000 remained. The PUD was reliant upon State funding for the affordable senior units, but was unable to obtain funding and the PUD has since expired.

Albany Pine Bush Preserve Commission Technical Committee

Concept plans were referred to the Technical Committee for their December 2025 meeting. In a letter dated December 18, 2025 the Technical Committee provided the following comments:

1. Areas designated full protection are recommended for protection in their entirety using the greatest means of protection possible, including donation, acquisition in fee, land

exchanges/swaps, purchase of development rights or conservation easement. Specifically, Full Protection Area 3 is valued for its existing and/or restorable pitch pine-scrub oak barrens, threatened and endangered species, aquatic resources, and the site's ability to link and buffer adjacent preserve lands.

2. The project appears to meet State Environmental Quality Review (SEQR) thresholds for a Type I Action and thus will require a coordinated SEQR review.
3. The Technical Committee recommended the Town of Guilderland prepare, or request to have prepared, a thorough assessment of potentially significant adverse environmental impacts and determine how best to balance social, economic and environmental considerations associated with the implementation of the proposed concept plans for the site, consistent with SEQR.
4. An environmental impact statement would provide the applicant, the Town and the community with an understanding of how best to avoid, minimize and mitigate adverse environmental impacts associated with implementing the proposed site plan. At a minimum we recommend such measures be comparable to those detailed in Local Law #7 of 2017, including but not limited to dedicating open space to the Town, requiring per unit mitigation fees, utilizing native plant landscaping, and exterior lighting that limits ambient light pollution.

Comprehensive Plan Update 2025

The Town Board adopted the Comprehensive Plan Update in November 2025. There are a number of recommendations/goals in the Comprehensive Plan that are supportive of the proposed 20-24 New Karner Road PUD, as follows:

Recommendation C-5 - Prioritize the preservation of natural resources and animal habitat in Guilderland to promote healthy and functioning ecosystems that mitigate costly and harmful conditions such as invasive species, flooding, and soil erosion.

Recommendation "e" within the C-5 recommendation states to "Continue to partner with land conservancies, trusts, and other organizations whose missions include natural resource preservation."

The Albany Pine Bush Preserve Commission (APBPC) mission is to protect and manage the unique natural communities and species of the Albany Pine Bush, while also allowing for controlled public recreational and educational use. The long-term vision is to protect 5,380 acres to ensure the ecosystem's long-term viability. This means the Commission is still working to Preserve over 1,900 additional acres. The APBPC aims to create a connected Preserve by acquiring land within a designated "study area". Land is protected through fee acquisition from willing landowners, donations, and conservation easements. The APBPC aims to create a connected Preserve by acquiring land within a designated "study area". Land is protected through fee acquisition from willing landowners, donations, and conservation easements. The applicant is volunteering to convey 39.9 acres of the 50.9-acre site to the APBPC to permanently preserve the acreage within the Full Protection Area.

Recommendation D-1 – Explore tools and approaches to support the Town’s Pro-Housing Designation.

In 2024 the Town of Guilderland was designated a Pro-Housing Community by the NYS Office of Homes and Community Renewal and strategies should be investigated to support the steps of the program. When considering potential streamlining of approvals and land use permitting the focus should be affordable housing, accessible housing, accessory dwelling units, and supportive housing.

The Town should be proactive in seeking affordable and workforce housing opportunities as this approach can increase neighborhood diversity while meeting the housing needs of low- and moderate-income citizens. Pursuing such projects can assist in alleviating housing shortages and attract a wide range of residents.

Recommendation D-3 - To maximize the Town’s investments in public water and sewer, transportation, and pedestrian connections, expand opportunities for housing types other than single-family in appropriate districts, provided there are design standards to ensure new housing is compatible with existing neighborhoods.

Multi-family housing types can allow for efficient use of water, electrical utility, and transportation infrastructure, since a greater number of people are connected by fewer miles of pipe, cable, and road. Multi-family housing can also support the maintenance or expansion of public transportation service in a given area by providing sufficient population densities to satisfy transportation system demand models. Like other types of development, multi-family residential development should be situated appropriately, where infrastructure investments can support such construction, and should conform to design guidelines that are in accord with the envisioned neighborhood character.

Recommendation D-11 - Add an inclusionary zoning requirement for affordable residential units in Planned Unit Developments.

Inclusionary zoning refers to planning ordinances that require or incentivize the creation of housing units that are affordable to low- to moderate income households. By adding inclusionary zoning as a required component of future PUDs in Guilderland, the Town can enlist private developers as allies in a coordinated approach to providing more affordable housing options to Town residents.

The applicant is proposing that 15% of the units (32 units) will be designated as workforce housing and reserved for households making between 80% and 120% of the Area Median Income (AMI).

Parks, Recreation, Open Space & Historic Resources Chapter in the Comprehensive Plan

A goal listed in this chapter of the Comprehensive Plan states:

“Prioritize the preservation of open space in the Town of Guilderland, particularly where such areas perform critical ecosystem functions and/or contribute to scenic resources that influence the character, aesthetics, economy, health and welfare of the town.”

The applicant is volunteering to convey 39.9 acres of the 50.9-acre site to the APBPC to permanently preserve the acreage within the Full Protection Area.

Pro-Housing Community Designation

In June 2024 the Town of Guilderland became a designated Pro-Housing Community by NYS Homes and Community Renewal. In 2023, Governor Hochul signed Executive Order No. 30 to establish the Pro-Housing Community Program in order to recognize and reward municipalities actively working to unlock their housing potential and encourage others to follow suit. Localities that have successfully unlocked housing growth or committed to taking important steps to support housing, such as by streamlining permitting and adopting pro-housing policies, and that have applied and submitted critical housing and zoning data to the state, will receive a certification from New York State Homes and Community Renewal.

As part of the certification process the Town submitted documentation showing that our housing stock had increased by 0.33 percent in the previous year or 1 percent over the previous three years to qualify for the certification. Additionally, the Town Board had to pass a resolution (Resolution No. 1 of 2024) stating the Town's commitment to Pro-Housing principles along with submitting the required housing and zoning data. The resolution included a number of steps the town would take to assist in alleviating the housing crisis, including:

1. Streamlining permitting for multi-family housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multi-family housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.

