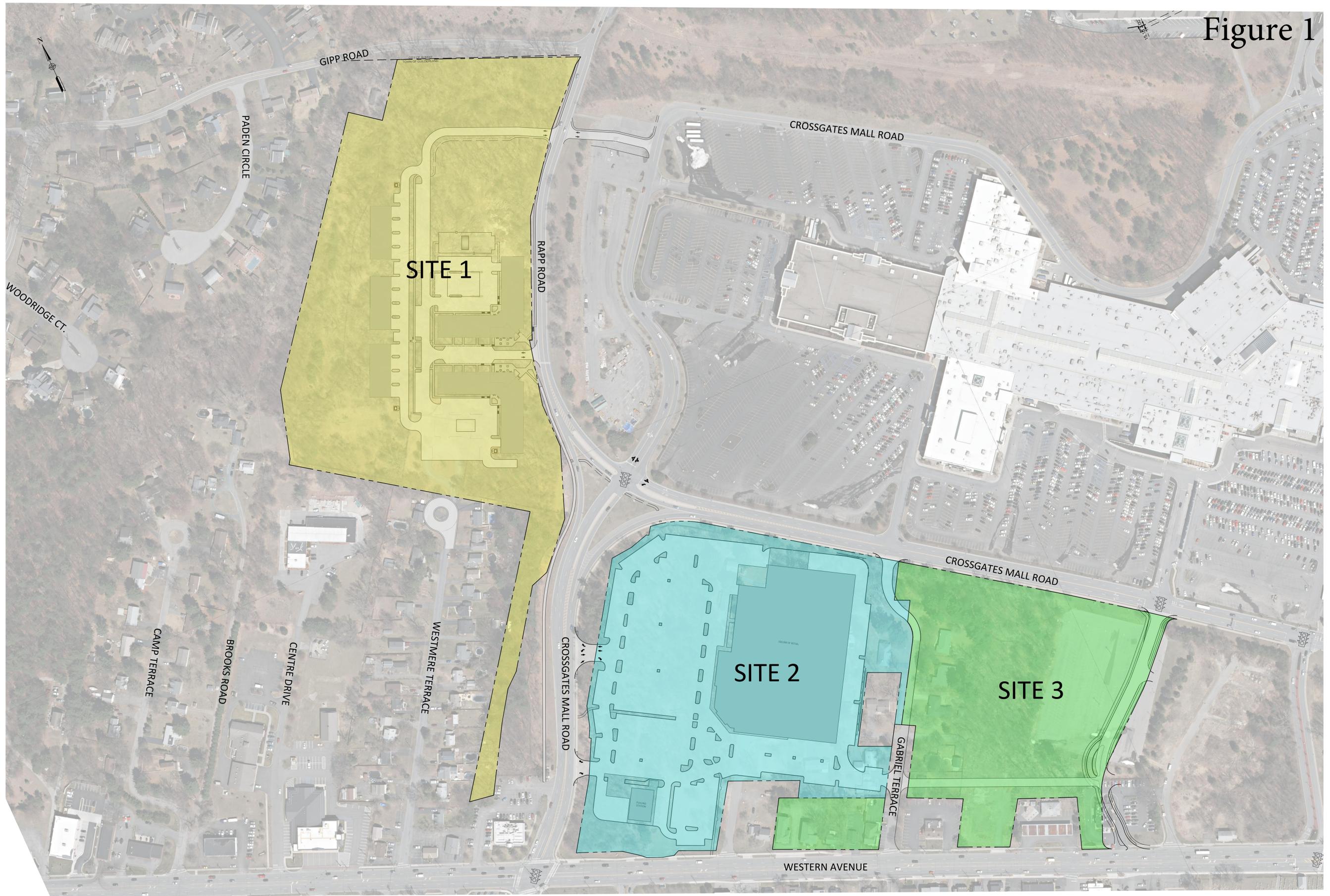


Figure 1



Dig Safely. New York
 Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care
 800-962-7962
 www.digsafelynewyork.com

FOR DEIS FIGURE - NOT FOR CONSTRUCTION



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rev.	date	description
1	01/28/20	REVISED PER TOWN COMMENTS

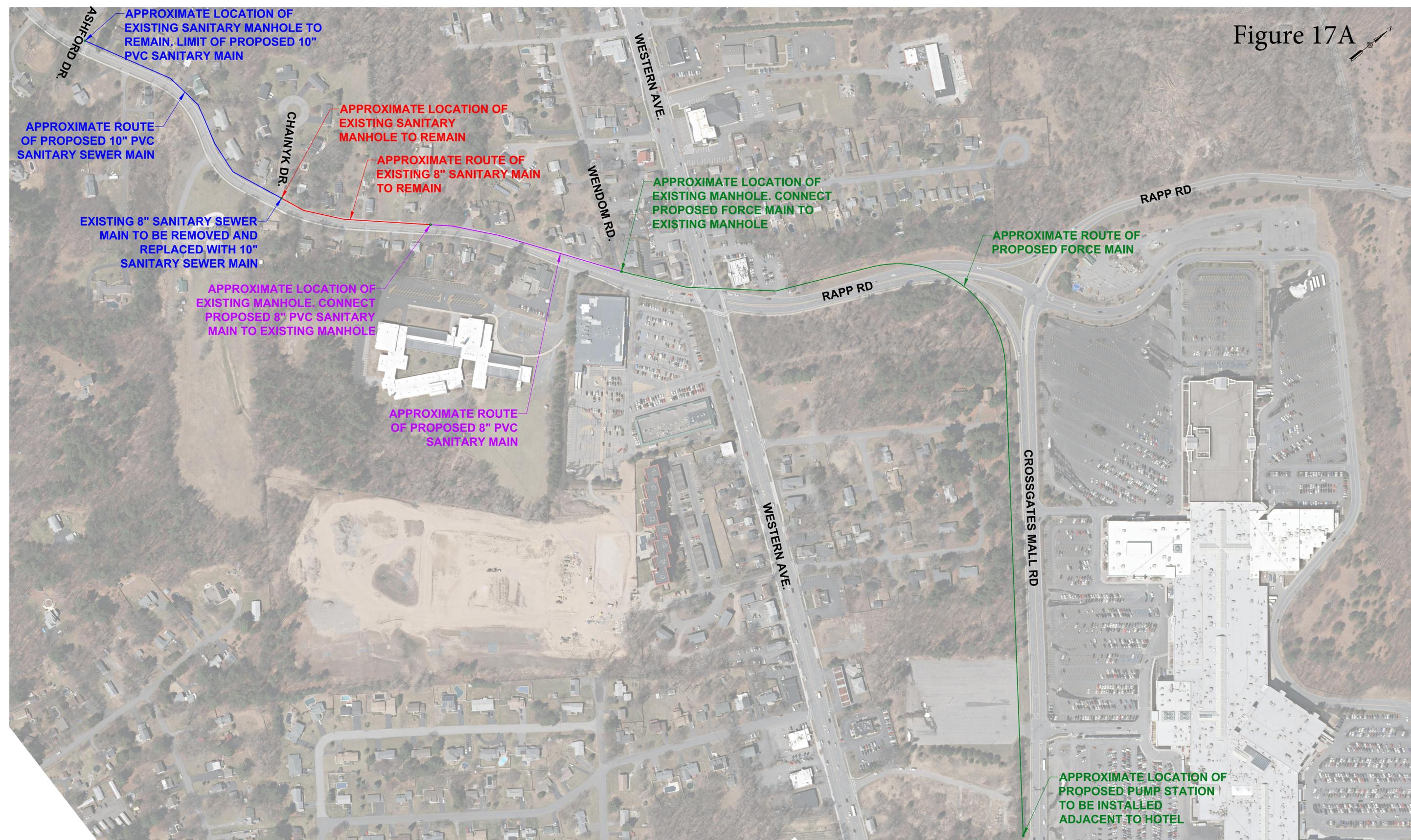
RAPP ROAD RESIDENTIAL / WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS

OVERALL SITE PLAN

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed SM	checked RK
11/06/19	1" = 100'
project no. 317AI.00	sheet no. C130

Figure 17A



DEIS FIGURE - NOT FOR CONSTRUCTION

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rev.	date	description

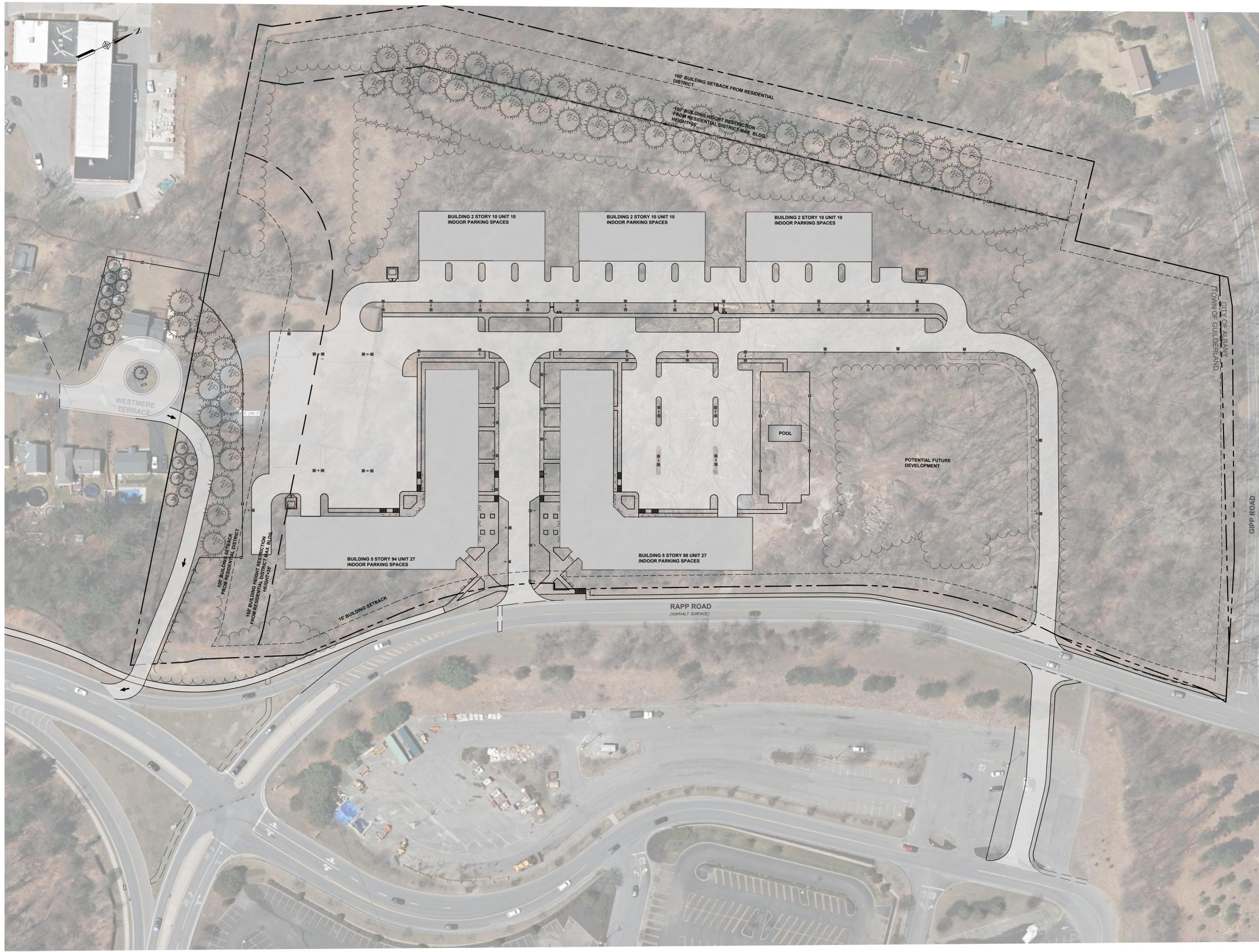
RAPP ROAD RESIDENTIAL DEVELOPMENT

SANITARY SEWER OPTION FOR NOTT ROAD WWTP ALTERNATE

TOWN OF GUILDERLAND, ALBANY COUNTY, NY

designed	checked
SM	RK
date	scale
02/14/20	1"=150'
project no.	317AI.00
sheet no.	FIG.17B

Figure 16



SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 150' BUILDING HEIGHT RESTRICTION LINE
- PROPOSED/RELOCATED STOCKADE FENCE
- BUILDING
- PAVEMENT
- CONCRETE SIDEWALK
- PARKING COUNT

