



# PYRAMID MANAGEMENT GROUP, LLC

THE CLINTON EXCHANGE ▲ 4 CLINTON SQUARE  
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April 11, 2023

Elizabeth Lott, Chairwoman, Zoning Board of Appeals  
Jacqueline Coons, Chief Building & Zoning Inspector  
Town of Guilderland  
Town Hall, Route 20  
P.O. Box 339  
Guilderland, NY 12084-0339

**RE: Costco**

Dear Ms. Lott and Ms. Coons:

We are in receipt of the Planning Board's site plan report / recommendation to the Zoning Board of Appeals dated March 30, 2023 regarding Costco. Below are responses to the recommendations.

1. The landscape plan should be revised to incorporate comments from Neil Gifford, Conservation Director with the Pine Bush Preserve Commission in an email dated March 16, 2023. The proposed white pine and white spruce should be replaced with pitch pine. Retaining and/or planting white spruce should be considered when they provide screening for neighboring residences. Per an email dated March 29, 2023 from Neil Gifford he is supportive of the use of white spruce on the southern portion of the site for screening purposes.

- The plan has been revised to include Pitch Pine. White Spruce will only be included at the southern portion of the site.

2. The Westmere Corridor Study recommended street trees to be installed abutting Western Ave on the SW corner (see image below) of the proposed Costco site. The proposed landscape plan (see image below) should be revised to include additional street trees in this location.

- The plan has been revised to include additional street trees in this location.

3. The off-site improvement plans should be revised to include pedestrian scale lighting along the proposed multi-use trails. The plans should include the



heights of the poles and spacing between each pole. A few examples of light poles appropriate for use along the multi-use trail are shown in the images below.

- Lighting from the proposed development and Crossgates Mall provides adequate illumination of the multi-use trail.

4. The Site Details Plan (Sheet 16) shows a galvanized steel chain link fence is proposed to be installed between the multi-use trail and retaining walls. The Planning Board recommends a more decorative style of fencing be installed in these areas.

- The plan has been revised to include a black decorative aluminum fence.

5. The Parks and Recreation Director supports using the 1.5 acre off-site greenspace area as a low impact pocket park. The greenspace area is located near the Tru by Hilton hotel, 24- unit apartment building currently under construction and main CDTA bus stop for Crossgates Mall. Additionally, the proposed greenspace is located in an area identified in the Westmere Corridor Study for future bicycle and pedestrian links (see images below). An email was sent to the Town Parks and Recreation Director seeking input on the proposed greenspace area. Conveying the 1.5 acre off-site greenspace area to the Town of Guilderland should be considered.

- The applicant is willing to deed restrict the parcel to be “forever wild.”

6. The site plan should be revised to show bike racks.

- The plan has been revised to include bike racks.

7. The site plan should be revised to show an outdoor break area for employees.

- The plan has been revised to include an outdoor break area on the east side of the building.

8. Install a pedestrian access connection from the parking area north of the fueling facility to the sidewalk extending to the front entrance of the building in the area.

- The plan has been revised to show the additional pedestrian connection.



9. The site plan should be revised to include additional electric vehicle charging station parking spaces.
- The plan has been revised to include two additional electric vehicle charging station parking spaces.
10. Clarification on the bollard design. Sheet 15 (Additional Costco Details) depicts a “Typical Exterior Bollard” with a note stating “red bollards to be used around transformers and in isolated areas. Ideal Shield ‘cinco’ decorative black bollards to be used in all other areas.” The Planning Board recommends the use of decorative bollards adjacent to the building as indicated on the detail sheet.
- Plan details have been updated to state the decorative bollards in the front of the building are colored the Costco brand standard red.
11. The landscape plan should be revised to incorporate the use of additional pitch pine as a tree species.
- Addressed in response #1.
12. The Town Designated Engineer and Highway Department should analyze the right-in only entrance area from Crossgates Mall Road and the lane transition from the right-in driveway to the full access driveway as to whether mountable curbing should be installed to replace the painted striping.
- Based on communications with the Town Highway Superintendent on April 4, 2023 and prior communications by and between the Town Designated Engineer and the Project Traffic Engineer, it was determined that pavement markings were the preferred alternative rather than mountable curbs.
13. All pedestrian improvements, signalized and unsignalized intersection design, traffic control device improvements will meet ADA/PROWAG/NYS DOT/MUTCD guidelines.
- Understood and Noted – the plans submitted for building permit will meet all required guidelines.
14. All comments as described in Exhibit to the March 30,2023 letter (= should be incorporated on the site plan.
- Add street trees between path and top of wall.
    - Feasible Plantings have been added
  - Install Crosswalk & connection to sidewalk thru landscape strip
    - As noted above, incorporated into plans



- Fencing along top of wall should be decorative (provide detail)
  - As noted above, incorporated into plans
- Provide bike racks somewhere.
  - As noted above, incorporated into plans
- Sidewalk connection to crosswalk thru end-island?
  - As noted above, connection to Sidewalk has been added.
- Additional EV charging stations
  - As noted above, incorporated into plans
- Additional street trees & evergreen screening
  - As noted above, incorporated into plans
- Outdoor break area for employees?
  - As noted above, incorporated into plans
- Street trees along access drive; provide fence detail.
  - Incorporated into plans
- Replace White Pine with Pitch Pine per Commission comments.
  - As noted above, incorporated into plans
- Can we add highbush/lowbush blueberries, New Jersey Tea?
  - For a few different reasons, blueberries not added
- Can we add some pollinators such as Butterfly Milkweed?
  - Included

Attached are applicable pages of the prior submission that have been updated based on the aforementioned.

Sincerely,



David M. Aitken  
Director of Governmental Affairs

Cc: Jim Soos, Director of Development  
Colliers and Costco Representatives

Attachments