As highlighted above, Recommendation D-1 in the Comprehensive Plan Update recommends the Town explore tools and approaches to support the Town's Pro-Housing Designation. A number of the Pro-Housing policies listed above are supportive of the proposed PUD.

Review Process for Planned Unit Development Applications

The PUD review process is outlined in §280-17.E of the town zoning law. The Town Board is the lead agency with the Planning Board providing site plan review and recommendations to the Town Board.

Planning Board Sketch Plan Review

If the Town Board accepts the application the next step in the review process would be for the Town Board to refer the application to the Planning Board for sketch plan review. The Planning Board will review the plan and provide a report back to the Town Board.

Town Planner Recommendations

The Town Planner recommends the Town Board accept the 20-24 New Karner Road PUD application based on the following:

1. Public comments made during the 3 ½ year comprehensive plan update process highlighted the need for more affordable housing options in Guilderland. The applicant is proposing 15% of the units (32) to be workforce housing units, addressing the housing affordability issue the Town is facing.
2. The proposed PUD is implementing recommendations and goals in the 2025 Comprehensive Plan Update as summarized in this memo. The recommendations were the result of lengthy public involvement process and represent the vision residents have for the Town.
3. The Town Board previously adopted a local law for a 182-unit senior living PUD on this site, consisting of assisted living, memory care and affordable senior housing. The proposed 210-unit PUD is similar in nature in terms of density and area of disturbance.
4. The existing topography of the site and the applicant's proposed site plan show the majority of trees along New Karner Road will be maintained and buffer the development from surrounding residential land uses.
5. The applicant is proposing to convey 39 acres of land (78% of the site) to the Albany Pine Bush Preserve Commission. The proposed development will be limited to an 11 acre area adjacent to New Karner Road.



The Town of
GUILDERLAND

Instruction Sheet

Change of Zone Application

All applicants for zoning changes will be required to complete an application form, obtainable from the Town Clerk. The Planning Administrator and/or Zoning Administrator may assist the applicant(s) with the application form.

Submission Requirements

The applicant shall submit to the Town Clerk **sixteen** copies of:

1. Plot plan containing all the information as required below
2. Completed application for change of zone
3. Short Environmental Assessment form
4. Legal description of the property
5. Re-zone fee \$ **1,000** check made out to *Town of Guilderland*

Contents of the Plot Plan

The plot plan shall be a scale drawing containing the following:

1. The parcel boundaries and the owners of all contiguous properties
2. The zoning classification of all contiguous properties
3. All streets, either mapped or built, adjacent to the tract
4. All existing structures on the parcel
5. All watercourses and other significant physical features on the parcel

TOWN OF GUILDERLAND
APPLICATION FOR CHANGE OF ZONE

APPLICANT INFORMATION

Name: PINE BUSH PARC, LLC Phone: (212) 590-2566 x405
Address: 453 Broadway, Brooklyn State: NY Zip: 11211

PARCEL INFORMATION

Address and exact location of parcel to be rezoned: 20-24 New Karner Road, Guilderland, NY 12084
Request zoning change for BNRP to PUD & OS Tax Map#: 40.00-2-18.1, 40.00-2-18.2, 40.00-2-18.3, 40.00-2-18.4
Total Acreage: 50.90 Parcel Depth: 2,237 feet

PROPERTY INFORMATION

Describe any existing structures on the property: N/A

Describe the present use of the property: The existing parcel primarily consists of vacant wooded lands

NEIGHBORHOOD DESCRIPTION

Zoning classification of all adjoin parcels:
North: R40, BNRP & R15 South: BNRP & R15
East: R15 & LB West: R15

Zoning Classification of all parcels directly on opposite side of street of highway: R15

Character and use of all surrounding parcels:
North: Public Utility & Vacant Wooded Areas South: Retail & Vacant Wooded Areas
East: Residential Subdivision West: Vacant Wooded Areas & Cemetary

Approximate distance to nearest parcel of different zoning classification indicating exact location, zoning, character and use of last mentioned parcel:
The parcel directly to the north is zoned R40. This is an existing national grid electric utility. Tax identification number is 28.00-4-1

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 or record to make this application.

Jacob Freund

Signature

PINE BUSH PARC, LLC - Jacob Freund

10/01/2025

Print or Type Name

Date

20 NEW KARNER ROAD PUD

Project Narrative

January 29, 2026

INTRODUCTION

The proposed project site is located at 20-24 New Karner Road in the Town of Guilderland, Albany County, New York. The site is located approximately 800 feet north of the intersection of New Karner Road and Western Ave. The project area includes a total area of approximately 50.90 acres. The project area specifically includes parcels 40.00-2-18.1, 40.00-2-18.2, 40.00-2-18.3 and 40.00-2-18.4. Lot line adjustments and/or lot consolidations are proposed.

The applicant for the project is PINE BUSH PARC, LLC, 453 Broadway, Brooklyn, NY 11211. The owner of the property, according to tax map records, is the estate of Martin J. Kehoe, Jr. at 936 Kings Road, Schenectady, NY 12303.

The project proposes a residential development consisting of one (1) four-story multi-family building and one (1) five-story multi-family building and associated parking, access, utilities and amenities. The remaining lands not associated with the proposed development will be rezoned as open space and conveyed to the Albany Pine Bush. The proposed project supports the goals of the Town of Guilderland Comprehensive Master Plan and helps to strengthen the fabric of the existing development in the Town by providing a mix of market rate and work force housing. The project will be developed in accordance with all local, state, and federal requirements.

EXISTING CONDITIONS

Existing Land Use and Zoning

The project area is located within the Business Non-Retail Professional (BNRP) as defined by the Town of Guilderland zoning code. Under existing conditions, the project area is currently vacant and consists of mature wooded areas. The project area has approximately 431 feet of frontage along New Karner Road. The project area is relatively level near New Karner Road with moderately steeper slopes towards the center of the site near the Kaikout Kill.

Soils

According to maps from the Natural Resources Conservation Service (NRCS) of Albany County, the onsite soils are classified as follows:

Colonie Loamy Fine Sand, Co – (0-25% slopes): This is a very deep, moderately sloping, well-drained to excessively drained soil formed in glaciolacustrine, glaciofluvial, or eolian deposits

dominated by fine sand and very fine sand. The potential for surface runoff is negligible to medium. Depth to the water table is more than 6 feet, and depth to bedrock is more than 6 feet. Hydrologic Soil Type A.