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Phone: (615) 380-1359
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1426 Wilma Street (Suite 12)
Chattanooga, Tennessee 37408
Phone: (423) 241-6575

rev.	date	description

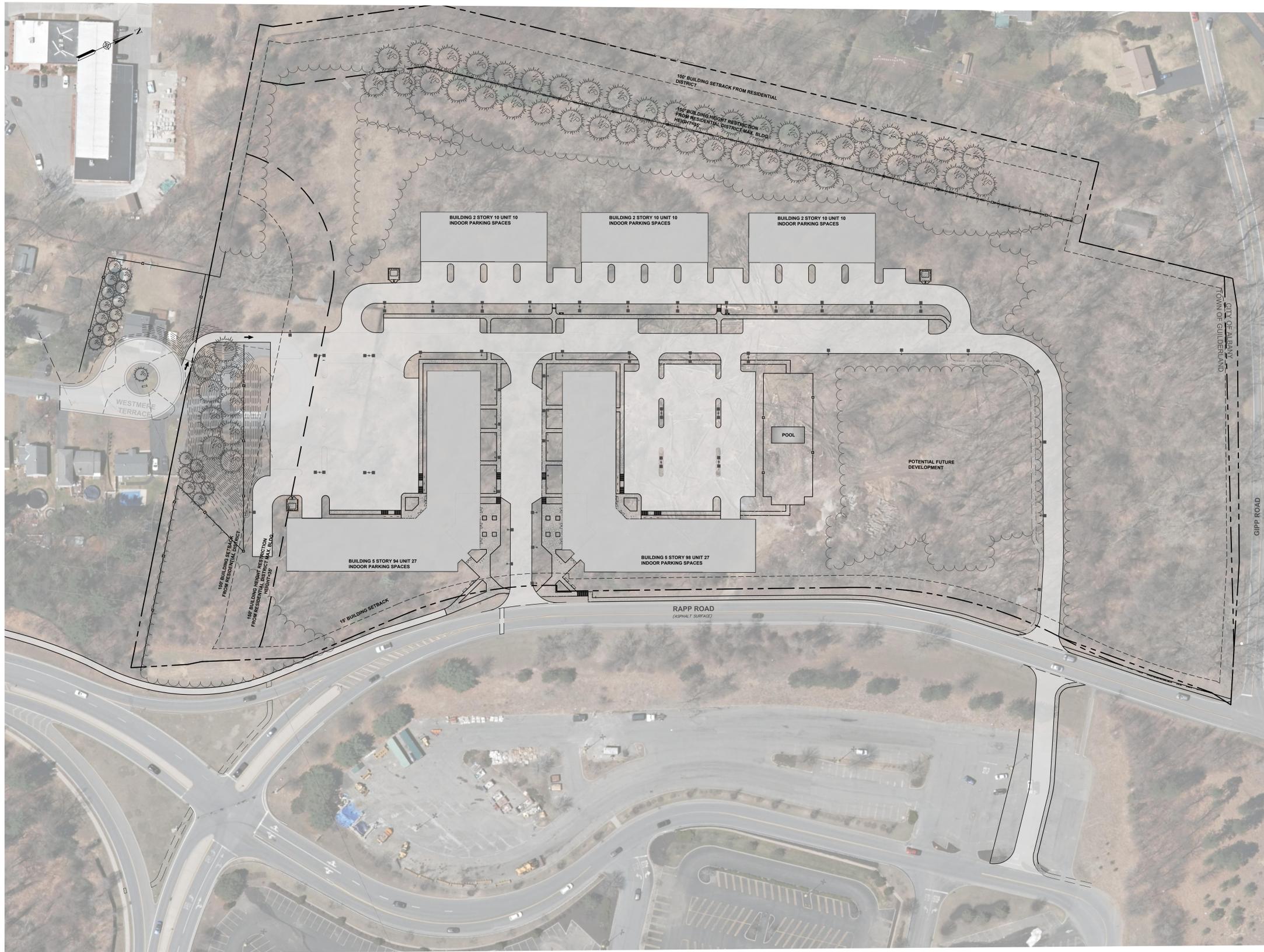
RAPP ROAD RESIDENTIAL / WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS

SITE 1
CUL-DE-SAC ALTERNATE ROUTE 2

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
01/21/20	1" = 50'
project no.	317A1.00
sheet no.	ALT.2

Figure 16



SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 150' BUILDING HEIGHT RESTRICTION LINE
- PROPOSED/RELOCATED STOCKADE FENCE
- BUILDING
- PAVEMENT
- CONCRETE SIDEWALK
- PARKING COUNT

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Phone: (423) 241-6575

rev.	date	description

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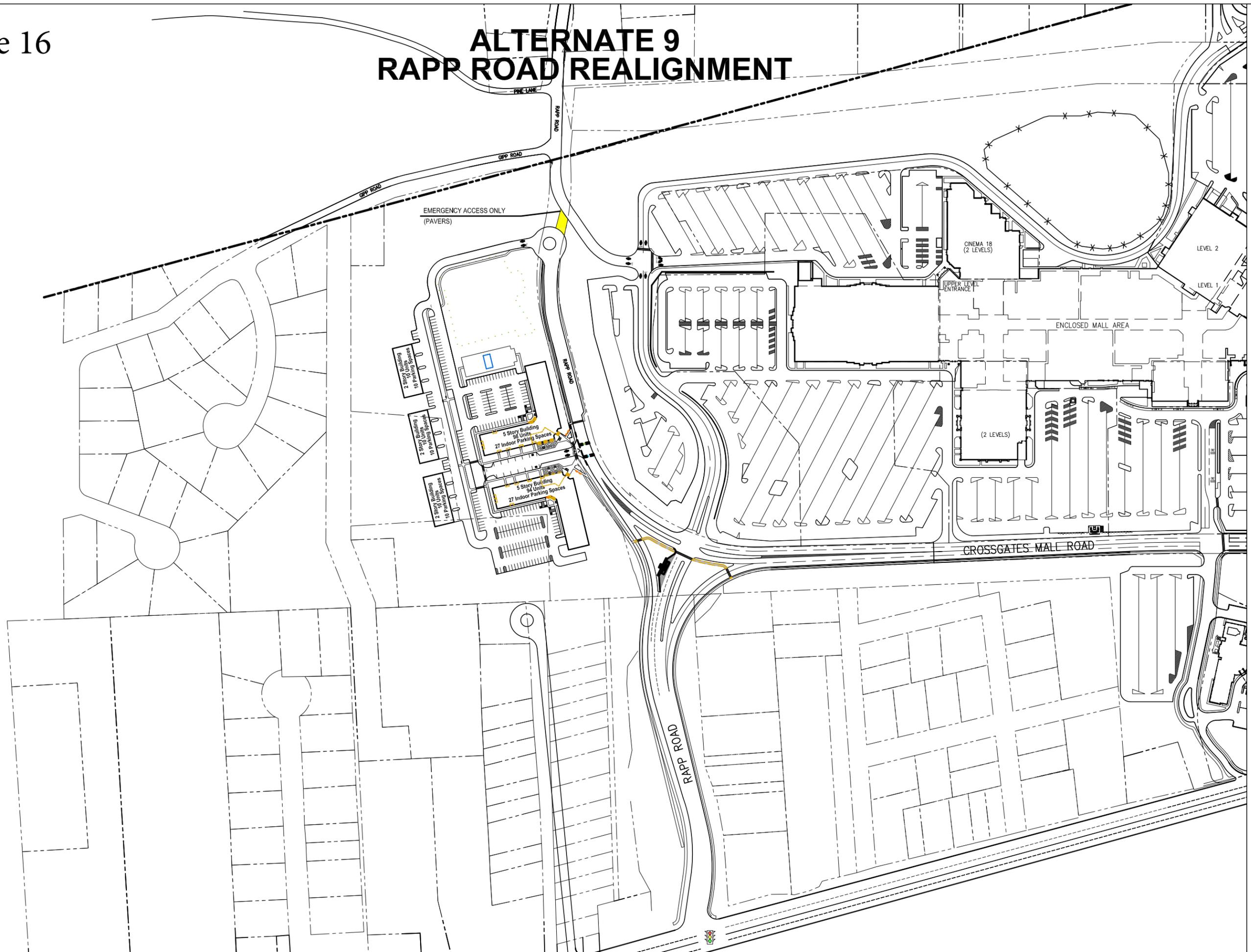
SITE 1
CUL-DE-SAC ALTERNATE ROUTE 1

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
01/21/20	1" = 50'
project no.	317AI.00
sheet no.	ALT.1

Figure 16

ALTERNATE 9 RAPP ROAD REALIGNMENT



LOCATION:
GUILDERLAND, NY

DRAWING:
SITE PLAN

DATE:
11-Feb-20

SCALE:
N.T.S.

