

Rural Guilderland: Open Space and Farmland Protection Plan, Design Guidelines, and Zoning Amendments, 2005 Town of Guilderland, NY

Behan Planning Associates assisted the Town of Guilderland in 2004-2005 in the development of a plan for the generally rural, western portion of Guilderland. The plan and associated zoning updates for this 32-square mile area were identified as important implementation actions in the town's 2001 Comprehensive Plan. Working closely with the town planning staff, town board, planning board, a volunteer advisory subcommittee, and members of local community groups, Behan Planning Associates delivered a plan that builds upon previous planning efforts and promotes collaboration between development and conservation interests in the maintenance of the natural beauty and rural qualities of rural Guilderland.

Primary planning goals detailed within the plan include the permanent protection of over 4,000 acres of open space and farmland, promotion of conservation subdivision techniques to allow for sensitively-planned development, a lower overall development density, and the establishment of expanded and new hamlet areas.

The associated zoning components reduced the overall density within the study area creating two new zoning districts (the Rural-3 and Rural-5 districts), which relate to the natural features of these areas as well as a conservation

subdivision section allowing for flexible site design in exchange for open space protection. In addition, the zoning component includes opportunities for the development of new hamlets and traditional neighborhoods through a "country hamlet" floating zone.

Through continuing implementation and collaboration, the Rural Guilderland plan and zoning will be an important part of the maintenance and enhancement of the special and unique characteristics of this beautiful area of town.



The Rural Guilderland Plan outlines a process for the permanent protection of 4,000 acres of farms, woodlands, and other natural resource areas for future generations.