Hudson Silt Loam, HuE – (25-45% slopes): This is a very deep, relatively steeply sloping, moderately well-drained soil formed in clayey and silty lacustrine sediments. The potential for surface runoff is medium to very high. Depth to the water table is 18 to 24 inches, and depth to bedrock is more than 6 feet. Hydrologic Soil Type C/D.

Wetlands

There are no known wetlands within the proposed areas of disturbance. An updated wetland delineation is being conducted.

PROPOSED CONDITIONS

The proposed 20 New Karner Road PUD project involves the construction of two (2) buildings with associated parking, outdoor amenity space, sidewalks, landscaping, and utilities. The building proposed closer to New Karner Road will be 4 stories in height with a 34,350 square foot T-shaped footprint. This structure will include 93 multi-family units. The second structure located further from New Karner Road will be 5 stories in height with a 34,350 square foot L-shaped footprint. This structure will include 117 multi-family units. In total, 210 dwelling units are proposed, with 15% of the units designated as workforce housing. The proposed workforce housing units will be reserved for households making 80% to 120% of the Area Median Income (AMI). The proposed workforce housing will provide more affordable housing options within the Town of Guilderland. The remaining units will be standard market rate apartments. This represents an overall project density of approximately 4.1 units per acre. Project amenities are to be determined, however the applicant intends to include active/passive open spaces, an interconnected sidewalk system, and recreation areas.

The proposed development is located in the upland areas between New Karner Road and the Kaikout Kill. The proposed action is located more than 220 feet from New Karner Road. The existing vegetation will be maintained to the greatest extent possible to provide natural screening. The site access will also be designed to limit visual impacts on New Karner Road. The proposed development also intends to maintain the areas adjacent to the Albany Pine Bush and the Kaikout Kill to the greatest extent possible while still maintaining a substantial distance to New Karner Road.

Access to the site is intended to be via two full access curb cuts extending from New Karner Road that will be coordinated with the New York State Department of Transportation. The primary access point will be the northern entrance with the secondary southern entrance for use by fire and emergency services. The proposed development will be in accordance with the Town of Guilderland requirements and will provide a minimum of 1.5 spaces per unit. In total 315 spaces are required. The proposed site plan includes 321 spaces, with 8 ADA accessible spaces.

Approximately 11 acres of the overall project site is associated with the proposed residential development. The remaining 39.9 acres will be rezoned as Open Space and conveyed to the Albany Pine Bush Preserve Commission.



It is our opinion that the proposed PUD would complement existing development within the New Karner Road and Western Ave Corridors and existing development within the Town of Guilderland. The proposed project site is conveniently located in close proximity to employers, major highways, public transportation, retail and town recreational opportunities.

PROPOSED INFRASTRUCTURE

Water service will be provided by connecting to the existing Town of Guilderland Water Department public infrastructure. Wastewater service will be provided by connecting to the existing Town of Guilderland Sewer Department public infrastructure.

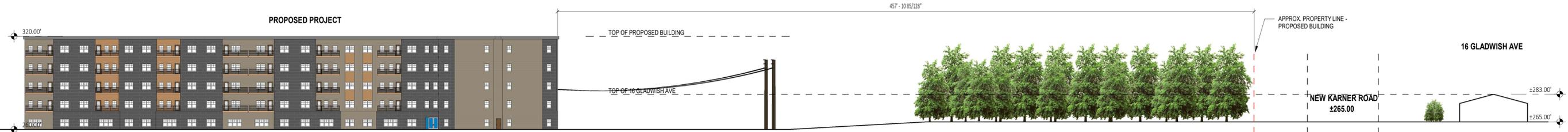
Stormwater Management

Stormwater runoff from the proposed site will be managed on site utilizing a designated stormwater management area. Stormwater management practices will be addressed in a project specific Stormwater Pollution Prevention Plan (SWPPP) which will be designed and implemented in accordance with the NYSDEC technical standards. In general, the design of the project will follow the natural topography as closely as possible, using existing site topography and drainage features to convey stormwater runoff. The stormwater management system and appurtenances shall be designed and constructed in accordance with all local, state, and federal requirements and will be privately owned, operated and maintained by the applicant.

SUMMARY

The 20 New Karner Road PUD project will uphold the Town's vision by working with existing land features, following zoning guidelines while providing desirable and affordable housing options in the Town of Guilderland. The proposed project supports the goals of the Comprehensive Master Plan and helps to strengthen the fabric of the existing development in the Town by providing a mix of market rate and workforce housing. The applicant and the applicant's engineer look forward to working with the Town of Guilderland to advance this project.

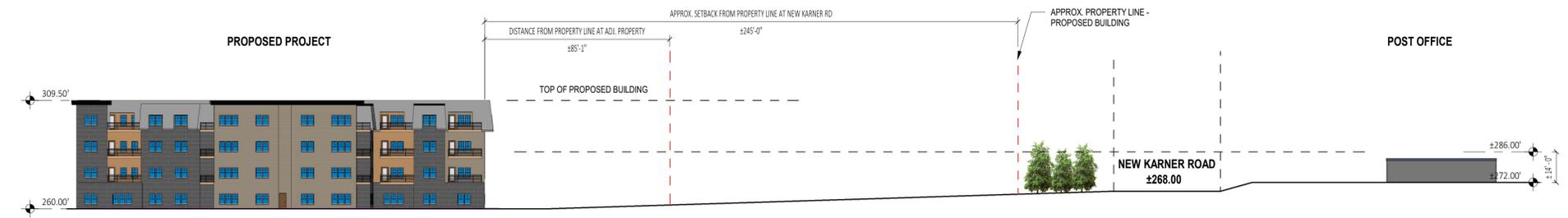




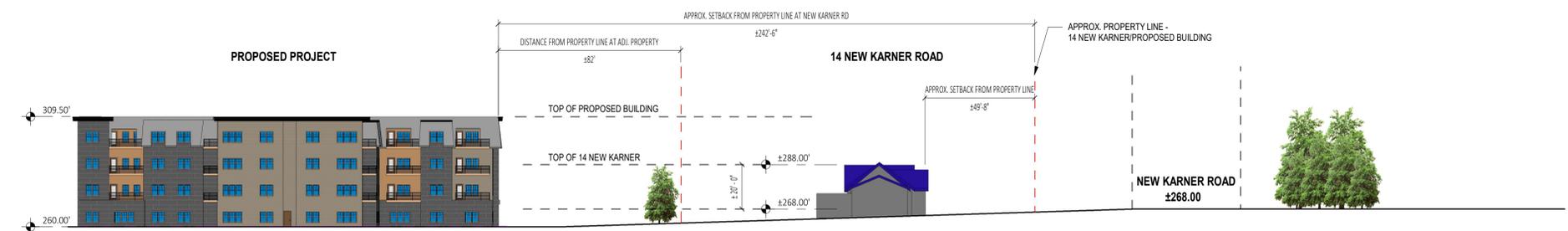
4 Site Section - 16 Gladwish Ave
A200 SCALE: 1/32" = 1'-0"