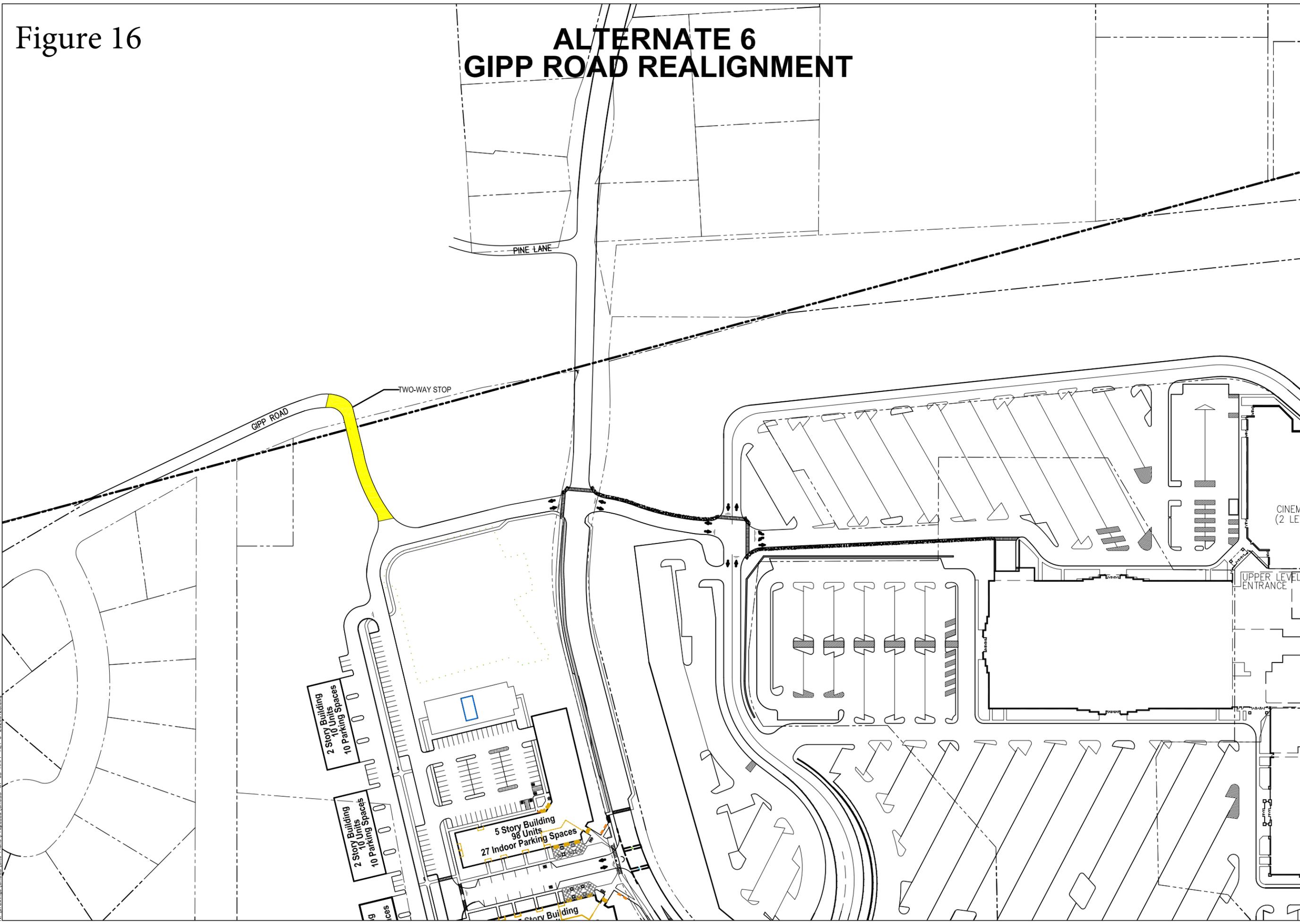
S1

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Figure 16

ALTERNATE 6 GIPP ROAD REALIGNMENT

NORTH



LOCATION:
GUILDERLAND, NY

DRAWING:
SITE PLAN

DATE:
28-Jan-20

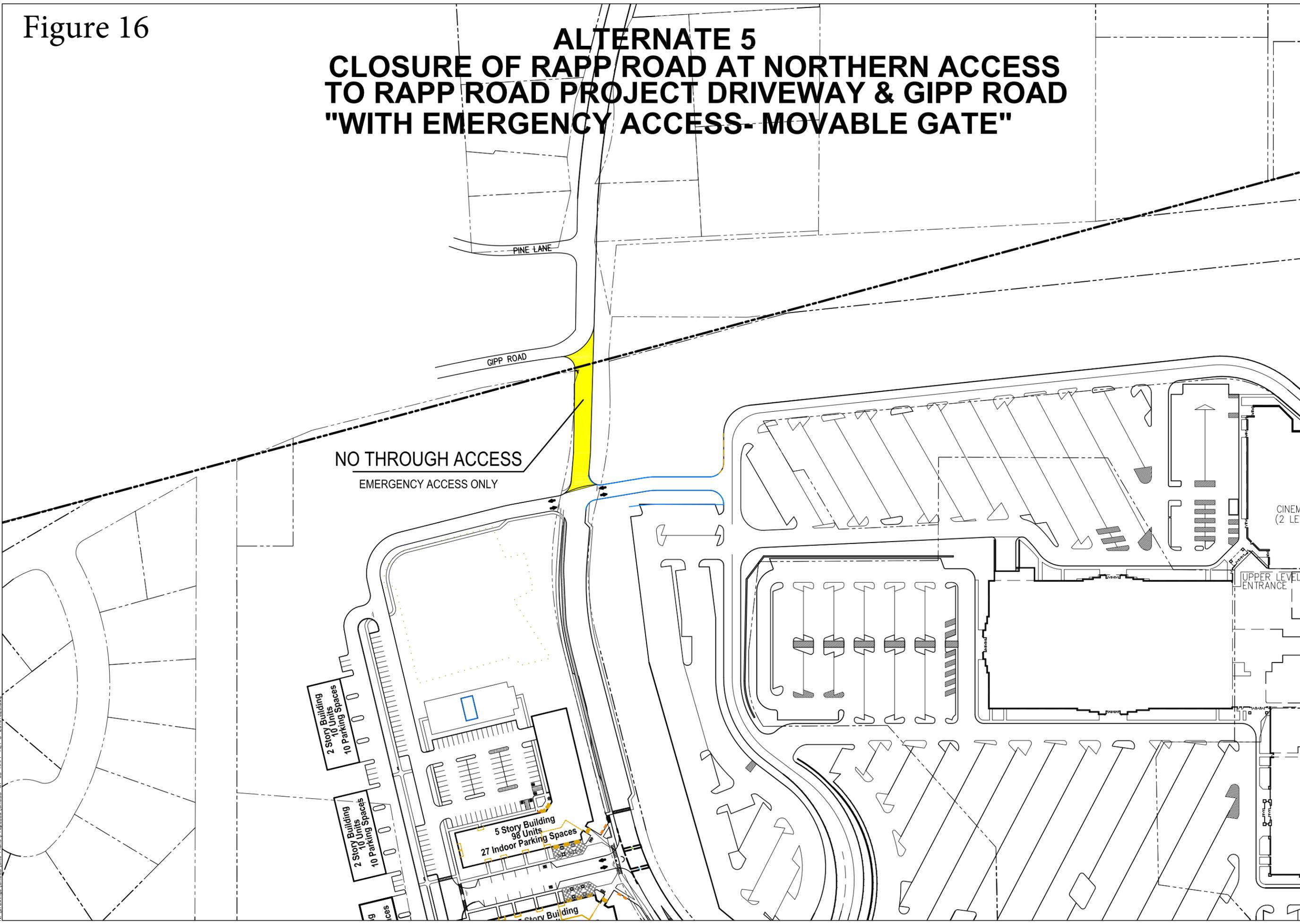
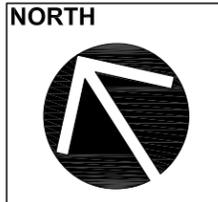
SCALE:
N.T.S.

S1

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Figure 16

ALTERNATE 5 CLOSURE OF RAPP ROAD AT NORTHERN ACCESS TO RAPP ROAD PROJECT DRIVEWAY & GIPP ROAD "WITH EMERGENCY ACCESS- MOVABLE GATE"



LOCATION:
GUILDERLAND, NY

DRAWING:
SITE PLAN

DATE:
29-Oct-19

SCALE:
N.T.S.

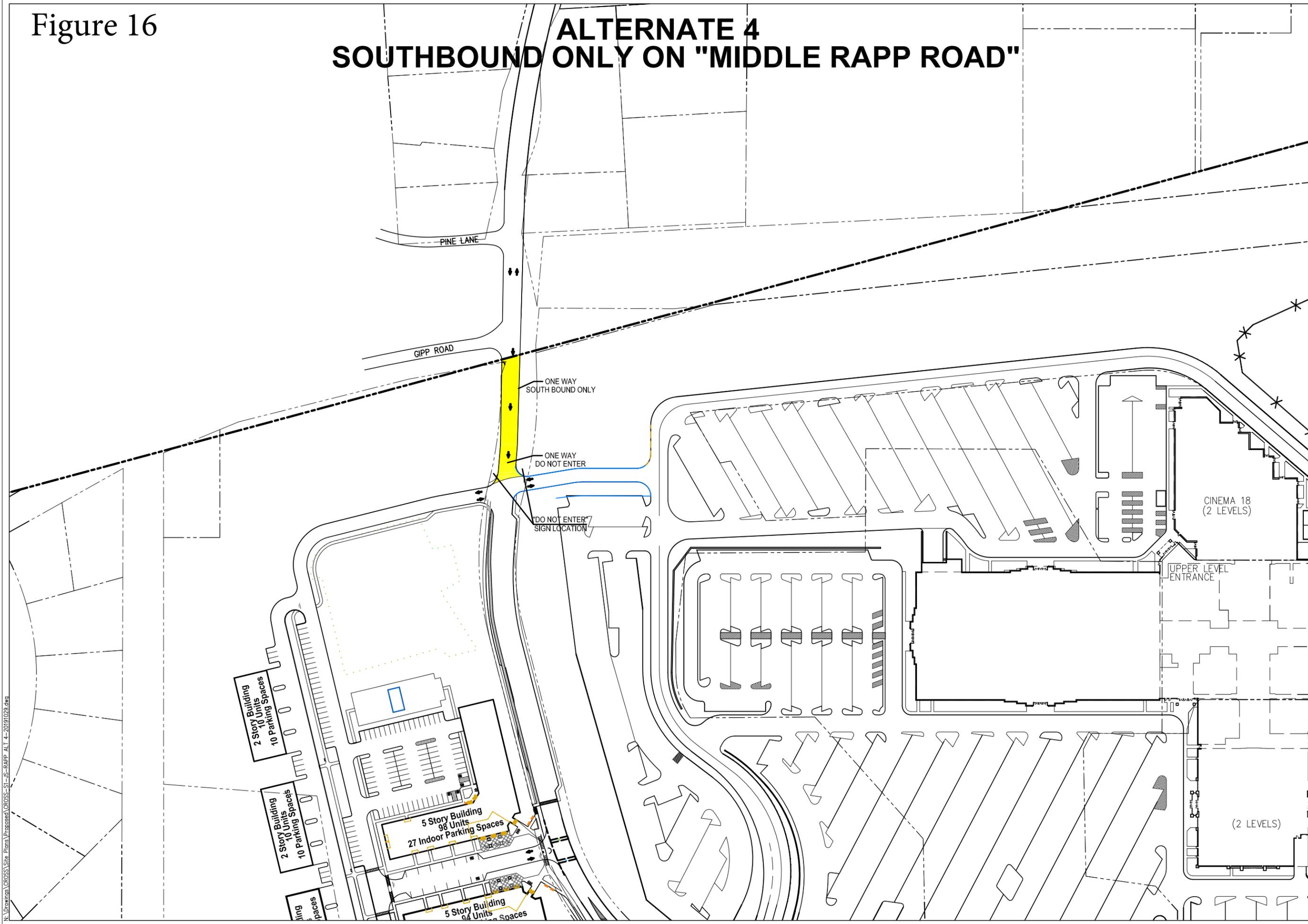
S1

N:\Drawings\CROSS-Site Plans\Proposed\CROSS-ST-US-RAPP ALT 5-20191029.dwg

Figure 16

ALTERNATE 4 SOUTHBOUND ONLY ON "MIDDLE RAPP ROAD"

NORTH



LOCATION:
GUILDERLAND, NY

DRAWING:
SITE PLAN

DATE:
29-Oct-19

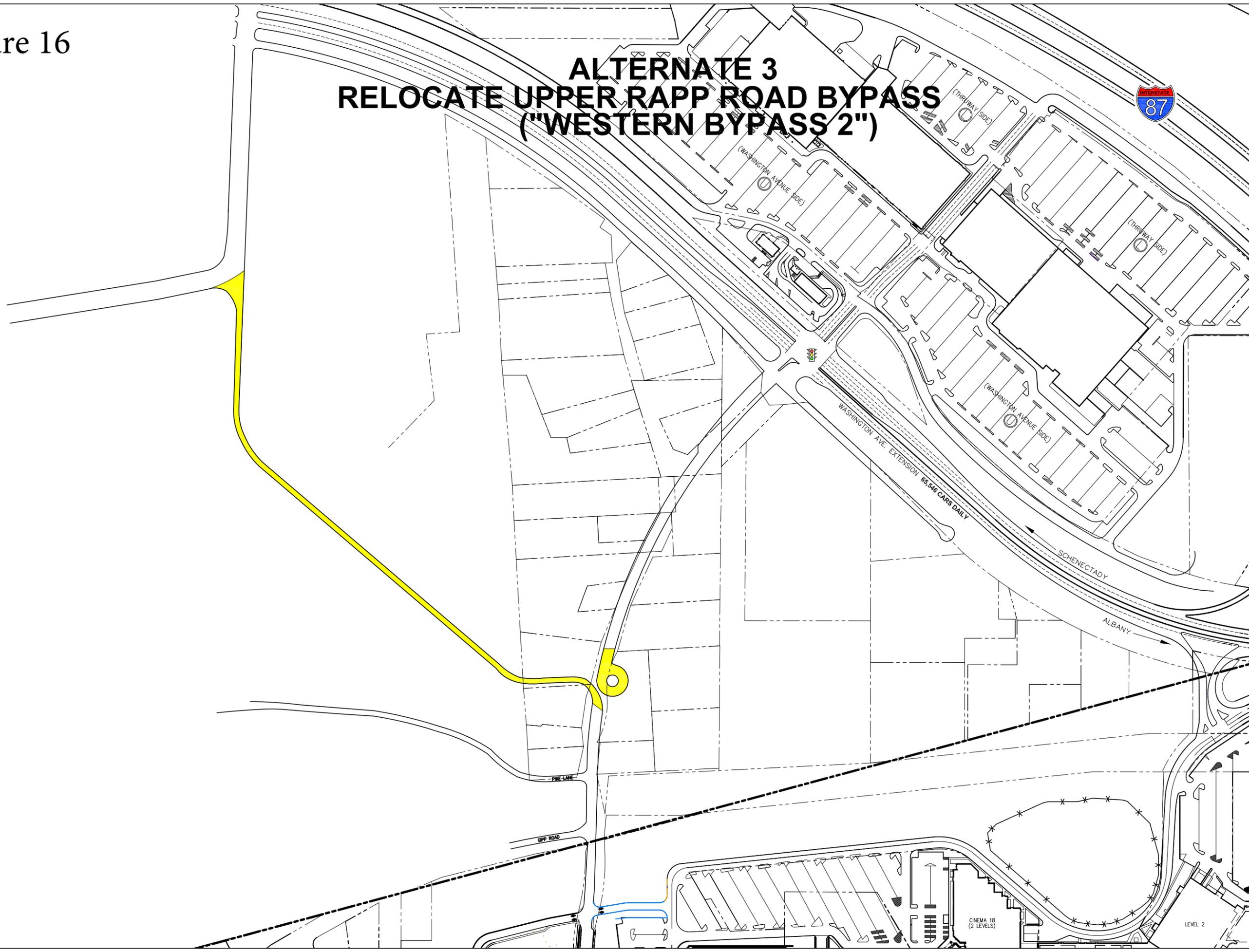
SCALE:
N.T.S.

