TOWN OF GUILDERLAND
TOWN BOARD
ALBANY COUNTY, NEW YORK

SEQR DETERMINATION
CLASSIFICATION OF ACTION AND NEGATIVE DECLARATION FOR PURPOSES OF ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW
GUILDERLAND RESIDENCES PLANNED UNIT DEVELOPMENT (PUD)
6 & 10 MERCY CARE LANE

FOR FURTHER INFORMATION CONTACT:
KENNETH KOVALCHIK, AICP, TOWN PLANNER
518-356-1980 X1061 kovalchikk@townofguilderland.gov

APPLICATION TYPE: Planned Unit Development (PUD) consisting of a 72-unit affordable and workforce housing development.

APPLICANT: Rockabill Consulting & Development

PROJECT DESCRIPTION: 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.

TYPE OF ACTION: ☐ TYPE I ☐ TYPE II ■ UNLISTED

In accordance with Section 8-0113, Article 8 of the New York State Environmental Conservation law, this Agency has conducted an initial review to determine whether the above-named project may have a significant effect on the environment and on the basis of that review hereby finds:

The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement. This determination is based on the reasons stated below.

REASONS FOR DETERMINATION:

After review of the Short Environmental Assessment Form, dated May 15, 2025, the criteria contained in Section 617.7 (c) of the SEQR regulations, and supporting correspondence from: CHA Consulting, Inc. (Town's Designated Engineer), US Army Corps of Engineers; NYS Office of Parks, Recreation and Historic Preservation; and Guilderland Fire District; the Town of Guilderland Town Board has determined, for the reasons discussed below and detailed in the supporting documentation, that the Project will not have a significant adverse impact on the environment. In summary, the Project is not expected to:

- Have a significant adverse impact on ground or surface water quality, wetlands, or cause a substantial increase in potential for erosion, flooding, or drainage problems;
- Result in a substantial increase in traffic levels or adverse impacts on existing levels of service at nearby intersections;
- Result in a substantial adverse impact on a threatened or endangered species or significant habitat area;
- Impair the character or quality of important historical, archeological, aesthetic resources, or community character; or,
- Conflict with the Town's Comprehensive Plan or create a demand for other actions that would have significant adverse impacts on the environment.

SUPPORTING INFORMATION:

Impacts on Wetlands and Water Resources

The proposed Guilderland Residences Planned Unit Development (PUD) will not result in any significant adverse environmental impacts to wetlands or waters of the United States. The applicant has modified the site design to restrict the construction of the residential units, along with all infrastructure features, strictly within the upland areas of the site. As a result, no part of the proposed action involves the discharge of dredged or fill material into any federally regulated waterbody, intermittent or perennial stream, or inland wetland.

By letter dated August 12, 2025, under Permit Application No. NAN-2018-01256-UMO, the U.S. Army Corps of Engineers (USACE) reviewed the project plans and issued a formal determination confirming that a Department of the Army permit in accordance with 33 CFR 320-332 is not required for the proposed PUD.

To further prevent secondary impacts, the project will implement best management practices and strict erosion and sediment control measures during construction to ensure that fill, debris, or other construction materials do not enter adjacent waterbodies or wetlands. Furthermore, the project sponsor is required to obtain all other applicable federal, State, and local environmental authorizations, including any necessary permitting from the New York State Department of Environmental Conservation (NYSDEC), prior to commencing work. Therefore, the Town Board finds that the project will have no significant impact on local wetland systems or water resources.

Stormwater Pollution Prevention Plan (SWPPP)

The proposed Guilderland Residence PUD will not result in any significant adverse environmental impacts related to stormwater runoff, drainage patterns, or water quality. A comprehensive Stormwater Pollution Prevention Plan, was prepared for the project by LaBella Associates and prepared by a New York State licensed Professional Engineer. The SWPPP has been designed in strict compliance with the New York State Stormwater Design Manual and the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-25-001).

