



Jessica Montgomery <montgomeryj@townofguilderland.gov>

## Online Form Submittal: Contact Town Board

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noreply@civicplus.com  
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Tue, Mar 3, 2026 at 6:30 PM

### Contact Town Board

#### Contact Information

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

First Name	Alex
Last Name	Brownstein
Address1	[Redacted]
Address2	[Redacted]
[Redacted]	[Redacted]
Email Address	[Redacted]

#### Questions or Comments

Please leave your comments or questions below.

Dear Supervisor Barber,  
Due to inclement weather, I am writing in advance of this evening's meeting regarding Agenda Item 4: consideration of whether to allow review of the proposed [20-24 New Karner Road](#) Planned Unit Development.

After reviewing the agenda packet materials, including the Town Planner's February 24, 2026 memorandum and the Full Environmental Assessment Form (FEAF), I respectfully raise the following SEQRA-related concerns for the record.

First, the Town Planner's memorandum expressly notes that the site is located within the Albany Pine Bush Preserve Management Area (Area 3) and is recommended for "Full Protection." The Albany Pine Bush Preserve Commission

Technical Committee further advised in its December 18, 2025 letter that the project appears to meet SEQRA thresholds for a Type I action and would require coordinated review. The Technical Committee also recommended preparation of a thorough assessment of potentially significant adverse environmental impacts and stated that an Environmental Impact Statement (EIS) would provide the necessary framework for evaluating those impacts.

Given the scale of the proposed action (210 units, two multi-story buildings, 11 acres of disturbance within a 50.9-acre tract), its location within a designated Full Protection Area, and its adjacency to preserved lands, the record currently before the Board does not appear to contain a detailed analysis addressing potential significant impacts to habitat fragmentation, endangered or threatened species, cumulative impacts to the Pine Bush ecosystem, or secondary growth effects. These are precisely the types of impacts SEQRA requires the lead agency to take a “hard look” at before reaching a determination of significance.

Second, while the FEAF identifies portions of the site as containing pitch pine–scrub oak barrens habitat and references the presence of species such as the Karner blue butterfly and frosted elfin, there does not yet appear to be any supporting ecological impact assessment or mitigation framework comparable to what was required under prior Local Law No. 7 of 2017. The Technical Committee’s recommendation that an EIS be prepared underscores the need for a more rigorous environmental review before advancing the rezoning.

I would add that the prior 2017 PUD approval cannot substitute for a current SEQRA review of this materially different proposal. Any reliance on expired findings or prior approvals in lieu of a fresh hard look would be inconsistent with SEQRA’s requirement that each action be independently evaluated based on present conditions and impacts.

Third, the proposal to rezone approximately 39.9 acres to Open Space and convey that land to the Albany Pine Bush Preserve Commission, while potentially beneficial, does not substitute for a full environmental impact analysis of the 11-acre development footprint. SEQRA requires evaluation of the environmental consequences of the proposed action itself, including site disturbance, infrastructure extensions, traffic generation, lighting, stormwater impacts, and long-term management, rather than reliance solely on land preservation elsewhere on the parcel.

Finally, because the Technical Committee has stated that the action appears to meet Type I thresholds, the Board should ensure that proper coordinated review is initiated pursuant to 6

NYCRR Part 617 prior to any determination of significance. Acceptance of the application under Town Code §280-17(E)(2) should not be construed as predetermination of environmental findings, and the record should clearly reflect that SEQRA classification and coordinated review will be formally addressed.

I respectfully request that these concerns be incorporated into the administrative record and that the Board confirm that full SEQRA procedural compliance - including proper classification, coordination, and a thorough assessment of potential significant impacts – will occur before any rezoning determination is made.

Thank you for your consideration and for your careful attention to the environmental review obligations associated with this proposal.

Sincerely,

Alex Brownstein

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