S1

N:\Drawings\CROSS-Site Plans\Proposed\CROSS-ST-US-RAPP ALT 4-20191029.dwg

Figure 16

ALTERNATE 3 RELOCATE UPPER RAPP ROAD BYPASS ("WESTERN BYPASS 2")



LOCATION:
GUILDERLAND, NY

DRAWING:
SITE PLAN

DATE:
29-Oct-19

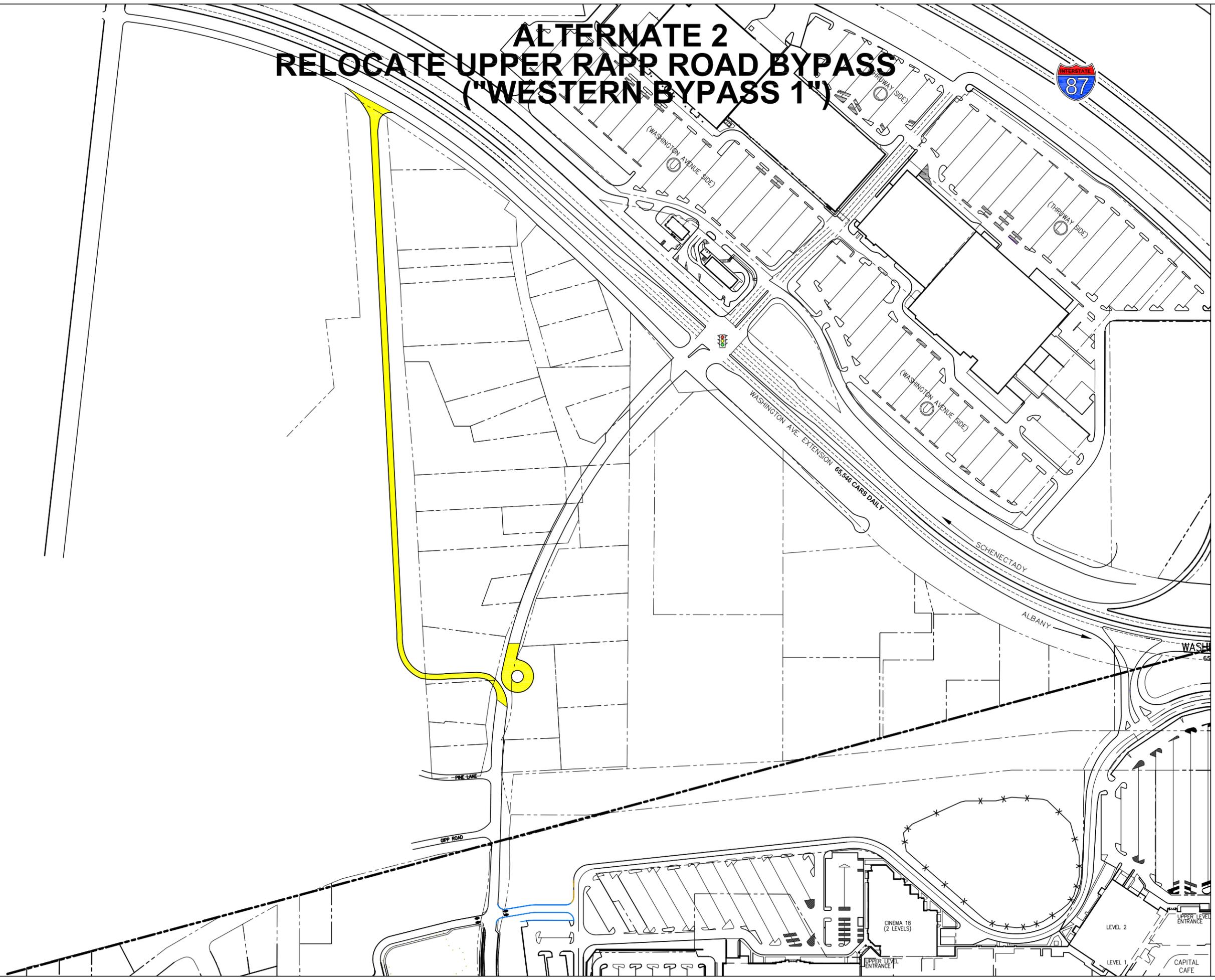
SCALE:
N.T.S.

S1

N:\Drawings\CROSS\Site Plans\Proposed\CROSS-ST-US-RAPP-WESTERN BYPASS 2-20191029.dwg

Figure 16

ALTERNATE 2 RELOCATE UPPER RAPP ROAD BYPASS ("WESTERN BYPASS 1")



NORTH



LOCATION:
GUILDERLAND, NY

DRAWING:
SITE PLAN

DATE:
29-Oct-19

SCALE:
N.T.S.

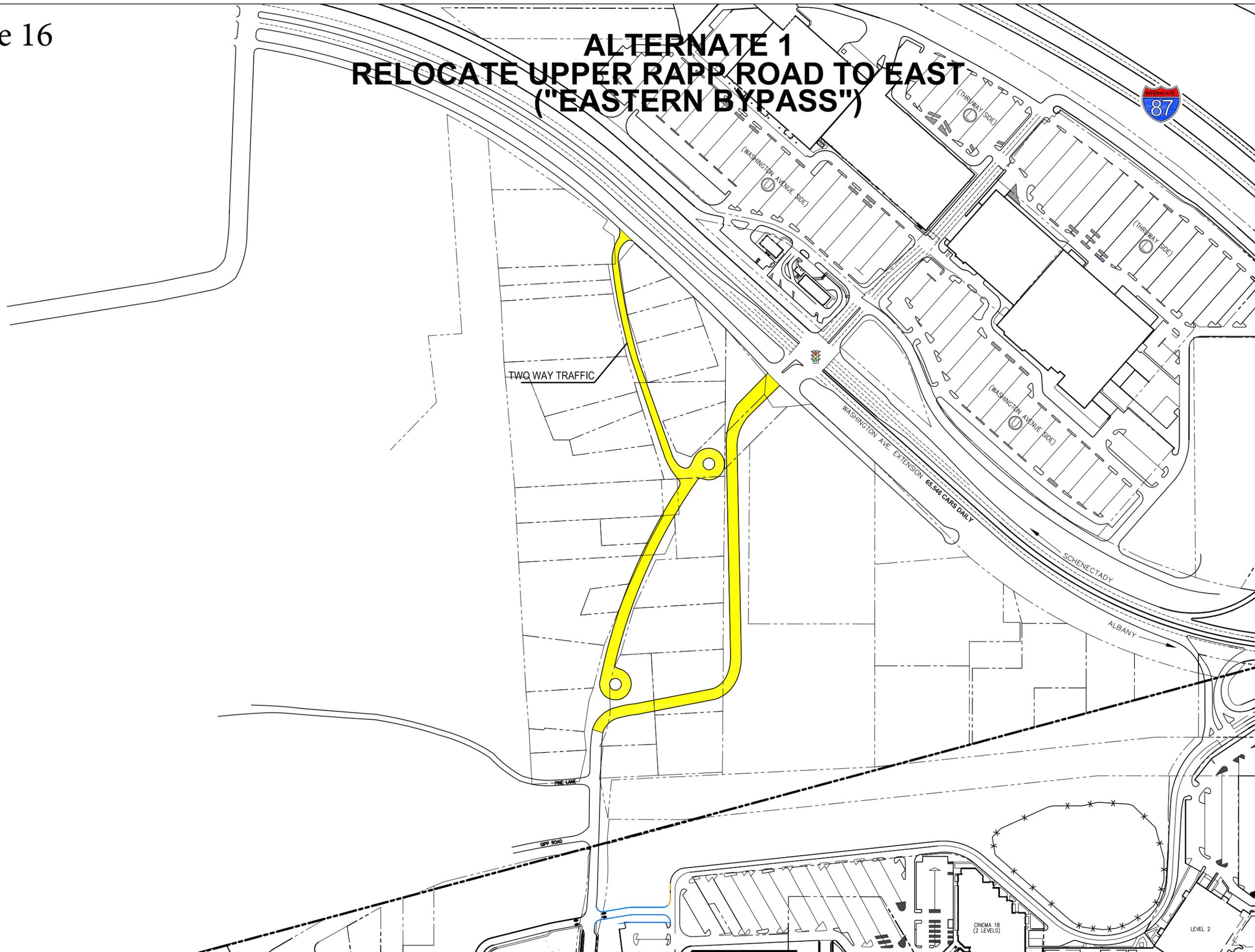
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Figure 16

ALTERNATE 1 RELOCATE UPPER RAPP ROAD TO EAST ("EASTERN BYPASS")

NORTH



LOCATION:
GUILDERLAND, NY

DRAWING:
SITE PLAN

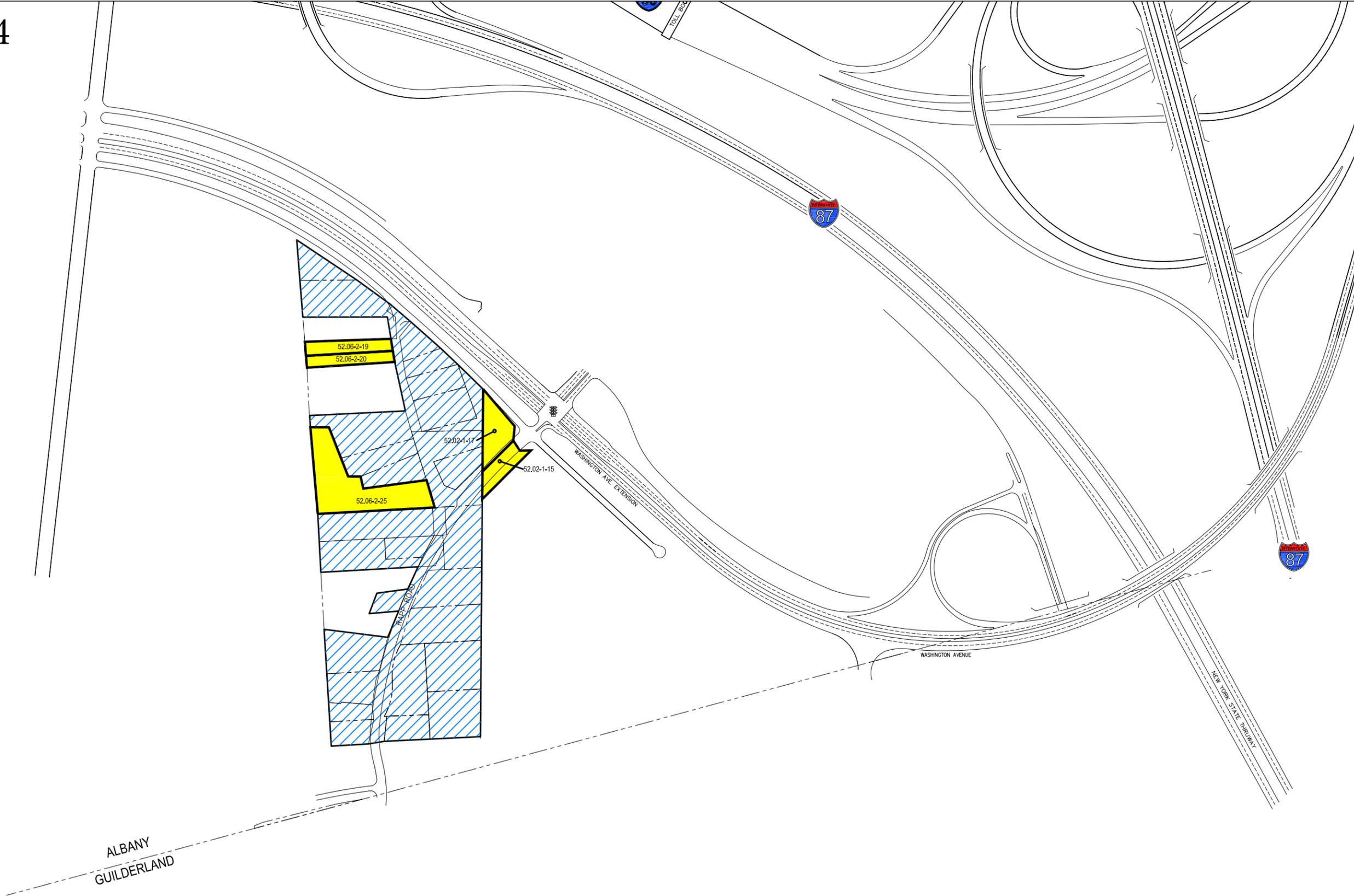
DATE:
29-Oct-19

SCALE:
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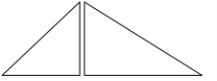
Figure 14



NORTH



CROSSGATES MALL



THE PYRAMID COMPANIES
 4 CLINTON SQUARE
 SYRACUSE, NEW YORK 13202
 (315)422-7000
 www.pyramidmg.com

ONE CROSSGATES MALL ROAD
 ALBANY, NY 12203
 P: (518) 452-5496
 F: (518) 452-5876
 GENERAL MGR: MICHAEL GATELY

LOCATION:
ALBANY, NY

DRAWING:
SITE PLAN

DATE:
13-Nov-19

SCALE:
N.T.S.