The project involves a 5.3-acre area of disturbance to support the redevelopment of three multifamily apartment buildings, two townhome buildings, a community center, and associated parking infrastructure. While the development will increase the future impervious cover within the disturbed area to 2.6 acres, the SWPPP successfully achieves all federal, State, and local water quantity and quality criteria through the following measures:

- Water Quality and Runoff Reduction: The project requires a total Water Quality Volume (WQv) treatment of 9,454 cubic feet. The site design incorporates Area Reduction Techniques, specifically conserving 1.3 acres of on-site natural areas. The remaining volume is 100% managed and reduced using Runoff Reduction (RRv) techniques consisting of three distinct filtration bioretention basins (BIO-1, BIO-2, and BIO-3), utilizing grass filter strips, a hydrodynamic separator, and a sediment forebay for necessary pretreatment. The 6,888 cubic feet of total RRv provided exceeds the state-mandated minimum requirement of 5,881 cubic feet by 117%.
- Peak Discharge and Flood Controls: To eliminate potential erosion and sedimentation impacts during active construction, the developer is required to execute a detailed temporary pollution control plan. This includes the deployment of stabilized construction accesses, sediment silt fencing, compost filter socks, dust control water trucks, stone check dams, and fabric drop inlet protections. Soil stabilization measures will be initiated within 1 business day of any temporary or permanent cessation of work.
- Long-Term Maintenance: The post-construction stormwater facilities will be privately owned and maintained by the project sponsor, Rockabill Consulting and Development. Enforceable deed restrictions and covenants will be recorded to guarantee continuous operation and inspection of the stormwater management systems in accordance with state guidelines.

The project site is located within the Town of Guilderland's regulated Municipal Separate Stormwater Sewer System (MS4). Prior to commencing soil disturbance, the project sponsor must obtain an MS4 SWPPP Acceptance Form from the Town and file and electronic Notice of Intent (NOI) with the NYSDEC to finalize permit coverage. Consequently, the Town Board finds that the stormwater management design completely mitigates any potential negative impacts on local water resources or drainage networks.

Impact on Historic and Cultural Resources

The proposed Guilderland Residences PUD will not result in any significant adverse environmental impacts to historic, cultural, or archaeological resources. The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) reviewed the project. The review was conducted in accordance with Section 14.09 of the New York State Historic Preservation Act of 1980.

By formal comment letter dated September 3, 2025 (OPRHP Project Review No. 25PRO6986), the Deputy Commissioner for Historic Preservation issued an official determination. It is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. Consequently, the Town Board finds that the project will have no significant impact on cultural or historic landmarks.

Impact on Transportation and Traffic Operations

The proposed Guilderland Residences PUD will not result in any significant adverse environmental impacts on local transportation networks, traffic operations, or pedestrian safety. A formal Traffic Evaluation dated August 1, 2025, was conducted for the project by VHB Engineering, Surveying, Landscape Architecture and Geology, PC to assess the traffic impacts of the 72-unit affordable residential housing development. Access to the site will be safely provided via two full movement driveways on Mercy Care Lane.

Using standard Institute of Transportation Engineers (ITE) guidelines for Affordable Housing (Land Use Code 223), the project is projected to generate 36 new vehicle trips (10 entering, 26 exiting) during the weekday AM peak hour and 33 new vehicle trips (20 entering, 13 exiting) during the weekday PM peak hour. This volume falls well below the NYSDOT and ITE operational threshold of 100 new vehicle trips on a single intersection approach. The new trips represent less than a two percent increase in peak hour volume along Western Avenue (US Route 20) and will be easily absorbed by the existing roadway network without requiring off-site mitigation.

A comprehensive sight distance analysis was performed in conformance with the American Association of State Highway and Transportation Officials (AASHTO) standards for the posted 30-mph speed limit. The stopping sight distance (SSD) and intersection sight distance (ISD) looking left and right from the driveways meet all recommended guidelines. To ensure maximum, unobstructed lines of sight, the developer will clear specific trees and vegetation within the defined horizontal curve sight triangle on the east side of Mercy Care Lane, maintain site frontage vegetation at a minimum of 15 feet back from the travel way, and design all project signage and landscaping to protect these sight lines. Pedestrian connectivity will also be enhanced via new sidewalks constructed along the project frontage. Therefore, the Town Board finds that the local street network will adequately service the development.

