

**Comment+regarding+Lead+Agency+for+DEIS+Rapp+Road+Residential/Western+Avenue+Mixed+Use+Redevelopment+Projects**

1 message

**PAT MCCARTHY** <pmfabfour@aol.com>  
To: Kovalchikk@togny.org

Tue, May 12, 2020 at 7:17 PM

Attention: +Kenneth+Kovalchik, +Town+Planner, +Kovalchikk@togny.org

The+Town+of+Guilderland+Planning+Board+should+remove+itself+as+Lead+Agency+for+evaluating+the+Draft+Environmental+Impact+Statement+(DEIS)+for+the+proposed+development+by+The+Pyramid+Companies+(Crossgates)+on+Rapp+Road, +the+Mall+Road+and+Western+Avenue+to+build+up+to+360+Apartments+with+up+to+3+five-story+apartment+buildings, +up+to+50,000+sq+ft+of+office+space+and+up+to+278,900+sq+ft+of+commercial+expansive+retail+including+a+Costco+with+a+700+car+parking+lot+and+a+16+pump+gas+station+because:

1.+The+Town+allowed+illegal+alteration+during+the+State+Environmental+Quality+Review+(SEQR)+process+when+the+The+Pyramid+Companies+clear-cut+a+large+wooded+portion+of+the+site+of+the+proposed+Costco+on+March+26, +2020+after+the+applicant+provided+advance+notice+of+the+clear-cutting+to+the+Town.

2.+The+Guilderland+Planning+Board+deemed+the+Draft+Environmental+Impact+Statement+(DEIS)+"complete"+when+it+was+missing+wetland+reports. +As+of+May+10, +2020, +these+reports+still+have+not+been+provided+to+the+public+if+they+have+indeed+even+been+provided+to+the+Town+by+Pyramid.

3.+The+Guilderland+Planning+Board+claimed+Lead+Agency+before+the+full+scope+of+the+project+was+revealed.

At+the+very+least, +the+Town+of+Guilderland+Planning+Board+should+postpone+making+any+decisions+regarding+the+DEIS+until+all+pending+lawsuits+against+the+Town+of+Guilderland+and+The+Pyramid+Companies+regarding+the+status+of+the+Planning+Board+remaining+Lead+Agency+are+resolved.

Thank+You,

Sent from my iPad

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1 message

**PAT MCCARTHY** <pmfabfour@aol.com>  
To: Kovalchikk@togny.org

Tue, May 12, 2020 at 7:18 PM

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The+Town+of+Guilderland+Planning+Board+should+remove+itself+as+Lead+Agency+for+evaluating+the+Draft+Environmental+Impact+Statement+(DEIS)+for+the+proposed+development+by+The+Pyramid+Companies+(Crossgates)+on+Rapp+Road, +the+Mall+Road+and+Western+Avenue+to+build+up+to+360+Apartments+with+up+to+3+five-story+apartment+buildings, +up+to+50,000+sq+ft+of+office+space+and+up+to+278,900+sq+ft+of+commercial+expansive+retail+including+a+Costco+with+a+700+car+parking+lot+and+a+16+pump+gas+station+because:

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3.+The+Guilderland+Planning+Board+claimed+Lead+Agency+before+the+full+scope+of+the+project+was+revealed.

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Thank+You,

Sent from my iPad



Impact on Guilderland Comment regarding DEIS Rapp Road Residential/Western Avenue Mixed Use Redevelopment Projects

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1.+The+quality+of+life+in+Guilderland+is+changing+drastically+with+the+explosion+of+ growth+that+is+occurring. +The+previous+building+of+the+hotel+and+now+this+expansion+of+Crossgates+Mall+on+over+46+additional+acres+with+multiple+high-rise+apartment+buildings, +office+buildings+and+a+proposed+big-box+retail+Costco+is+creating+a+very+dense+city/urban+area+that+will+directly+impact+neighborhoods+that+should+remain+suburban. +The+Transit+Oriented+District+is+supposed+to+ "incentivize+development+that+adequately+protects+nearby+residential+neighborhoods"+according+to+the+stated+purpose+in+section+§+280-18.19(a)+of+the+Town+Zoning+Code. + This+development+does+not+meet+that+standard.