3 Site Section - 10 New Karner
A200 SCALE: 1/32" = 1'-0"



2 Site Section - 11 New Karner
A200 SCALE: 1/32" = 1'-0"



1 Site Section - 14 New Karner
A200 SCALE: 1/32" = 1'-0"

Owner:
Name
Street
City, State Zip

Architect:
C2 Architecture
24 Airport Road
Schenectady, NY 12302

Structural Engineer:
Name
Street
City, State Zip

MEP Engineer:
Name
Street
City, State Zip

Civil Engineer:
Name
Street
City, State Zip

Stamp:

NOT FOR CONSTRUCTION

Project:
NEW CONSTRUCTION FOR:
NEW KARNER ROAD APARTMENTS
New Karner Road Guilderland, NY

CONCEPT DRAWINGS

No.	REVISION #	DATE

Drawn By: C2 Architecture
Scale: As Noted
Date: 01/26/2026
Job No: 2322
Sheet Title:
SITE SECTIONS
Sheet Number:

A200

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NEW KARNER ROAD APARTMENTS

C2-DESIGNGROUP.COM



JANUARY 26TH, 2026

VIEW FROM 11 NEW KARNER ROAD (POST OFFICE)



NEW KARNER ROAD APARTMENTS

C2-DESIGNGROUP.COM



JANUARY 26TH, 2026

VIEW FROM NEW KARNER ROAD LOOKING AT 14 NEW KARNER ROAD



NEW KARNER ROAD APARTMENTS

VIEW FROM 16 GLADWISH AVE

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JANUARY 26TH, 2026



NEW KARNER ROAD APARTMENTS

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JANUARY 26TH, 2026

AERIAL VIEW



NEW KARNER ROAD APARTMENTS

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JANUARY 26TH, 2026

VIEW FROM 10 NEW KARNER ROAD - LOOKING FROM PLAZA DRIVEWAY



**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 20 New Karner Road PUD		
Project Location (describe, and attach a general location map): 20 New Karner Road, Town of Guilderland, Albany County, New York		
Brief Description of Proposed Action (include purpose or need): The proposed development is located on four (4) parcels in the Town of Guilderland totaling 50.90 acres. The project proposes the construction of one (1) four-story building, with 93 multi-family dwelling units and one (1) five story building, with 117 multi-family dwelling units. The proposed site plan includes associated parking, circulation, access, and amenities. This represents a project density of approximately 4.1 units per acre. Access to the site is intended to be via two full access curb cuts extending from New Karner Road. The primary access point will be the northern entrance with the secondary southern entrance primarily for use by fire and emergency services. The proposed development will require 1.5 parking spaces per unit - in total 315 spaces will be required. The proposed site plan includes 321 spaces, with eight (8) ADA accessible spaces. Approximately 11 acres of the overall project site is associated with the proposed action. The remaining 39.9 acres will be rezoned as Open Space and conveyed to the Albany Pine Bush Preserve. The development is proposed to be rezoned as a Planned Unit Development (PUD).		
Name of Applicant/Sponsor: Pine Bush Parc, LLC		Telephone: (212) 590-2566 x405
		E-Mail: [REDACTED]
Address: 453 Broadway		
City/PO: Brooklyn	State: NY	Zip Code: 11211
Project Contact (if not same as sponsor; give name and title/role): Jacob Freund		Telephone: (212) 590-2566 x405
		E-Mail: [REDACTED]
Address: 453 Broadway		
City/PO: Brooklyn	State: NY	Zip Code: 11211
Property Owner (if not same as sponsor): Martin J. Kehoe Jr. Estate		Telephone:
		E-Mail:
Address: 936 Kings Road		
City/PO: Schenectady	State: NY	Zip Code: 12303

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Guilderland Town Board: PUD Rezoning	10/1/25
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Guilderland Planning Board: Site Plan Approval	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Highway, Fire, Water & Sewer, and Building Departments	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Albany County: Planning Board (239-m referral), Department of Health (Water Extension)	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT: PERM-32 & PERM-33, NYS DEC: Sanitary Sewer, SHPO	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Heritage Areas: Mohawk Valley Heritage Corridor _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
BNRP (Business Non-Retail Professional)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? PUD & OS (Open Space)

C.4. Existing community services.

a. In what school district is the project site located? Guilderland Central School District

b. What police or other public protection forces serve the project site?
Town of Guilderland Police Department, Albany County Sheriff's Office, NYS Police

c. Which fire protection and emergency medical services serve the project site?
Westmere Fire District, Town of Guilderland Emergency Medical Services

d. What parks serve the project site?
Albany Pine Bush Preserve, Nott Road Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 50.90 acres
b. Total acreage to be physically disturbed? 7.74 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 50.90 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	210
At completion of all phases	_____	_____	_____	210

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater management
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify:
Stormwater runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source.

 iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ TBD acres
 v. Dimensions of the proposed dam or impounding structure: _____ TBD height; _____ TBD length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Excavation/earth fill for stormwater management basin or subsurface detention/infiltration systems

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 42,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Guilderland Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
A service lateral will be extended from the existing Town water main on the west side of New Karner road through the project parcel.
- Source(s) of supply for the district: Watervliet Reservoir, groundwater wells (temporarily offline), Town of Rotterdam, City of Albany

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 42,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Residential sanitary wastewater.