Impacts on Land Use, Disturbance Footprint and Open Space Preservation

The proposed Guilderland Residences PUD will not result in any significant adverse environmental impacts relating to land use, soil disturbance, or loss of open space. The civil site design plans prepared by LaBella Associates establishes a total project parcel size of approximately 10.7 acres, with a proposed maximum limit of disturbed area of approximately 5 acres. This balanced layout successfully preserves the remaining 5.7 acres of the property as permanent greenspace and managed open space.

The 5-acre construction footprint supports a high-density, multi-family residential neighborhood that functions as a redevelopment project. The construction zone involves clearing vegetation and removing approximately 1.1 acres of old building foundations and unpaved gravel driveways to accommodate six new structures. The developed area incorporates asphalt parking lots providing 115 total parking spaces, drive aisles, and perimeter concrete retaining walls. While the finished development will bring the total future impervious coverage within the disturbed zone to 2.6 acres, the site layout seamlessly integrates three engineered filtration bioretention basins occupying 6,929 square feet of surface filter area to safely isolate, pretreat, and discharge localized stormwater runoff.

The remaining approximate 5 acres of the parcel will be protected from all construction grading and structural development to maintain local environmental quality and neighborhood character. To guarantee long-term protection, a legal conservation easement will be established across 1.3 acres of natural woodlands within the property lines, permanently prohibiting any future impervious cover. The open space configuration successfully circumvents the natural wetland systems on the property, entirely avoiding structural encroachment or alterations to local surface hydrology. The preserved greenspace will serve the Guilderland Residences community through the integration of a 0.2 acre outdoor playground, a shared gazebo and a mail kiosk hub, standard turf grass lawns, and internal landscape islands. This permanent preservation is further elevated by an extensive overall landscape plan that installs 51 new native canopy trees and 39 decorative shrubs across the property to maximize soil stabilization, natural shading, and visual buffering. Consequently, the Town Board finds that the project layout minimizes physical landscape modifications and guarantees sufficient open space.

Consistency with Local Planning Directives and Incorporation of Planning Board Recommendations

The proposed Guilderland Residences PUD has been updated to comply with all procedural frameworks and site design comments raised by the Town of Guilderland Planning Board during its State Environmental Quality Review (SEQR) and Planned Unit Development (PUD) sketch plan evaluations. Acting under the regulatory provisions of Town Code § 280-17.E, the Town Board, as Lead Agency, finds that the project sponsor has integrated all of the Planning Board's structural, environmental, and aesthetic directives into the final civil engineered plan set as outlined in the Planning Board's sketch plan report dated July 9, 2025, as follows:

- **Federal Wetland Jurisdictional Verification:** In compliance with Planning Board recommendations, the project sponsor petitioned and obtained a formal jurisdictional determination from the U.S. Army Corps of Engineers (USACE File No. NAN-2018-01256-UMO).

The verified engineering layout confirms that all townhouse structures, apartment complexes, parking assets, and grading lines are restricted to the upland zones of the site, ensuring zero regulatory fill discharges enter federal waterbodies.

- **Enhanced Residential Site Amenities:** To satisfy the Planning Board's request for expanded communal and recreational assets, the site plan incorporates a dedicated, centralized outdoor playground area on Lot 1 alongside a common gathering gazebo and multi-box mail kiosk hub. This expands upon the baseline features to enhance the quality of life for the workforce and affordable housing units.
- **Multi-Modal Intersections and Pedestrian Infrastructure:** To satisfy the Planning Board's traffic and pedestrian connectivity mandates, the developer integrated dedicated infrastructure improvements along the project frontage. The site plan details a comprehensive network of new connecting sidewalks that link internal pedestrian walkways directly out to Mercy Care Lane, providing a walkable path toward the Winding Brook Drive intersection, the Guilderland Public Library, YMCA and local transit networks.
- **Aesthetic Buffer and Winding Brook Drive Screening:** The landscape design introduces extensive structural screening along the Winding Brook Drive corridor to soften the visual transition of the three-story residential footprints. The plant schedule deploys 51 native canopy trees, including Red Sunset Maples, Northern Red Oaks, and Jefferson Elms, alongside 39 decorative shrubs and vegetative ground covers within dedicated landscape end-islands to break up the massing of asphalt driving lanes.
- **Access Consolidation and Parking Alignment Revisions:** The final design eliminates awkward roadway configurations and streamlines vehicular traffic by consolidating access points down to two primary, full-movement entrances on Mercy Care Lane. In response to the Planning Board Chairman's sketch markups, the developer successfully shifted building footprints and reorganized parking lots to align spaces along the frontages of the multifamily buildings while ensuring all standard perimeter setback thresholds are completely respected.