DWG NAME:
CROSS-S1-JS-RAPP RD PARCELS-20191113

S1

PARCELS TO BE CONVEYED TO RAPP ROAD HISTORIC DISTRICT

LEGEND

- CONVEYANCE PARCELS
- RAPP ROAD HISTORIC DISTRICT

Rapp Road Historic District



11/13/2019, 3:12:43 PM

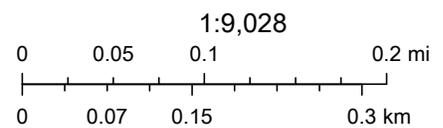
 Municipal Boundaries

 Tax Parcels (2019)

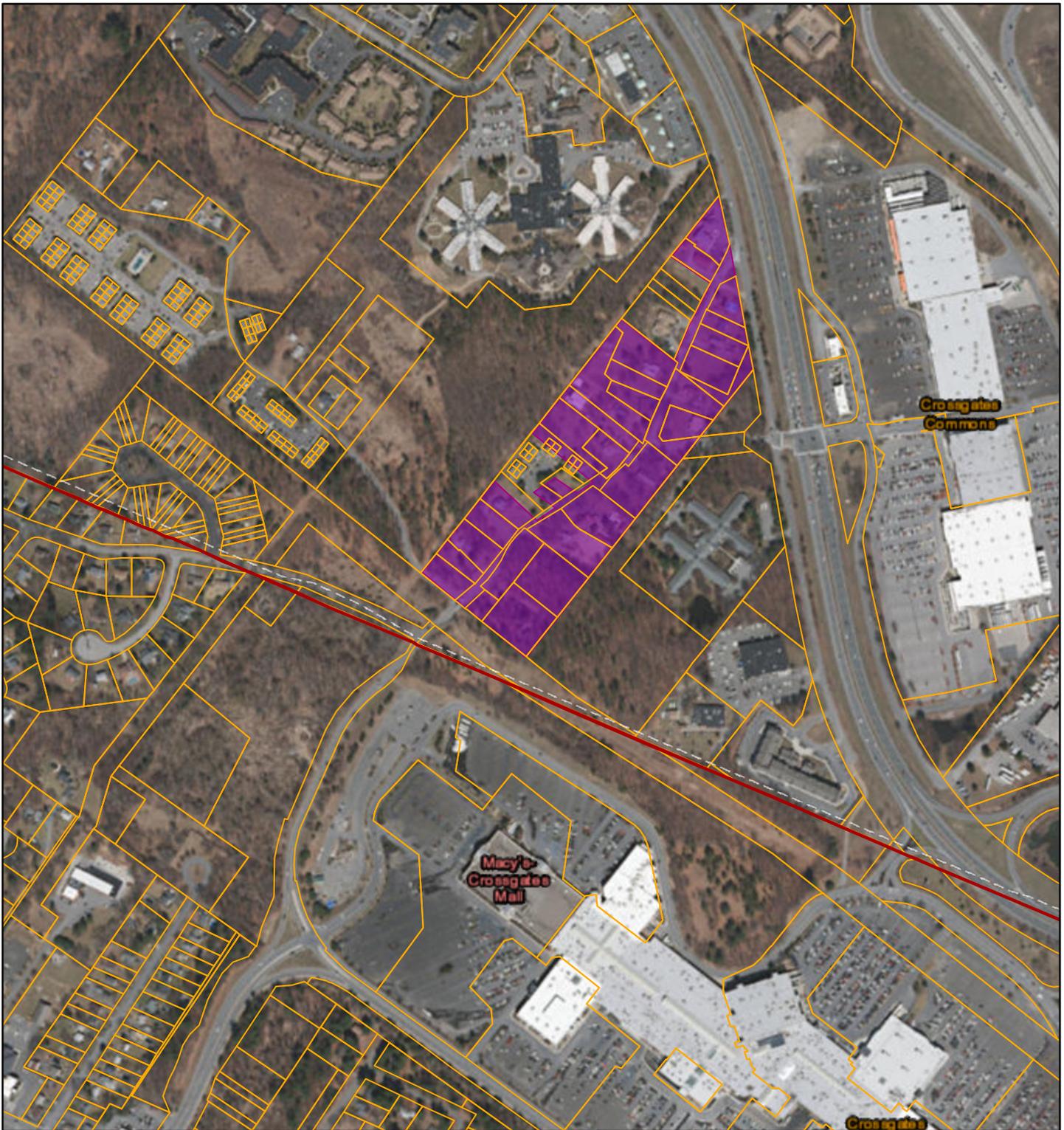
 Historic Sites & Districts

 +/- 390 LF - Distance of Closest RRHD home to Rapp Road Development northern parcel boundary

 +/- 985 LF - Distance of Closest RRHD home to Rapp Road Development northernmost multi-family building

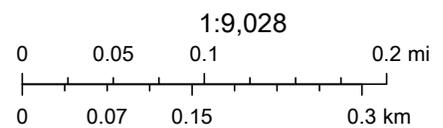


Rapp Road Historic District



11/10/2019, 8:20:29 AM

-  County Boundary
-  Municipal Boundaries
-  Tax Parcels (2019)
-  Historic Sites & Districts



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure 11

GUILDERLAND & ALBANY NEIGHBORHOODS

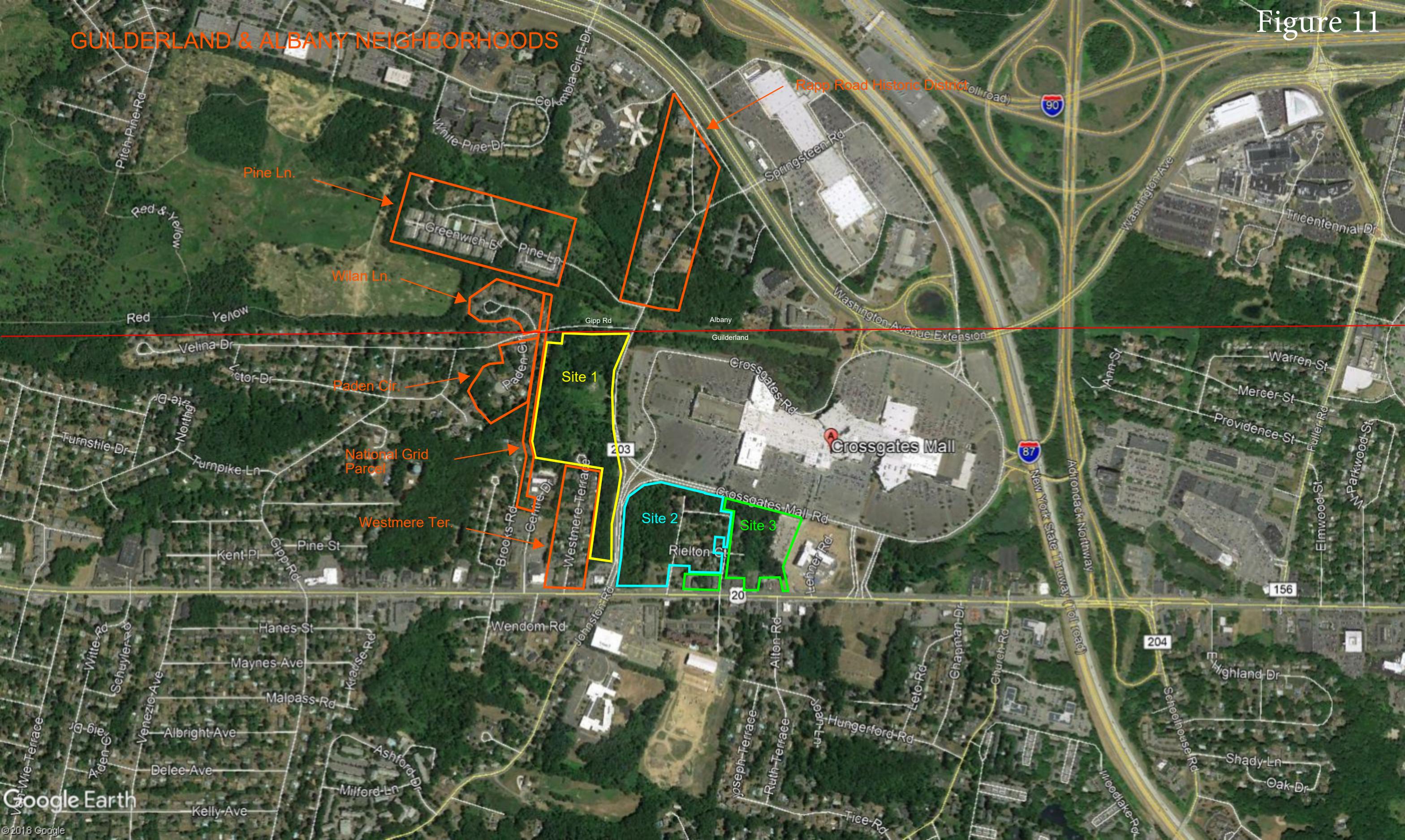
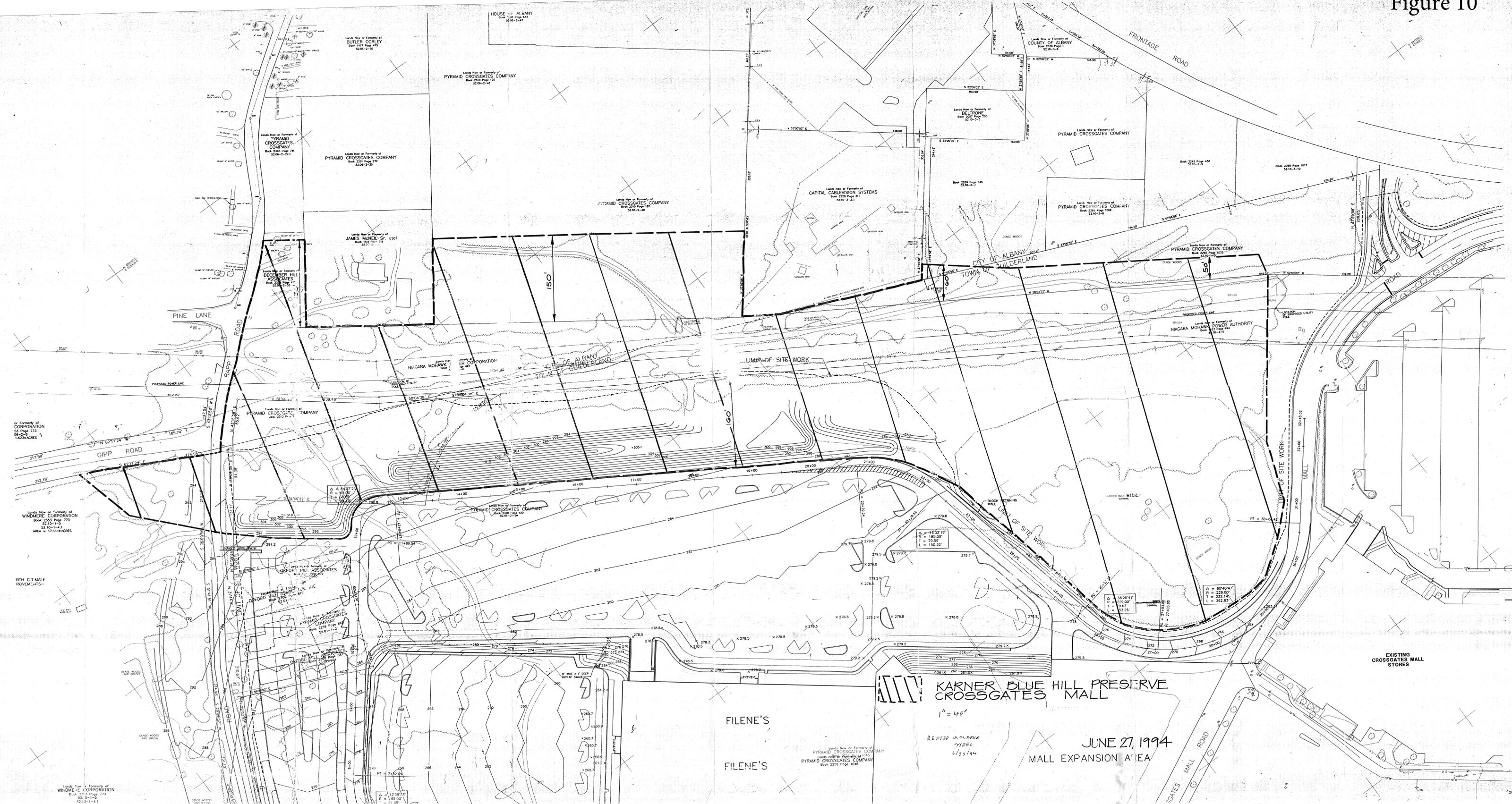