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Nott Road Sewer Plant
- Name of district: Guilderland Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

 Sanitary sewer laterals will be extended throughout the site to service the new buildings. The laterals will connect to the existing Town of Guilderland sanitary sewer on the west side of New Karner Road.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 4.89 acres (impervious surface)
 _____ Square feet or 50.90 acres (parcel size)
- Describe types of new point sources. Impervious surfaces such as roofs, driveways, sidewalks, and parking lots.

- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
 On-site stormwater management facilities.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For **commercial activities only**, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ 0 _____ Proposed _____ 321 _____ Net increase/decrease _____ +321

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Internal private road network will be created to provide access to dedicated parking areas from New Karner Road.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action **(for commercial or industrial projects only)** generate new or additional demand for energy? (Residential project) Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am-6pm _____ • Saturday: _____ 7am-6pm _____ • Sunday: _____ N/A _____ • Holidays: _____ N/A _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Typical Residential Hours _____ • Saturday: _____ Typical Residential Hours _____ • Sunday: _____ Typical Residential Hours _____ • Holidays: _____ Typical Residential Hours _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Typical noise from heavy construction equipment during daytime hours. _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: General site clearing and grading will remove trees and other vegetation that act as a natural noise barrier. Existing vegetation shall be preserved to the greatest extent possible. _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Pole mounted downward facing lights at a height of approximately 20' will be installed to illuminate parking and pedestrian areas. Building mounted wall packs will be installed for sidewalk and entryway lighting _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: General site clearing and grading will remove trees and other vegetation that act as a natural light barrier. Existing vegetation shall be preserved to the greatest extent possible. _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes: (Residential project)
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes: (Residential project)
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:
 The project site is vacant land located in close proximity to commercial, industrial/warehouse, and residential uses

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	4.89	+4.89
• Forested	50.76	43.02	-7.74
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.14	0.14	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Maintained grassed/landscaped areas</u>	0	2.85	+2.85

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Pumpkin Patch Child Care Center, Albany Med EmUrgentCare, Priority 1 Urgent Care, STEAMwhiz STEM Learning Lab, Guilderland Food Pantry Center for the Disabled

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 401068
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
The site, known as Star Plaza, continues to be used for commercial purposes. NYSDEC collected subsurface soil samples, noting that PCE, TCE, and cis-1,2-DCE were detected above the soil cleanup objective (SCO) for unrestricted use by below the SCO for Commercial Use.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ > 6 feet

b. Are there bedrock outcroppings on the project site? Yes No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Colonie loamy fine sand	_____	62 %
Hudson silt loam	_____	33 %
Elnora loamy fine sand	_____	5 %

d. What is the average depth to the water table on the project site? Average: 4 feet

e. Drainage status of project site soils: Well Drained: 65 % of site
 Moderately Well Drained: 35 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 25 % of site
 10-15%: 25 % of site
 15% or greater: 50 % of site

g. Are there any unique geologic features on the project site? Yes No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 863-661 Classification C(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size None mapped
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:
i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Native indigenous species _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 Pitch Pine-Oak Forest, Successional Northern Sandplain Grassland, Pitch Pine-Scrub Oak Barrens
 ii. Source(s) of description or evaluation: NYSDEC Environmental Resource Mapper
 iii. Extent of community/habitat:
 • Currently: 2819.0, 635.2, 713.5 acres
 • Following completion of project as proposed: 2810.0, 635.2, 713.5 acres
 • Gain or loss (indicate + or -): -7.74, 0, 0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
 Frosted Elf, Karner Blue

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____
 Mottled Duskywing, Inland Barrens Buckmoth

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____
 Hunting is permitted in the adjacent Albany Pine Bush Preserve. No impacts to the preserve, or hunting on the preserve, are proposed.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? 19.2 acres
 ii. Source(s) of soil rating(s): Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____
 Name of Landmark: Albany Pine Bush, Acres:3165.255038

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District <i>ii.</i> Name: _____ <i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <i>i.</i> Describe possible resource(s): _____ <i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <i>i.</i> Identify resource: _____ <i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ <i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <i>i.</i> Identify the name of the river and its designation: _____ <i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

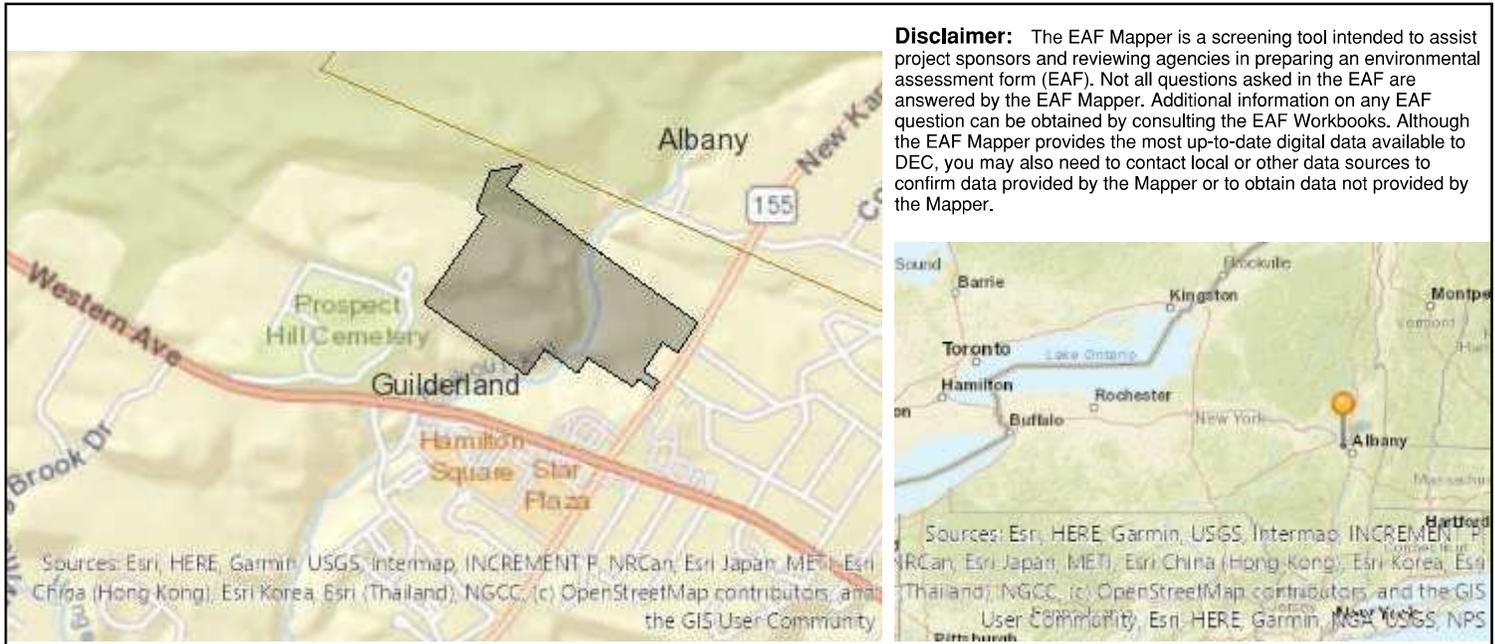
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Pine Bush Parc, LLC Date 01/29/2026