Consequently, the Town Board finds that the applicant has responded to and made site plan alterations, the project satisfies local planning criteria, matches the board-supported maximum density of 72 units, and complies with the maximum 41-foot (three-story) structural height limitation.

Environmental Review and Town Designated Engineer Civil Engineering Findings

The Town Board of the Town of Guilderland, acting as Lead Agency, has received and reviewed a series of five technical site plan and engineering review letters prepared by the Town Designated Engineer, CHA Companies, dated December 19, 2025, February 19, 2026, April 23, 2026, June 19, 2026 and August 7, 2026 concerning the Guilderland Residences PUD.

The project underwent iterative technical modifications between December 2025 and August 2026 to resolve site design, parking configurations, localized utility profiles, grading, slope stabilization, wetland buffers, and comprehensive Stormwater Pollution Prevention Plan (SWPPP) HydroCAD modeling.

In a final review letter dated August 7, 2026, the Town Designated Engineer outlined that all remaining engineering items, specifically relating to final sidewalk easement coordination, physical watermain size verification, minor grading tie-ins, and slope stabilization details, are technical and administrative in nature. The Town Designated Engineer has formally advised the Town Board that these outstanding items are related strictly to design coordination, utility connections, and standard implementation measures, and do not represent significant adverse environmental impacts.

Based on these findings, the Town Designated Engineer states they have no objection to the Town Board considering a Negative Declaration under SEQR for this Unlisted Action, subject to the satisfactory resolution of the remaining technical checklist items prior to final site plan approval.

Consistency with the 2025 Town of Guilderland Comprehensive Plan Update

The proposed Guilderland Residences PUD aligns with and advances goals, land use strategies, and housing directives set forth in the Town of Guilderland Comprehensive Plan Update, unanimously adopted by the Town Board on November 18, 2025. The layout, location, and operational model of the PUD fulfill several critical, high priority recommendations contained within the 2025 plan:

- **Concentrating Density and Growth Near Existing Infrastructure:** A primary core directive of the 2025 plan is to focus higher density developments within the town's existing infrastructure footprint rather than allowing residential sprawl to expand into rural or ecologically sensitive areas. By choosing a site immediately west of Winding Brook Drive and south of the Western Avenue corridor, the project utilizes an available in-fill parcel within an already established, heavily developed commercial and municipal node.
- **Encouraging Multi-Family and Walkable "Smart Growth" Nodes:** The plan explicitly advocates for Smart Growth principles and recommendations targeting the Western Avenue corridor for increased residential density to create highly walkable, centralized nodes. The PUD achieves this recommendation by establishing a compact multifamily community immediately adjacent to key neighborhood resources, placing residents within direct walking distance of the Guilderland Public Library, YMCA, Guilderland Elementary School and existing retail plazas.
- **Expansion of Affordable, Accessible, and Workforce Housing:** Under Recommendation D-1 of the Comprehensive Plan Update, the Town is directed to actively enact policies and explore tools that encourage a broader range of non-market rate housing options, including multifamily and supportive workforce housing. The Guilderland Residences PUD directly implements this recommendation by introducing 72 affordable housing units scaled for working households earning between 30% and 80% on the AMI. This fulfillment is reinforced by the Town's official status as a NYS designated Pro-Housing Community, a benchmark designation that the 2025 plan actively seeks to maintain and support through projects of this exact nature.
- **Alternative and Public Transit Multi-Modal Connectivity:** The 2025 plan emphasizes expanding pedestrian sidewalks and maximizing access to alternative transit options. The traffic design supports this standard by constructing new connecting sidewalks across the entire project frontage to link into the surrounding pedestrian infrastructure. Furthermore,

the site leverages existing multi-modal networks by utilizing its immediate proximity to established CDTA Route 763 transit stops situated at the Mercy Care Lane and Winding Brook Drive intersection.