Figure 10



FILENE'S
FILENE'S

KARNER BLUE HILL PRESERVE
CROSSGATES MALL
1" = 40'
REVISED D. CLARKE
YSDB
6/30/94
JUNE 27, 1994
MALL EXPANSION AREA

Lands Now or Formerly of
WINDMERE CORPORATION
Book 2253 Page 773
52.10-1-5
162.36 ACRES
AREA = 17.1118 ACRES

Lands Now or Formerly of
PYRAMID CROSSGATES COMPANY
Book 2255 Page 1045

EXISTING
CROSSGATES
STORES

Figure 9

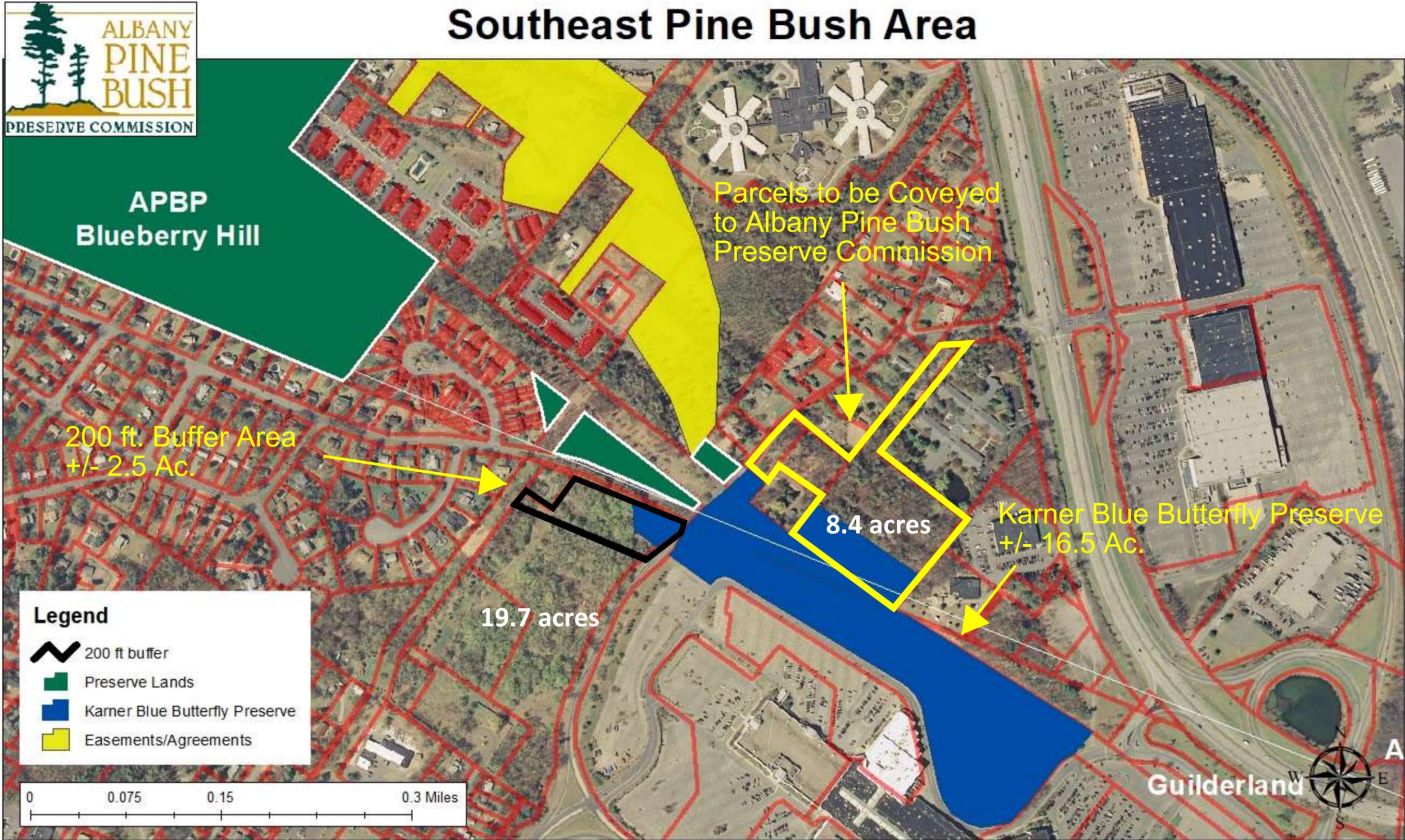
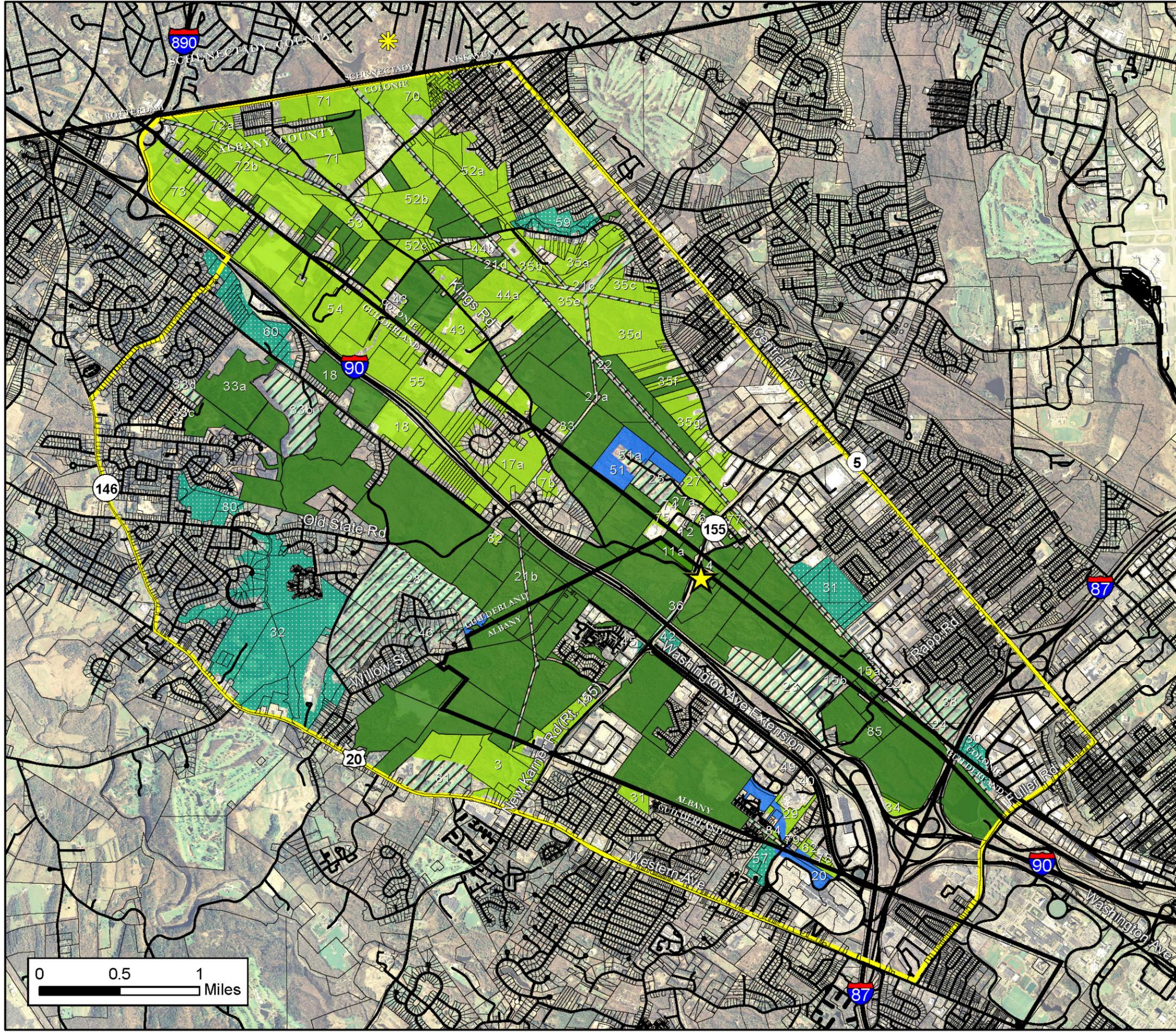


Figure 8

Management Plan For The Albany Pine Bush Preserve



Woodlawn Preserve



Discovery Center



Study Area

13,000 acres

2017 Vision Map

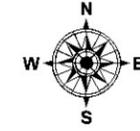
- Protected Lands
- Recommended Full Protection
- Recommended Partial Protection
- Protection Agreement/Easement
- Recommended Open Space

Sources:

Imagery - 2007, 1 foot Natural Color Orthoimagery, New York State Office of Cyber Security & Critical Infrastructure Coordination.

Vision Map - 2010, Albany Pine Bush Preserve

Prepared By:



March 2017

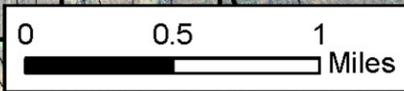


Figure 8: 2017 Protection Priorities and Vision

Prepared by: Tyler Briggs, Fire Management and GIS Specialist

CDTA Flex Service Area- Pilot Micro Transit Program

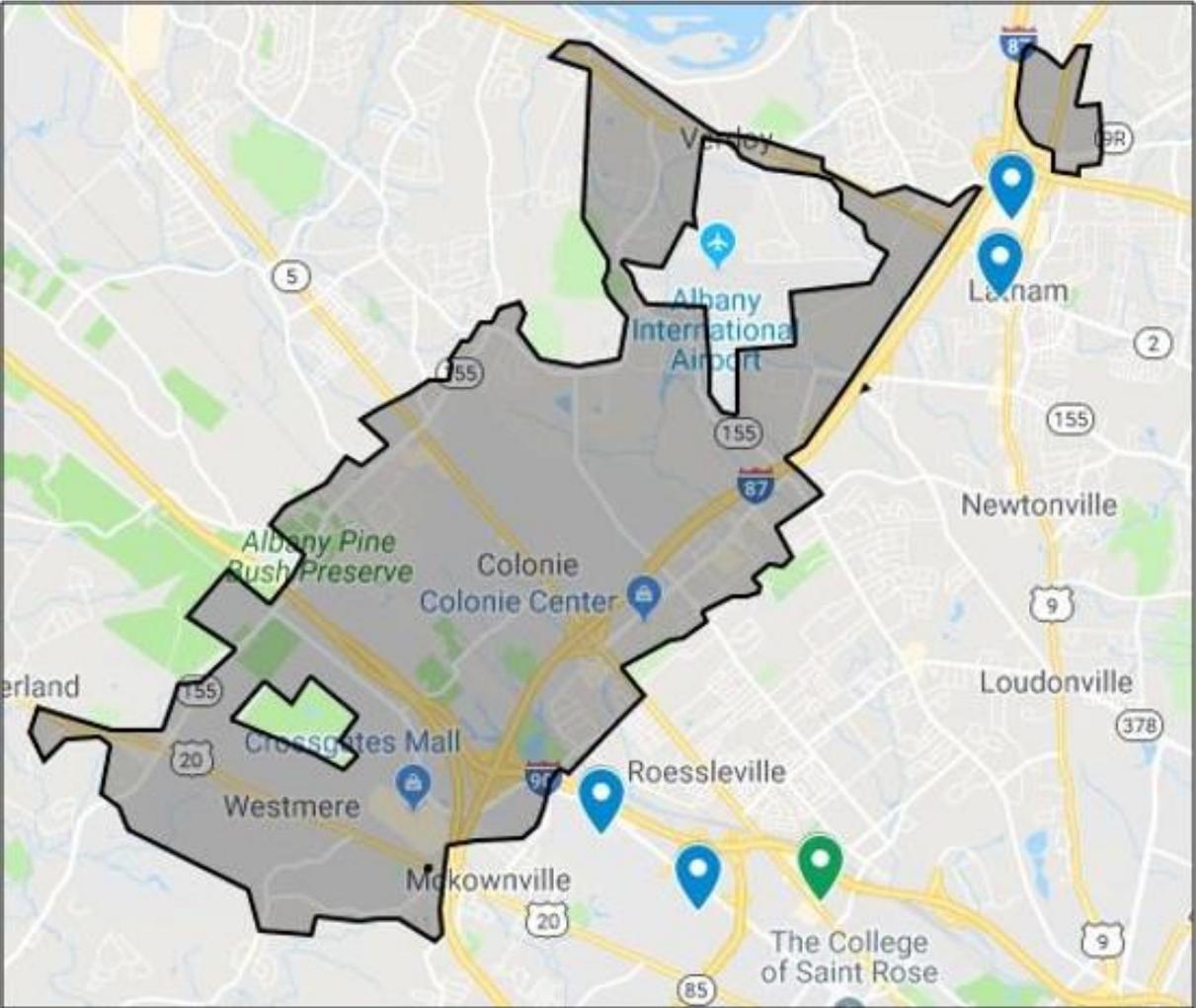
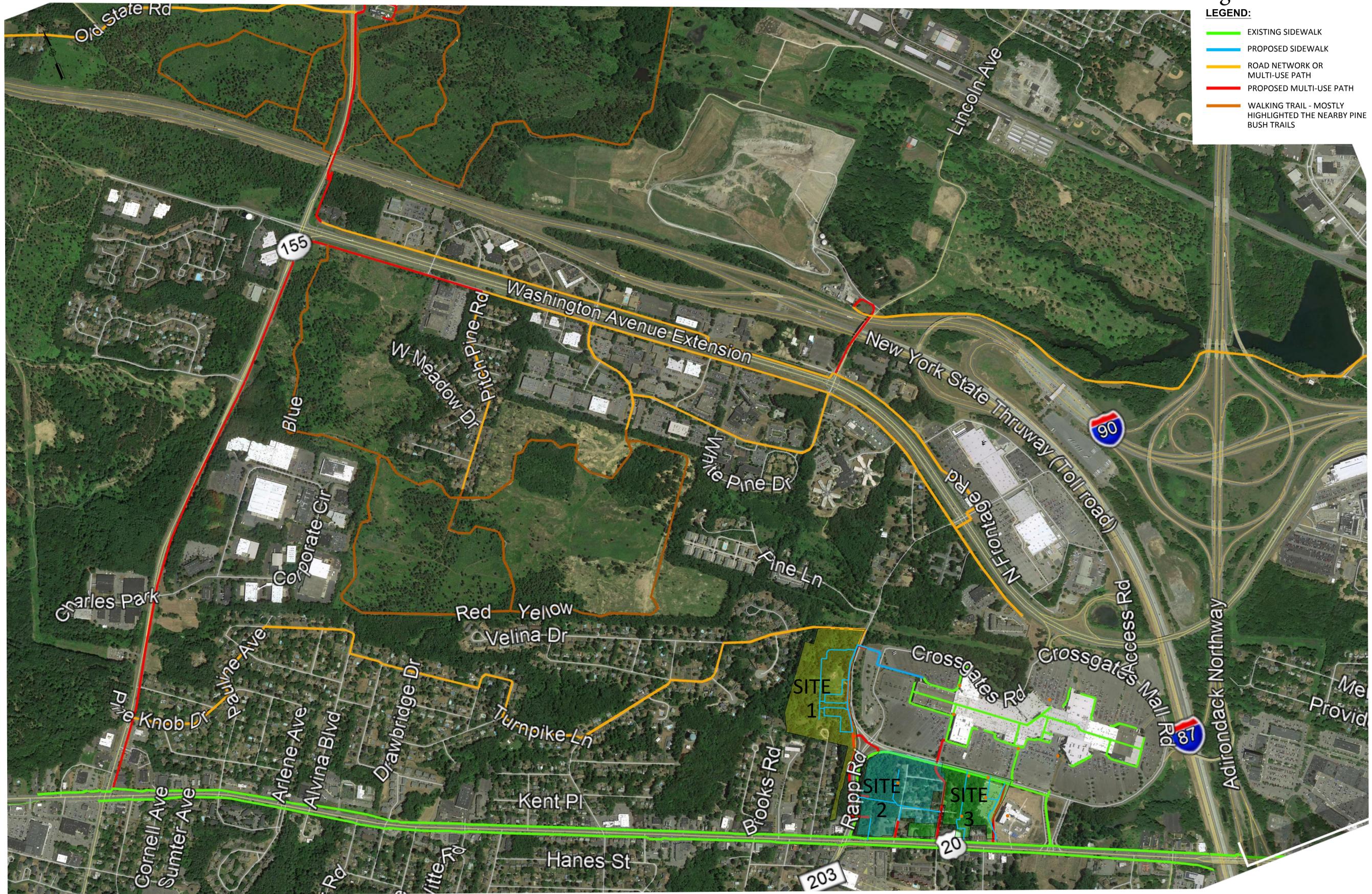


Figure 6

LEGEND:

- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- ROAD NETWORK OR MULTI-USE PATH
- PROPOSED MULTI-USE PATH
- WALKING TRAIL - MOSTLY HIGHLIGHTED THE NEARBY PINE BUSH TRAILS



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 Confirm Utility Response
 Respect The Marks
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Chattanooga, Tennessee 37403
Phone: (423) 241-6875

rev.	date	description

RAPP ROAD RESIDENTIAL / WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS

OVERALL CONNECTIVITY

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
11/06/19	11/06/19
scale	1" = 400'
project no.	317A1.00
sheet no.	FIG-CN1

0 1 2 3
 ORIGINAL SCALE IN INCHES

Drawing Name: Z:\projects\31700-31799\317A1.00 Rapp Road\DWG\YZ_FIG_317A1-00_SITE-CONNECTIVITY.dwg
 User: Administrator, 3/17/2019 10:04:00 AM, 317A1-00_LAYOUT.dwg, 317A1-00_LAYOUT.dwg
 Date Printed: Nov 19, 2019, 1:06pm

Figure 6

LEGEND:

- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- ROAD NETWORK OR MULTI-USE PATH
- PROPOSED MULTI-USE PATH
- WALKING TRAIL - MOSTLY HIGHLIGHTED THE NEARBY PINE BUSH TRAILS
- PROPOSED BICYCLE RACK



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rev.	date	description

RAPP ROAD RESIDENTIAL / WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS

OVERALL SITE CONNECTIVITY

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
11/06/19	11/06/19
scale	1" = 120'
project no.	317A1.00
sheet no.	FIG-CN2

0 1 2 3
 ORIGINAL SCALE IN INCHES

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 User: Administrator, 3/17/2020, 10:44:00 AM, 317A1-00_RAPP-ROAD-RESIDENTIAL-REDEVELOPMENT-PROJECTS.dwg
 Date Printed: Nov 19, 2019, 1:22pm

CDTA Bus Routes Servicing Crossgates

Figure 5

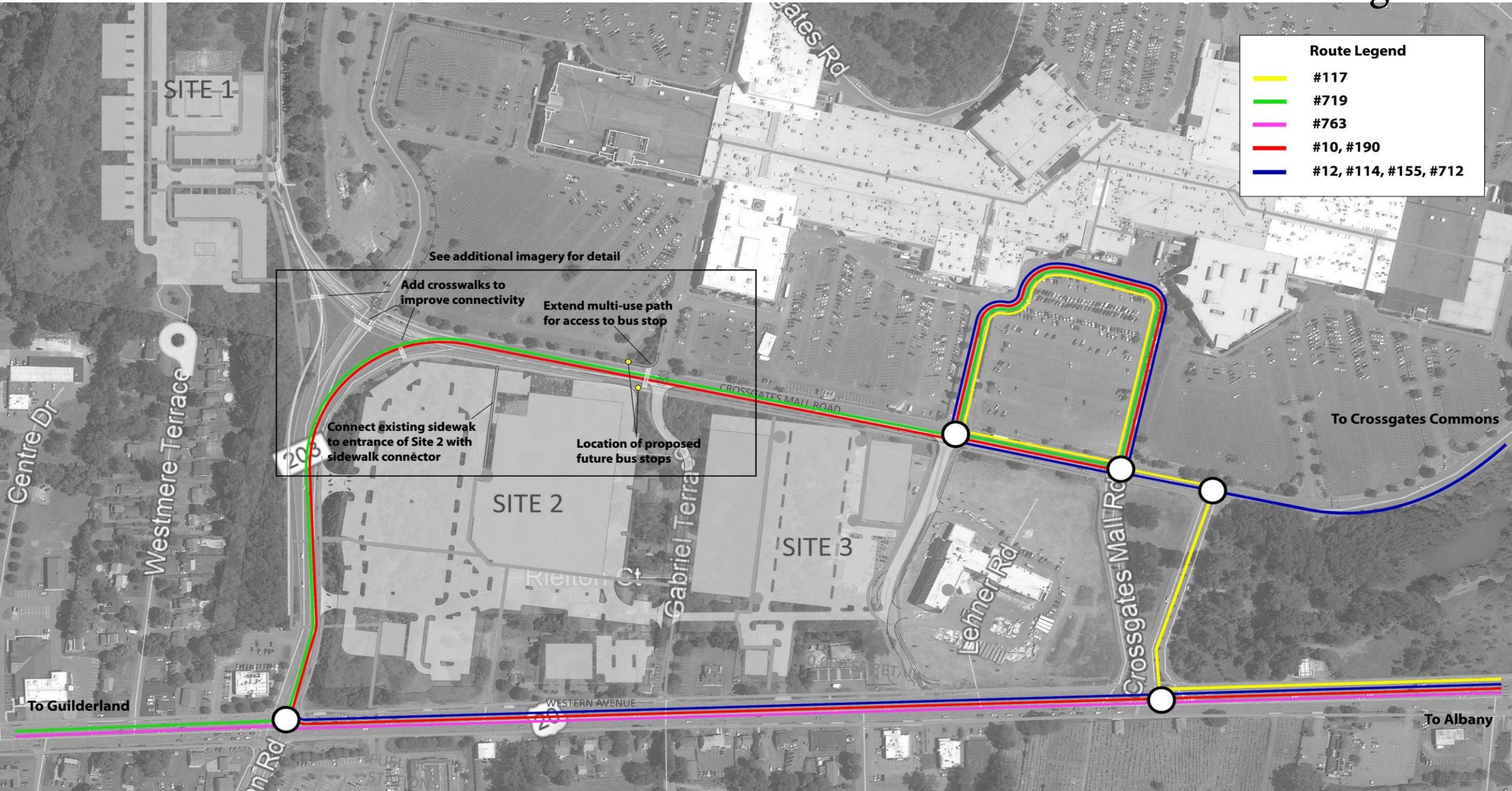
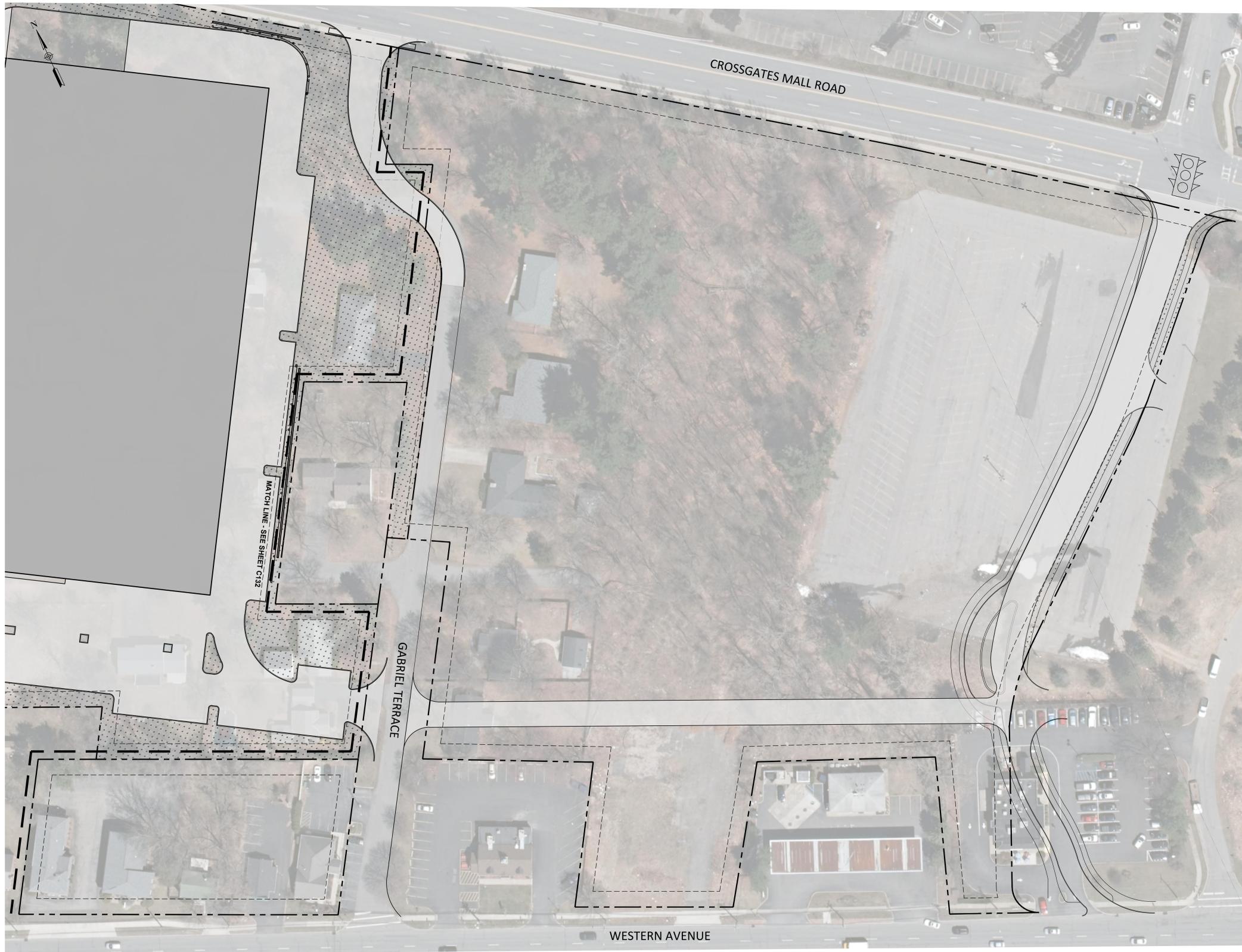