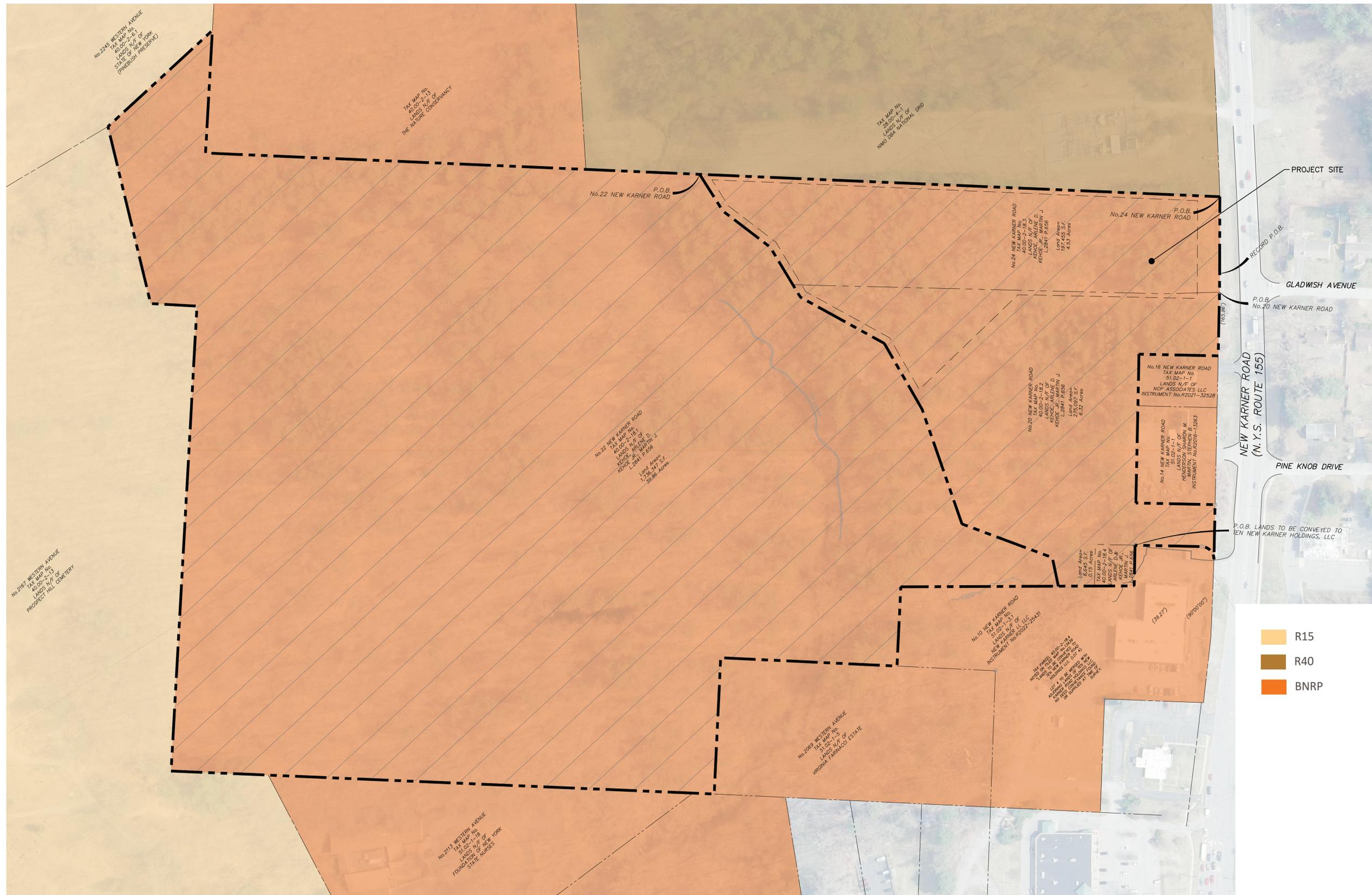
Signature  _____
 Title Applicant

-Yates Scott Lansing, PE, CPESC,
 CPSWQ as agent for applicant



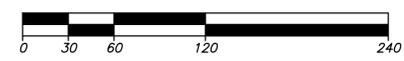
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	401068
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-661
E.2.h.iv [Surface Water Features - Stream Classification]	C(T)

E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Pitch Pine-Oak Forest, Successional Northern Sandplain Grassland, Pitch Pine-Scrub Oak Barrens
E.2.n.i [Natural Communities - Acres]	2819.0, 635.2, 713.5
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Frosted Elfin, Karner Blue
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Mottled Duskywing, Inland Barrens Buckmoth
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	Yes
E.3.c.ii [National Natural Landmark - Name and Size in Acres]	Name of Landmark:Albany Pine Bush, Acres:3165.255038
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



- R15
- R40
- BNRP

ZONING CLASSIFICATION



PROJECT SITE

GLADWISH AVENUE

NEW KARNER ROAD
(N. Y. S. ROUTE 155)