- **Prioritizing Green Infrastructure and Open Space Preservation:** While directing growth towards existing developed areas, the comprehensive plan recommends protections for local natural landscapes through design guidelines and green infrastructure. The engineered site plan adheres to this policy by restricting all physical grading to a 5-acre construction footprint, preserving 5.7 acres of the parcel as open space. This includes the preservation of a deed restricted 1.3-acre area within the property boundary to safeguard local woodlands and keep site development out of local natural wetland areas.
- **Advancing the "Hamlet Mixed Use" Future Land Use Goals:** The Town Board finds that the project site, located along Mercy care Lane, is designated on the Future Land Sue Map of the adopted Town of Guilderland 2025 Comprehensive Plan Update as falling within a Hamlet Mixed Use center. This specific land use designation reflects the Town's focused strategic long-term vision to direct higher-density, sustainable development away from rural sprawl and steer growth into existing infrastructure nodes. As defined by the 2025 Comprehensive Plan Update, the Hamlet Mixed Use center classification is explicitly designed to optimize infrastructure by concentrating sustainable growth within well served economic and utility corridors, specifically targeting the area adjacent to Western Avenue and Winding Brook Drive. Furthermore, the land use definition for this area encourages an expanded mix of diverse housing configurations within close proximity to major commercial services, community resources, and regional transit options.

  The Town Board determines that the Guilderland Residences PUD advances and complies with the goals of this land use definition based on its location, density, ad design characteristics. The transition from Single-family Residential zoning to a Planned Unit development introduces 72 multi-family units featuring one-, two- and three-bedroom floor plans, which fulfills the land use objective to increase localized density and offer diverse housing profiles. Additionally, the site design incorporates updated on-site and off-site sidewalk connections linking new residents into the town's existing pedestrian network, which is in alignment with the multimodal goals of the Hamlet Mixed Use area.

Consequently, the Town Board finds that the proposed development advances goals and recommendations of the 2025 Comprehensive Plan Update vision of expanding affordable housing while proactively preserving the town's natural resources.

Impact on Public Safety and Emergency Response Services

The proposed Guilderland Residences PUD will not result in any significant adverse environmental impacts relating to public safety, emergency response access, or the provision of fire protection services.

The Guilderland Fire District (GFD) conducted a thorough review of the preliminary site development plans and provided comments in an email dated October 17, 2025. The project sponsor, Rockabill

Consulting & Development, has fully coordinated with the town's Planning Department and integrated all fire district recommendations into the updated civil engineering drawing set (last revised May 2026) prepared by LaBella Associates to completely satisfy local emergency safety criteria:

- Fire Hydrant Layout: In response to GFD comments, the utility layout incorporates a fire hydrant array to guarantee sufficient water supply coverage across the development site. On Lot 1, a fire hydrant originally positioned behind a dumpster enclosure was relocated to an unobstructed landscape island adjacent to the corner of Building 6. On Lot 2, hydrant placement was included just inside the primary site driveway entrance radius along with an integrated loop hydrant centered on a landscape island between the principal multi-family structures.
- Building Renumbering: To prevent operational confusion during emergency dispatch and response, the applicant responded to GFD comments by renumbering the buildings so that structures are categorized sequentially across specific tax parcels, ensuring clear geographic separation.
- Site Controls and Fire Hardware Coordination: The project engineering details mandate that the developer directly collaborate with GFD to verify the precise final configuration and positions of Fire Department Connections (FDC), annunciator safety panels, and heavy-duty Knox Boxes, ensuring an independent Knox Box is installed at the main entry of every individual structure.
- Turning Radius Protection and Sight Line Landscaping: To maintain an unobstructed apparatus turning pattern throughout the interior circulation network, the landscape plans restrict planting materials within internal islands to low-lying ground covers and low-growth species. This ensures vegetation cannot mature to block or impede incoming emergency apparatus.
- Interior Drive Aisles Parking Restrictions: To eliminate the risk of vehicle overflows blocking emergency corridors, the primary vehicle loop around the complex will be strictly controlled. The site plan features clearly marked "No Parking Anytime" sign posts all along the interior perimeter drive aisles, keeping the entire travel way open and fully operational as an unobstructed fire lane.