Figure 4



SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- CONCRETE SIDEWALK

TOWN OF GUILDERLAND ZONING DISTRICT: TRANSIT ORIENTED DEVELOPMENT (TOD)

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 SF	TOTAL AREA = 493,970 SF / 11.34 ACRES
MINIMUM BUILDING SETBACKS		
FRONT	15 FT	> 15 FT
SIDE	15 FT	> 15 FT
REAR	15 FT	> 15 FT
PARKING SPACES	RESIDENTIAL: 1 SPACE PER DWELLING RETAIL: 4 SPACES/1,000 SF OFFICE/GENERAL: 3 SPACES/1,000 SF 658 SPACES REQUIRED	XX PARKING SPACES
DENSITY	16 UNITS/ACRE	TOTAL PROJECT AREA = 11.34 ACRES UNIT COUNT = 48 UNITS PROPOSED DENSITY = 48 UNITS/11.34 ACRES PROPOSED DENSITY = 4.23 UNITS/ACRE

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 ORIGINAL SCALE IN INCHES

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rev.	date	description

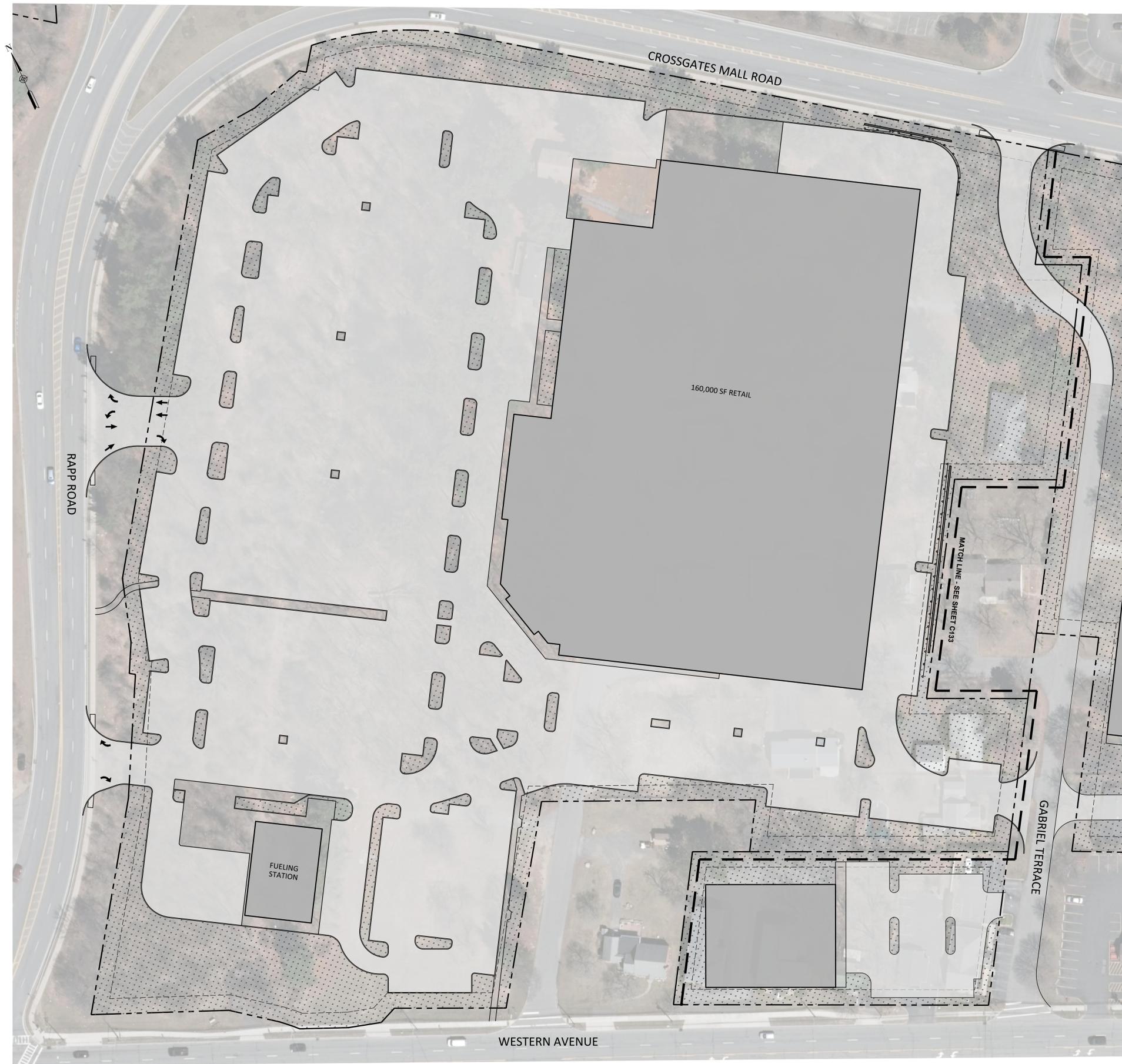
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**SITE 3
 CONCEPTUAL SITE PLAN**

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
11/08/19	1/1 = 40'
scale	
project no.	317AI.00
sheet no.	C133

Figure 3



SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- CONCRETE SIDEWALK

TOWN OF GUILDERLAND ZONING DISTRICT: TRANSIT ORIENTED DEVELOPMENT (TOD)

ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 SF	TOTAL AREA = 647,400 SF / 14.86 ACRES
MINIMUM BUILDING SETBACKS		
FRONT	15 FT	> 15 FT
SIDE	15 FT	> 15 FT
REAR	15 FT	> 15 FT
PARKING SPACES	RETAIL: 1 SPACE/1,000 SF 640 SPACES REQUIRED	700 PARKING SPACES

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rev.	date	description

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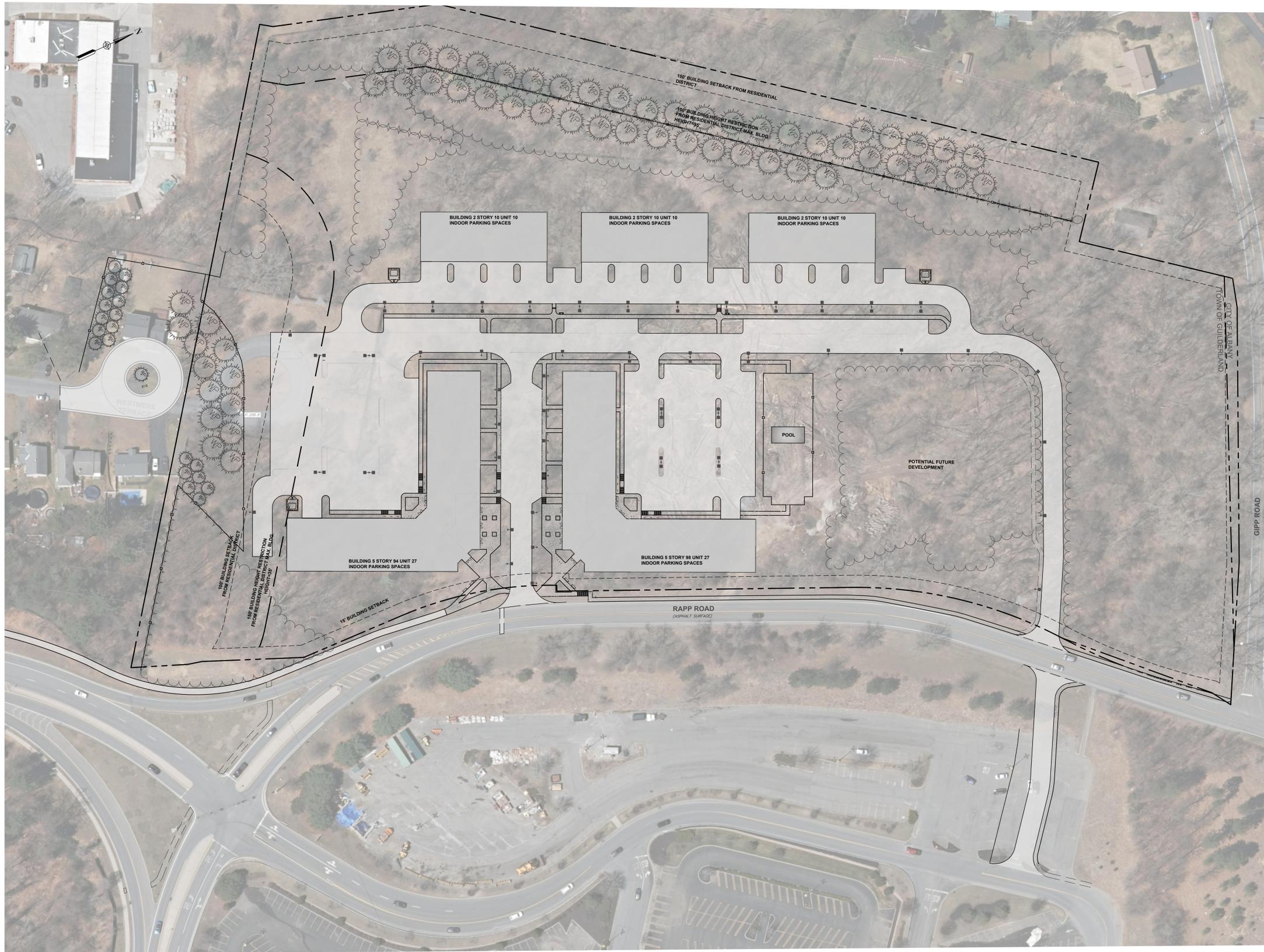
SITE 2

CONCEPTUAL SITE PLAN

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
date	scale
XX/XX/19	1" = 40'
project no.	
317A1.00	
sheet no.	
C132	

Figure 2



SITE LEGEND:

- PROPERTY LINE
- - - SETBACK LINE
- - - 150' BUILDING HEIGHT RESTRICTION LINE
- - - PROPOSED/RELOCATED STOCKADE FENCE
- ▭ BUILDING
- ▭ PAVEMENT
- ▭ CONCRETE SIDEWALK
- Ⓜ PARKING COUNT

TOWN OF GUILDERLAND ZONING DISTRICT: TRANSIT ORIENTED DEVELOPMENT (TOD)

ZONING REQUIREMENTS:		REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 SF	TOTAL AREA = 862,052 SF / 19.79 ACRES	TOTAL AREA = 857,261 SF / 19.68 ACRES
MINIMUM BUILDING SETBACKS			
FRONT	15 FT	> 19 FT	
SIDE	15 FT	> 195 FT	
REAR	15 FT	> 189 FT	
MAXIMUM LOT COVERAGE	75 %	31%	
PARKING SPACES	1.5 SPACES PER DWELLING 1.5 SPACES X 222 DWELLINGS 333 SPACES REQUIRED	278 SURFACE PARKING SPACES 84 INDOOR PARKING SPACES 362 TOTAL PARKING SPACES (1.63x PER DWELLING)	
DENSITY	16 UNITS/ACRE	TOTAL PROJECT AREA = 19.68 ACRES UNIT COUNT = 222 UNITS PROPOSED DENSITY = 222 UNITS/19.68 ACRES PROPOSED DENSITY = 11.3 UNITS/ACRE	



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rev.	date	description

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SITE 1

CONCEPTUAL SITE PLAN

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
date	scale
XX/XX/19	1" = 50'
project no.	
317A1.00	
sheet no.	
C131	