PINE KNOB DRIVE

P.O.B. LANDS TO BE CONVEYED TO
TEN NEW KARNER HOLDINGS, LLC

20 NEW KARNER ROAD PUD
20 NEW KARNER ROAD, TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK



ZONING CLASSIFICATION

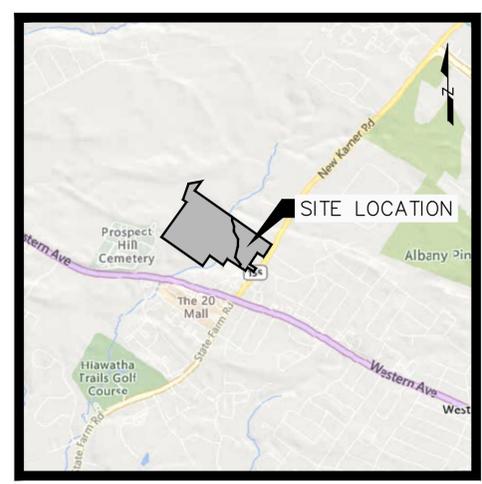
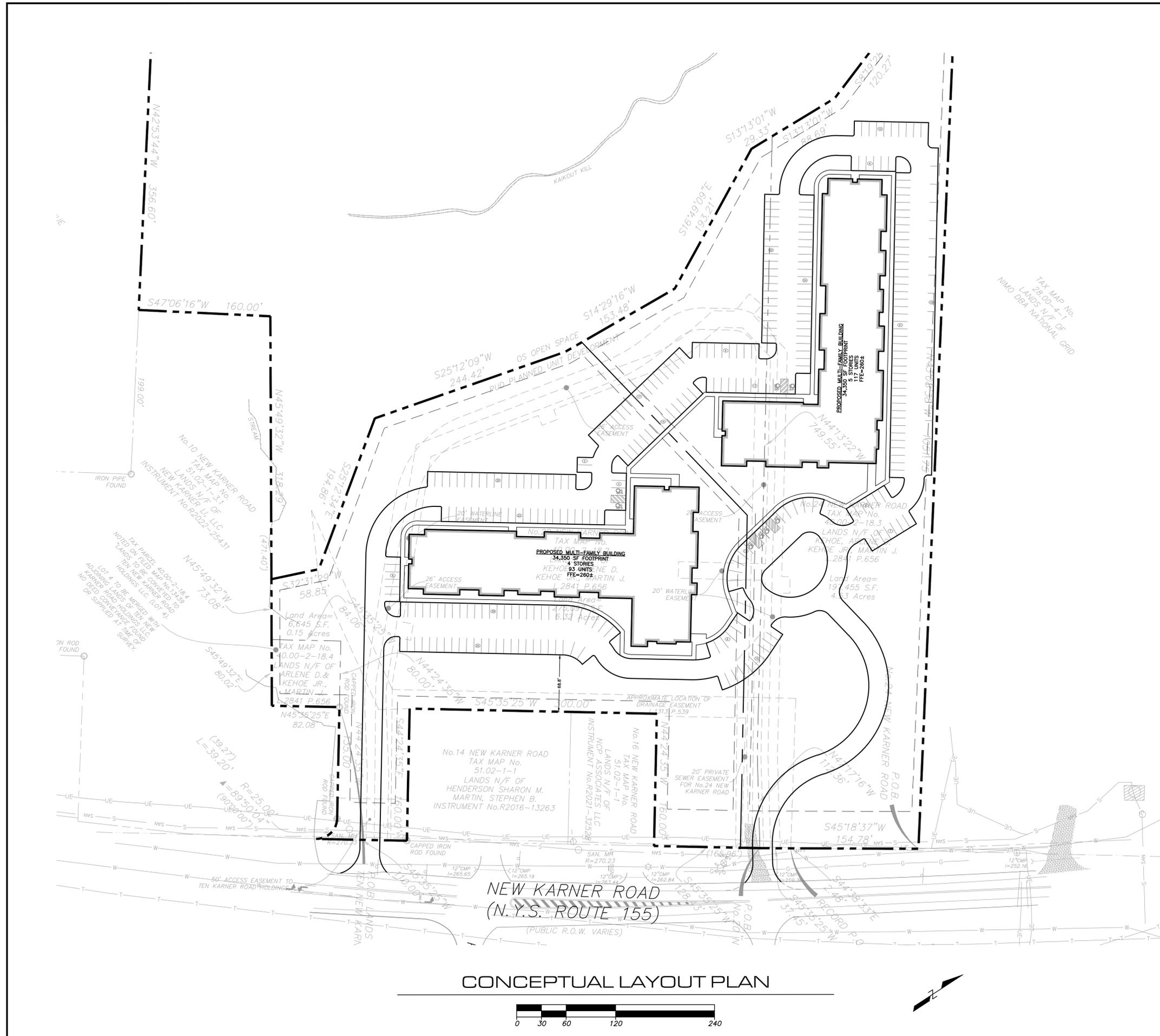
PROJ. NO: 979.06
SCALE: AS SHOWN
DATE: 10/01/2025

Z-1
SHEET 1 OF 3

REVISIONS RECORD/DESCRIPTION
DATE

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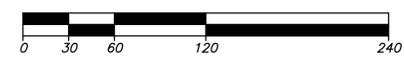
CIVIL - TRANSPORTATION - ENVIRONMENTAL - LAND SURVEYING



SITE STATISTICS

TAX PARCEL I.D.:	40.00-2-18.1 40.00-2-18.2 40.00-2-18.3 40.00-2-18.4
PARCEL AREA:	50.90± ACRES
EXISTING ZONING:	BNRP
PROPOSED ZONING:	PUD & OS
PROPOSED AREA REQ'S:	LOT SIZE: 1 ACRES MIN. LOT WIDTH: 100' MIN. FRONT YARD SETBACK: 45' MIN. SIDE YARD SETBACK: 10' MIN. REAR YARD SETBACK: 15' MIN. BUILDING HEIGHT: 5 STORIES MAX. GREENSPACE: 35% MIN.
PROPOSED DEVELOPMENT:	(1) 117-UNIT APARTMENT BUILDING (1) 93-UNIT APARTMENT BUILDING
REQUIRED PARKING:	1.5 SPACES PER MULTIFAMILY DWELLING UNIT @ 210 DWELLING UNITS = 315 SPACES
PROVIDED PARKING:	TOTAL PROVIDED - 321 SPACES (8 ACCESSIBLE)
UTILITY PROVISIONS:	SANITARY SEWER - PUBLIC WATER - PUBLIC STORMWATER - ON-SITE MITIGATION