Consequently, through explicit design modifications and open coordination with local emergency officials, the Town Board finds that the development layout fully accommodates emergency services and mitigates any potential impacts on town safety infrastructure.

Impact on Community Character

The proposed Guilderland Residences PUD will not result in any significant adverse environmental impacts to community character or the surrounding neighborhood. The development is designed to address a high local demand for non-market rate housing. It introduces workforce and affordable housing targeted to municipal, trade, and hospitality employees, directly supporting Guilderland's state designation as a Pro-Housing Community.

By concentrating 72 multi-family units on an in-fill parcel within an established commercial node, the project replaces obsolete infrastructure, including 1.1 acres of old building foundations and unpaved gravel driveways, with a modern, residential layout and infrastructure. The proposed structural height restrictions of 41 feet assists in maintaining architectural conformity with neighboring footprints. Furthermore, to soften the visual transition along Winding Brook Drive, the comprehensive landscaping plan includes 51 native canopy trees (including Red Maples, Northern red Oaks, and Jefferson Elms) paired with 39 decorative shrubs to break up the massing of asphalt parking lots and drive aisles.

The layout preserves 5.7 acres of the total 10.7-acre parcel as permanent green space, which includes a conservation easement on 1.3 acres of natural woodlands. Community amenities include 0.2-acre outdoor playground, gazebo and integrated sidewalk connections to the Guilderland Public Library, YMCA and local public transit stops, advancing walkable, multi-modal development goals.

Summary Environmental Determination

The Town Board of the Town of Guilderland, acting as Lead Agency, has conducted a comprehensive environmental review of the Guilderland Residences PUD under Article 8 of the New York State Environmental Conservation Law. Based upon a thorough evaluation of the Short Environmental Assessment Form, civil engineering plans, and supporting documentation from regulatory agencies, the Town Board finds that the project mitigates any potential negative impacts on local environmental systems to the maximum extent practicable.

The application materials confirm that all physical grading and residential complexes are restricted exclusively to upland areas, avoiding direct or secondary fill impacts to federally regulated waterbodies or wetlands. Civil engineering has been thoroughly reviewed and addressed via an updated Stormwater Pollution Prevention Plan that utilizes three distinct filtration bioretention basins

to provide 6,888 cubic feet of total Runoff Reduction Volume, exceeding state mandates by 117%. Site plan adjustments have successfully consolidated site access points to address all public safety turning templates, while local traffic modeling established that the 36AM and 33PM peak hour vehicle trips represent less than a two percent traffic volume increase along Western Avenue.

The project is in compliance with town planning objectives, and advances "Smart Growth" directives in the 2025 Comprehensive Plan Update by constructing diverse, non-market rate housing immediately within the designated Hamlet Mixed Use land use area. All remaining technical engineering items, as confirmed by the Town Designated Engineer's August 7, 2026 letter, are administrative in nature and do not represent significant adverse environmental impacts.

Consequently, the Town Board determines that the proposed Unlisted Action will not have a significant effect on the environment, and hereby issues the Negative Declaration, concluding that an Environmental Impact Statement (EIS) is not required.

Town Board Record of Vote

AYES: Five (5)

NAYS: None

ABSENT/ABSTAIN: None

The Resolution was thereupon declared duly adopted by the Town Board of the Town of Guilderland at a regularly held meeting on August 18, 2026.

Town Clerk Certification

STATE OF NEW YORK)
COUNTY OF ALBANY) ***ss:***
TOWN OF GUILDERLAND)

I, Lynne M. Buchanan, Town Clerk of the Town of Guilderland, County of Albany, New York, DO HEREBY CERTIFY that I have compared the foregoing copy of the SEQR Negative Declaration Resolution with the original resolution adopted by the Town Board at a regular meeting held on **August 18, 2026**, and that the same is a true and correct transcript of said original and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Guilderland this 19 day of August, 2026.

Lynne M. Buchanan

Lynne M. Buchanan, Town Clerk