

TOWN OF GUILDERLAND

Planning Department/Stormwater Management Office

5209 Western Turnpike

Guilderland, NY 12084-0339

Phone: (518) 356-1980 x 1061

Email: kovalchikk@townofguilderland.gov

Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner/SMO



MEMORANDUM

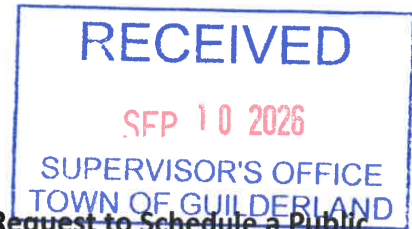
AGENDA ITEM #5

TO: Stephen J. Feeney, Chairman
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

Date: September 10, 2026

SUBJ: **Planning Board Preliminary Site Plan Approval & Request to Schedule a Public Hearing on the Proposed Guilderland Residences Planned Unit Development Change in Zone**



Mercy Care Lane Planned Unit Development Summary

The Guilderland Residences (Planned Unit Development) PUD is a proposed 72-unit affordable and workforce housing development on 10.71 acres. The units consist of a mix of one-bedroom, two-bedroom and three-bedroom floorplans. The development is designed to address the high local demand for non-market rate housing for municipal, trade and hospitality employees. The project restricts occupancy to working households with target incomes between \$30,000 to \$90,000 based on the Area Median Income (AMI). Specifically, 80 percent of the units are reserved for affordable housing, which targets households making between 30 percent and 60 percent of the AMI. The remaining 20 percent of the units are designated for workforce housing, which targets households making 80 percent of the AMI.

Current Status of the Review Process for the Guilderland Residences PUD

State Environmental Quality Review

At the August 18, 2026 meeting the Town Board classified the action as Unlisted and issued a Negative Declaration in a vote of 5-0.

Planning Board Preliminary Site Plan Approval

At the August 26, 2026 meeting the Planning Board granted preliminary site plan approval in a vote of 6-0, with one recusal (Dominic Rigosu).

Next Steps

The next step in the review of the Guilderland Residences PUD is for the Town Board to hold a second public hearing in accordance with Chapter 280-17.E.7 of Town Zoning Law on the proposed change in zone to a Planned Unit Development (PUD). The Town Board should consider scheduling the public hearing for the October 6th Town Board meeting.

**PLANNING BOARD
TOWN OF GUILDERLAND**

**PRELIMINARY SITE PLAN APPROVAL
GUILDERLAND RESIDENCES PLANNED UNIT DEVELOPMENT**

PROJECT DESCRIPTION: The Guilderland Residences Planned Unit Development is a proposed 72-unit affordable and workforce housing development on 10.71 acres. The units consist of a mix of one-bedroom, two-bedroom and three-bedroom floorplans. The project restricts occupancy to working households with target incomes between \$30,000 to \$90,000 based on the Area Median Income (AMI). Specifically, 80 percent of the units are reserved for affordable housing, which targets households making between 30 percent and 60 percent of the AMI. The remaining 20 percent of the units are designated for workforce housing, which targets households making 80 percent of the AMI.

SEQR: (X) UNLISTED ACTION/NEGATIVE DECLARATION () POSITIVE DECLARATION

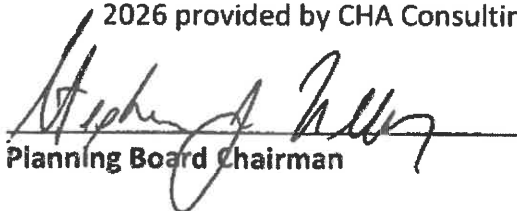
APPROVAL MOTION FOR:

(X) PRELIMINARY SITE PLAN APPROVAL
(X) Approved () Denied () Withdrawn

CONDITIONS:

- (X) Town Designated Engineer approval
- (X) Town Highway Superintendent approval (for any proposed work in the town right-of-way.)
- (X) Town Water & Wastewater Superintendent approval. Sewer mitigation fee to be determined by the Water & Wastewater Department (with sewer/water hook-up application).
- () Albany County Health department Approval (with building permit application)
- () NYS Department of Transportation approval (for any work in NYS R-O-W)
- (X) \$1,200 per dwelling unit (multiple-family) – park & recreation fund (with building permit application)
- (X) \$2,200 per dwelling unit (townhouse) – park and recreation fund (with building permit application)
- (X) Other:

1. Modify plans to address Town Designated Engineer comments in a letter dated August 7, 2026 provided by CHA Consulting.


Planning Board Chairman

8/26/26
Date