



Jessica Montgomery <montgomeryj@townofguilderland.gov>

Fwd: Comments on the Guilderland Draft Comprehensive Plan Update by Russell Ziemba

1 message

Lynne Buchanan <buchananl@townofguilderland.gov>
To: Jessica Montgomery <montgomeryj@townofguilderland.gov>

Tue, Sep 16, 2025 at 6:38 PM

Comp plan comment

Thank you,
Lynne M. Buchanan, RMC
Town Clerk / Receiver of Taxes
Registrar of Vital Statistics

**Town Hall will be closed on Monday, October 13, in observance of Columbus Day.**

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From: **Russell Ziemba** <russellziemba2004@yahoo.com>

Date: Tue, Sep 16, 2025 at 5:35 PM

Subject: Comments on the Guilderland Draft Comprehensive Plan Update by Russell Ziemba

To: buchananl@togny.org <buchananl@togny.org>**Preserving the remaining Pine Bush needs to be a priority for the Town of Guilderland stated in the Comprehensive Plan.**

The Town of Guilderland Comprehensive Plan should express the goal of the Town to preserve the rest of the undeveloped Pine Bush remaining in the Town of Guilderland, as identified by the vision map of the Albany Pine Bush Preserve Commission (Commission) and the individual parcels listed in the comments submitted by Save the Pine Bush. To further this goal the Comprehensive Plan needs to say that the zoning of these parcels needs to be changed so that it is in conformity with this preservation goal. Since purchasing parcels for the Preserve is a gradual process that takes decades, Guilderland needs to stop the continual erosion of the remaining undeveloped Pine Bush in the Town, so they can eventually be added to the Preserve.

Additionally the Comprehensive Plan should identify current and potential sources of funding for purchasing these lands. As an example, some current, and past funding sources include: the New

York State Open Space Fund, money dedicated yearly from the Albany County Legislature, the Mohawk Hudson Land Conservancy, the Albany Pine Bush Preserve Commission, The Nature Conservancy, and possibly the Federal government, and private donors and sponsors. The Town should also commit additional funds from its revenues to be used for Pine Bush land purchases.

Since the Town is a member of the Albany Pine Bush Preserve Commission, the Town should also be an advocate for the vision of the Preserve proposed by the Commission, and promote this goal with other members of the Commission: the Town of Colonie, the Village of Colonie, and the City of Albany.

No further development of undeveloped Pine Bush along or behind either side of NY 155 north of US 20

There is a proposal to create a Town hub at the intersection of US 20 and NY 155. NY 155 runs through the heart of the Pine Bush. North of US 20 lands on both sides of NY 155 are recommended for protection and inclusion into the Preserve by the Albany Pine Bush Preserve Commission and Save the Pine Bush. Save the Pine Bush proposes that no further development of Pine Bush (as identified by the Albany Pine Bush Preserve Commission vision map and the Save the Pine Bush list of individual parcels) occur along or behind either side of NY 155 north of US 20. Any and all development should occur south of US 20. Save the Pine Bush holds a long term goal of eventually purchasing private inholdings along NY 155 north of US 20 as they become functionally obsolete or come up for sale.

Open spaces protection within the Albany Pine Bush Preserve Commission study area

There are several areas within the Pine Bush study area (bounded by [US 20](#), [NY 5](#), [NY 146](#), and Fuller Road) that are recommended for open space by the Commission, since they are largely undeveloped but no longer contain substantial Pine Bush ecosystems. These include a golf course, cemetery, ball fields, and other uses. The Comprehensive Plan should recognize areas of recommended open space and recommend zoning them accordingly, and if there is ever a proposed change of use or if they are up for sale, the Comprehensive Plan should state the intent that they be purchased for the Preserve rather than allowing them to be destroyed by development.

Provide public restrooms available 24/7

When planning for the future it is important to recognize human needs, to promote an active social environment for people of all ages and abilities. Many people are reluctant to venture too far from home or the nearest restroom. Others are forced to beg the use of restrooms from gas stations or restaurants. Often times available restrooms are disgusting and unsanitary. I propose that you locate publicly available restrooms that are open 24/7. You can follow the example of Nantucket if you are afraid of misuse of the facilities. They placed their public restrooms next door to the police station. They could also be located next to a fire station, hospital, or other public service institution that is open 24/7, that could keep an eye on things and clean and service them on an ongoing basis. In locations that are removed from such institutions, an unlocked porta-potty would often be a welcome sight.

Thank you for allowing and considering public comment on these important issues.

Russell Ziemba [1813 Highland Avenue, Troy, NY 12180](#) (member of Save the Pine Bush)