CONCEPTUAL LAYOUT PLAN



PRELIMINARY / NOT FOR CONSTRUCTION
 CIVIL - TRANSPORTATION - ENVIRONMENTAL - LAND SURVEYING

LANSING ENGINEERING
 2456 STATE ROUTE 93 SUITE 301
 MALTA NY 12020
 (518) 898-5643

20 NEW KARNER ROAD, TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

CONCEPTUAL LAYOUT PLAN

PROJ. NO: 979.06
 SCALE: AS SHOWN
 DATE: 01/29/2026
 CLP-1
 SHEET 2 OF 3



NEW KARNER ROAD
(NYS ROUTE 155)

CONCEPTUAL RENDERING



SITE STATISTICS

TAX PARCELLID:	40.00-2-18.1 40.00-2-18.2 40.00-2-18.3 40.00-2-18.4
PARCEL AREA:	50.90± ACRES
EXISTING ZONING:	BNRP
PROPOSED ZONING:	PUD & OS
PROPOSED AREA REQ'S:	LOT SIZE: 1 ACRES MIN. LOT WIDTH: 100' MIN. FRONT YARD SETBACK: 45' MIN. SIDE YARD SETBACK: 10' MIN. REAR YARD SETBACK: 15' MIN. BUILDING HEIGHT: 5 STORIES MAX. GREENSPACE: 35% MIN.
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20 NEW KARNER ROAD PUD
20 NEW KARNER ROAD, TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK
REVISIONS RECORD/DESCRIPTION
DATE
PRELIMINARY / NOT FOR CONSTRUCTION

LANSING
ENGINEERING
2456 STATE ROUTE 155 SUITE 801
MALTA NY 12020
(518) 898-5643
CIVIL - TRANSPORTATION - ENVIRONMENTAL - LAND SURVEYING

CONCEPTUAL
RENDERING

PROJ. NO: 979.06
SCALE: AS SHOWN
DATE: 01/29/2026
CR-1
SHEET 3 OF 3



December 18, 2025

Mr. Kenneth Kovalchik, Town Planner
(via electronic mail only)
Guilderland Town Hall
5209 Western Turnpike; PO Box 339
Guilderland, NY 12084

Re: 20 New Karner Road

Dear Mr. Kovalchik,

Thank you for providing updated concept plans for the above referenced project and for joining us at the December 2nd Technical Committee meeting. The following comments and recommendations are offered in response to that discussion and the plans provided.

The Albany Pine Bush (APB) supports the world's best remaining example of an inland pitch pine-scrub oak barrens (PPSOB), more than 70 wildlife Species of Greatest Conservation Need (SGCN), including the federal and state endangered Karner blue butterfly (Kbb) and state threatened frosted elfin butterfly. The site has been designated as a National Natural Landmark, a Maurice D. Hinchey Hudson River Valley National Heritage Area Site, a National Recreational Trail Site, a NYS Unique Area, a NYS Bird Conservation Area and a National Audubon Society Important Bird Area. Consequently, coordinating the review of development proposals within the APB Study Area, is an essential part of achieving the vision for the Albany Pine Bush Preserve (APBP) consistent with Environmental Conservation Law (ECL) Article 46, the 2017 Management Plan Update for the APBP (APBPC 2017; <http://www.albanypinebush.org/commission/management-plan>) and the vision detailed in the 2025 Town of Guilderland Comprehensive Plan Update.

▪ Subject location recommended for Full Protection

The proposal for 20 New Karner Road is located within the APB Study Area, described in the APBP 2017 Management Plan Update (APBPC 2017) and within an area recommended for Full Protection (Area 3). Areas designated full protection are recommended for protection in their entirety using the greatest means of protection possible, including donation, acquisition in fee, land exchanges/swaps, purchase of development rights or conservation easement. Specifically, Full Protection Area 3 is valued for its existing and/or restorable pitch pine-scrub oak barrens, threatened and endangered species, aquatic resources, and the site's ability to link and buffer adjacent preserve lands. Consequently, the proposed development is likely to have significant adverse impacts on the Albany Pine Bush Preserve Commission's (APBPC) ability to create and manage a viable preserve.

▪ SEQR and the Albany Pine Bush National Natural Landmark

The project appears to meet State Environmental Quality Review (SEQR) thresholds for a Type I Action and thus will require a coordinated SEQR review. The proposed project is substantially contiguous to lands protected within the APBP and designated a National Natural Landmark by the United States Secretary of the Interior. Even if the proposal limits disturbance to fewer than 10 acres, 6 NYCRR Part 617.4 (10) clarifies that actions occurring wholly or partially within, or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space, including any site on the Register of

National Natural Landmarks that exceeds 25% of any SEQR threshold, shall be classified a Type I Action.

The project may also exceed several of the criteria for determining significance outlined in 6 NYCRR Part 617.7(c), Determining Significance. These include potential adverse changes to vegetation, the creation of a material conflict with a community's current plans or goals as officially approved or adopted; and a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. As such, it appears that the proposed action may have significant adverse environmental impacts. The APBPC therefore requests that the Town of Guilderland prepare, or request to have prepared, a thorough assessment of potentially significant adverse environmental impacts and determine how best to balance social, economic and environmental considerations associated with the implementation of the proposed concept plans for the site, consistent with SEQR.

An environmental impact statement would provide the applicant, the Town and the community with an understanding of how best to avoid, minimize and mitigate adverse environmental impacts associated with implementing the proposed site plan. At a minimum we recommend such measures be comparable to those detailed in Local Law #7 of 2017, including but not limited to dedicating open space to the Town, requiring per unit mitigation fees, utilizing native plant landscaping, and exterior lighting that limits ambient light pollution.

These comments represent likely APBPC reactions to the plans submitted and are my speculation of the opinion of the APBPC. This letter is not an endorsement of the proposed plans.

Sincerely,



Neil A. Gifford
Conservation Director

cc: APBPC Technical Committee
Mr. Sean Reynolds, APBPC Chair – NYSDEC Region 4 Regional Director
Mr. Christopher A. Hawver, APBPC Executive Director
Ms. Trish Gabriel, NYSDEC Environmental Analyst – Region 4
Mr. Michael Clark, Regional Wildlife Supervisor, NYSDEC-Region 4
Mr. Scott Lansing, Lansing Engineering

Citations:

APBPC. 2017. Management Plan Update for the Albany Pine Bush Preserve. Albany, NY.
(www.albanypinebush.org)