2.+Crime+is+already+a+problem+at+Crossgates+Mall+and+Pyramid+has+reneged+on+their+promise+to+pay+for+additional+police+officers. +We+do+not+need+to+encourage+more+potential+issues+in+this+area+with+high-density+housing+and+commercial+retail. +There+are+several+small+residential+neighborhoods+that+will+be+directly+affected+and+overwhelmed+by+this+surge+in+density. + Traffic+and+home+values+being+the+most+obvious+impacts+that+will+be+detrimental+to+the+homeowners+and+other+residents+in+this+area. +We+need+to+preserve+and+protect+the+way+of+life+that+this+suburban+area+has+offered+to+the+current+residents+of+this+town+and+which+attracts+others+to+move+here.

3.+The+proposed+expansion+by+Pyramid+to+build+a+huge+Costco+big-box+store+with+18+gas+pumps+also+does+not+fit+the+stated+purpose+of+the+Transit+Oriented+District+and+gas+stations+should+never+be+built+over+known+aquifers+and+environmentally+sensitive+areas.

4.+This+intense+development+will+not+help+the+traffic+in+this+part+of+Guilderland. +To+increase+the+development+on+these+roads+and+expect+traffic+to+go+down, +especially+on+Western+Avenue, +is+magical+thinking.

From+just+2+of+the+3+sites, +the+DEIS+traffic+study+predicts+364+new+trips+during+the+weekday+AM+peak, +662+new+trips+during+the+weekday+PM+peak+and+911+new+trips+during+that+Saturday+peak.

The+traffic+congestion+on+Western+Avenue+is+already+horrible+and+dangerous. + More+traffic+will+only+make+it+more+difficult+to+patronize+local+businesses. +It+is+almost+impossible+to+make+left+hand+turns+from+either+direction+in+a+safe+manner. +With+the+addition+of+a+regional+attraction+like+Costco, +the+amount+of+non-local+traffic+will+sky+rocket+leading+to+an+increased+probability+of+more+accidents+that+will+further+stress+Guilderland's+first+responders. +This+will+only+get+worse+around+the+holidays+in+the+winter.

5.+The+town's+infrastructure+has+not+had+any+major+updates+in+quite+some+time. +By+allowing+the+projects+that+Pyramid+wants+will+further+stress+the+water, +sewer+and+road+infrastructures. +This+town+cannot+continue+to+allow+this+unfettered+growth+without+major+concerns+for+the+infrastructure+of+the+entire+town. + Again, +Pyramid+has+already+reneged+on+its+promise+to+pay+for+police+officers.

6.+The+DEIS+does+not+adequately+consider+other+options, +particularly+the+option+to+not+build+these+developments+at+all+or+to+build+them+inside+the+Mall+Ring+Road+to+make+better+use+of+Crossgates+Mall+and+existing+under+utilized+parking+lots.

7.+The+core+vision+for+the+Town+of+Guilderland+includes+a+balance+of+business+and+residential+components+that+are+conducive+to+the+suburban+rural+way+of+life+in+this+town. +The+growth+that+is+occurring, +specifically+that+of+the+type+that+the+Pyramid+Corporations+want+to+build, +does+not+belong+in+Guilderland. +Huge+Malls+and+big+box+stores+are+better+situated+in+areas+zoned+Industrial+or+more+densely+populated+areas+that+are+for+businesses. +Over+the+past+20+years, +we+have+watched+urban+and+multi-dwelling+apartments+projects+continue+westward+into+Guilderland. +This+has+increased+traffic, +noise+and+dirt+for+anyone+who+lives+a+block+or+two+from+Western+Ave. +Let's+protect+what+we+have+and+say+no+to+any+future+corporate+expansion+in+town.

8.+The+town+must+consider+the+financial+status+of+the+applicant. +News+reports+indicate+that+the+Pyramid+Group+is+considering+filing+bankruptcy. + The+Town+of+Guilderland+should+not+allow+projects+to+begin+that+have+a+high+likelihood+of+not+being+completed.

Thank+you,

Sent from my iPad