Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner/SMO

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

MEMORANDUM

TO: Peter G. Barber, Supervisor
& Town Board

FROM: Kenneth Kovalchik, AICP, Town Planner

Date: September 29, 2026

SUBJ: **Guilderland Residences Planned Unit Development, Public Hearing on a Change in Zone and Consideration of Adoption of a Local Law**

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.

Town Board Public Hearing/Local Law Consideration

Pursuant to Chapter 280-17.E.7, upon receipt of the Planning Board's preliminary site plan review, the Town Board shall hold a public hearing on the proposed rezoning. The Town Board shall deny, approve, or approve with amendments the rezoning application subject to final site plan review by the Planning Board. The Town Board may also refer any proposed amendment to the Planning

Board for report and recommendation before adoption. If approved, the Town Board shall adopt a local law amending the official Zoning Map creating the PUD District.

Public Comment Concerns and Developer Clarifications

A formal written correspondence was received from a neighboring resident regarding the proposed Guilderland Residences PUD. The developer, Rockabill Consulting, submitted a formal written response to clarify the record.

Issue 1: Scope and Composition of Supportive Housing

- **Public Concern:** The resident asserts that 85% of the development (62 out of 72 units) is allocated for the New York State Empire State Supportive Housing Initiative (ESSHI). The resident claims these units will mix highly diverse, un-vetted, and high-risk populations, including individuals with serious mental illnesses, substance use disorders, and histories of criminal incarceration.

- **Developer Clarification:** Rockabill Consulting clarifies that there are only 22 ESSHI units in the entire development, representing approximately 30% of the total units. The funding award secured by their partner is specifically and solely designated for survivors of domestic violence. No other ESSHI target populations will be housed under this program.

Issue 2: On-Site Management and Service Provider Capabilities

- **Public Concern:** The correspondence critiques an organization named PathStone Corporation, claiming they lack the specialized clinical, treatment, and security infrastructure required to manage the high-need populations described.

- **Developer Clarification:** The developer confirmed that PathStone Corporation has no role whatsoever in the Guilderland Residences project. Instead, Equinox, Inc., Albany County's only comprehensive domestic violence program provider since 1989, is the dedicated partner leading the initiative and providing comprehensive on-site trauma support services.

Issue 3: Economic and Local Workforce Alignment

- **Public Concern:** The resident claims that because the majority of residents will rely on fixed government assistance programs, they will not be engaged in gainful employment. As a result, the resident argues the project fails to meet the town's goals of supporting a workforce for local trade, hospitality, logistics and municipal services.

- **Developer Clarifications:** The remaining 50 units (approximately 70%) are strictly general occupancy workforce and affordable housing for mixed income households earning between 30% and 80% of the Area Median Income (AMI). Additionally, a core component of Equinox's approved ESSHI program is dedicated to helping the 22 participating households achieve economic independence and enter the local workforce.

Issue 4: Security and Public Safety Concerns

- **Public Concern:** The resident expressed concern regarding security risks, arguing that domestic violence survivors require strict containment, metal detectors, and specialized security personnel to protect them and the surrounding community from potential abusers.

- **Developer Clarifications:** Equinox, Inc. is a local organization with over 30 years of experience managing these precise crises. The 22 households will receive comprehensive, on-site supportive programming tailored to safety, stability, and community reintegration, operating under a proven model.

Conditions Outlined for Final Site Plan Approval

Should the Town Board approve the requested change in zone, the developer remains bound to satisfy the conditions imposed by the Planning Board during the preliminary site plan approval process:

1. Modify site plans to fully address all Town Designated Engineer comments outlined in the August 7, 2026 letter provided by CHA Consulting.
2. Obtain formal sign-off from the Town Highway Superintendent (for any work in the town right-of-way) and the Town Water & Wastewater Superintendent.
3. Pay a sewer mitigation feel (to be determined upon hook-up application) and park and recreation fund fees calculated at $1,200 per multi-family dwelling unit and $2,200 per townhouse unit upon building permit application.

Next Steps

- The Town Board will conduct the scheduled public hearing on the change in zone to receive formal input from community members regarding the proposed rezoning.
- The Town Board will review the record, including the SEQR Negative Declaration, the Planning Board's recommendation and the public feedback.
- The Town Board will vote on the local law to officially enact the Change in Zone to a Planned Unit Development (PUD).
- Upon successful rezoning by the Town Board, the application must return to the Planning Board for review and issuance of final site plan approval.
- The developer must submit revised plans to the Town to demonstrate complete compliance with all outstanding CHA Consulting engineering notes and utility requirements.