



Jessica Montgomery <montgomeryj@townofguilderland.gov>

Online Form Submittal: Contact Town Board

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Reply-
To:

Tue, Mar 3, 2026 at 4:45 PM

Contact Town Board

Contact Information

Please complete the online form below to submit your questions / comments.

First Name	Russell
Last Name	Ziemba
Address1	
Address2	
State	
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Phone Number	
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Questions or Comments

Please leave your comments or questions below.

Dear Mr. Barber,

I was intending to speak in person tonight on the proposed PUD for 20 and [24 New Karner Road](#), but won't be able to because of the weather.

I very much oppose a PUD at this location because the proposal is removed from most amenities, it's not on a bus line, distant from the nearest bus stop (which runs infrequently), there are no sidewalks (which would be covered with snow or ice for much of the year), but most importantly because it is in a recommended full protection area by the Albany Pine Bush Preserve Commission.

This is a very important group of parcels which should all

become part of the preserve, not the location for gigantic 4 and 5 story buildings. These parcels greatly contribute to the character of the Town.

The Comprehensive Plan for the Town did not identify this area as appropriate for massive residential buildings, that don't relate positively to the neighborhood, and it did not identify this area as a location for a PUD.

The EAF prepared by the applicant is factually erroneous and omits important information, so I don't believe this document should be accepted until these errors and omissions are corrected. For example, the EAF in section C.2 does not list the Albany Pine Bush Preserve Commission's 2017 Master Plan which identifies [20-24 New Karner Road](#) as a full protection area.

Additionally, because of the scope of what is being proposed and the significant environmental impacts likely to occur as stated by the Technical Committee of the Albany Pine Bush Preserve Commission, a positive declaration by the Board which would require an Environmental Impact Statement to be prepared by the applicant is warranted.

Thank you for your attention to this important matter,

Russell Ziembra

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